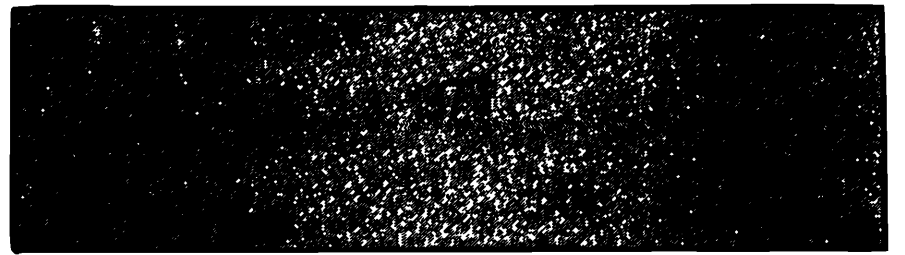


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1. Name: Parkis-Comstock Historic District 80000005
2. Location: Parkis and Comstock Avenues and Broad Street
3. Owners: Multiple
4. Description: The Parkis-Comstock Historic District includes the entire one-block length of Parkis Avenue, the west end of Comstock Avenue, and a small section of Broad Street between them. The area contains a number of fine, large, upper-class Late Victorian houses, set close to the street. Second Empire and Queen Anne dwellings predominate. Nearly all have been somewhat altered. There is a feeling of spaciousness about Parkis Avenue, owing to the unusual breadth of the lots and the wide spacing of the structures. On Comstock Avenue, however, the houses are for the most part set close together on narrow lots.

This area of architecturally distinguished homes is surrounded by more deteriorated blocks of less elaborate contemporaneous two-family houses. On Elmwood Avenue and Broad Street it is bounded by twentieth-century commercial development and much altered nineteenth-century housing.

Photographs 19 through 23

Parkis-Comstock Historic District Inventory

The following is an inventory of structures which contribute to the historic character of the Parkis-Comstock Historic District. Unless otherwise noted, all buildings are of frame construction.

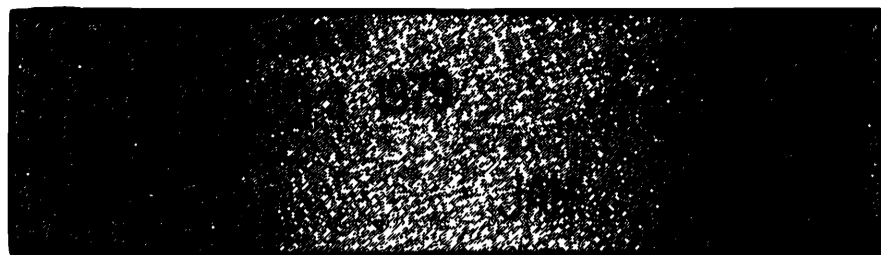
BROAD STREET (Numbers 543 through 550)

- 543 Edwin A. Grout House (1867): Square symmetrical 2½-story mansard-roofed Second Empire dwelling, with quoined corners and a Palladian window. The walls have been clad in asbestos siding, and the central posts of the chamfered-post front porch have been removed. Grout, a wholesale meat dealer, was apparently caught in the Panic of 1873; he sold the house to S. G. Allen, II and by 1875 his firm had been absorbed by his neighbors, the Comstocks.
- 550 Andrew Comstock House (1864): Another large 2½-story Second Empire house, with a mansard roof and hooded Palladian window. Its walls, too, are clad in asbestos siding. Comstock, a prominent Providence businessman in the meat-packing industry, built this house with the proceeds of his Civil-War-

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era fortune. The house was erected across the street from the house (now demolished) of Jonathan Comstock, Andrew's brother and business partner, which was being built at the same time on the northeast corner of Broad Street and Comstock Avenue. This site was probably chosen because of its proximity to the Comstocks' slaughterhouses on Willard Avenue. The two Comstock houses were built by master carpenter Lorenzo Vaughn at a cost of \$14,500 and were among the first houses built on Broad Street below Trinity Square.

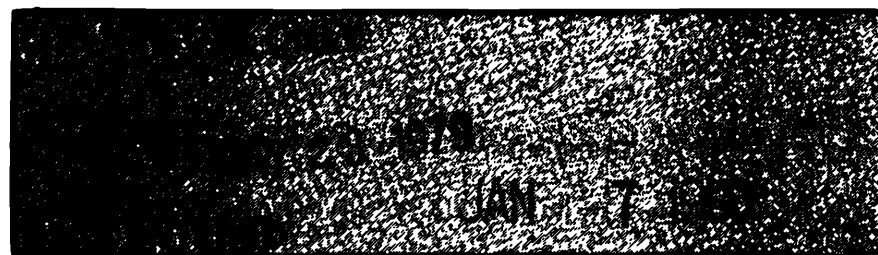
COMSTOCK AVENUE (Numbers 87 through 118)

- 87 John T. Cranshaw House (1888): 2½-story end gable Queen Anne structure notable for its fine bowed turned-post porch, stained-glass oriel window, and rusticated brick foundation. Cranshaw was a clerk (the equivalent of an executive today) when he acquired this newly completed home at the mortgage foreclosure sale of its builder, Lemuel H. Foster, a lawyer.
- 98 Cyrus C. Brown House (c. 1880): 2½-story mansard-roofed two-family house, with the usual door porch and bay windows in front. Wrought iron porch supports have replaced the original posts. Brown was a clerk at the Second National Bank.
- 101-103 William Jamieson House (c. 1890): 2½-story cross-gable two-entrance two-family dwelling, with bracketed eaves. A side porch has been enclosed and the clapboarding covered with aluminum siding. Jamieson, a bookkeeper, also ran a dry goods store on Westminster Street. See photograph 19.
- 102 Louis Williams House (c. 1914): This modest square 2½-story hip-roofed structure, with its Tuscan-column front porch, is sited at the back end of its lot.
- 104-106 Three-decker (c. 1914): Originally owned by Louis and Celia Williams, this 3½-story end-gable structure has two-story paired-Tuscan-column front porches.
- 105-107 Two-family house (c. 1889): Fine 2½-story end-gable Queen Anne dwelling, whose triangular gable peak has a panel ornamented with an incised design. Built for Thomas A. Cobb, the house has had its front porch removed and ugly pre-cast concrete front steps installed. See photograph 19.

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- 108 Frank L. Sheldon House (c. 1907): The home of a draughtsman, this Colonial ✓
Revival structure with its high cross-gambrel roof has a handsome balustraded
Ionic-column front veranda. A fire escape mars the facade.
- 113 Ezra S. Dodge House (c. 1891): 2½-story L-plan cross-gable Late Victorian
dwelling, with "Stick Style" elements and wrought iron cresting on the
porch and roof peak. The tripartite window on the west elevation, the
octagonal corner turret, and the turned-column porch are among the many
handsome features. One of the finest eclectic Victorian homes in South
Providence, it was first occupied as the home of a manufacturing jeweler.
See photograph 19.
- 117 Thomas Thorpe House (c. 1875): 1½-story Second Empire cottage, with a slate
roof, elaborate door hood with granite responds, bracketed cornice, and
round-headed dormers with engaged colonnettes. A square-post early-twentieth-
century side porch has been added. Thorpe was a chaser. See photograph 19.
- 118 Frank P. Comstock House (1887): 2½-story Queen Anne/Colonial Revival cross-
gambrel structure, with a conical-roofed turret. Incorporated into the
front gable pargeting is the house's date. Frank, the son of Andrew Comstock,
had lived at his father's mansion at 550 Broad Street before building this
house on the occasion of his marriage. Frank was an executive with J. F.
Comstock and Sons, the family wholesale meat packing firm.

PARKIS AVENUE (Numbers 7 through 55-57)

- 7 House (c. 1860): The first house on Parkis Avenue, this 2½-story end-
gable structure was probably erected by John S. Parkis shortly after his 1857
purchase of the land now crossed by Parkis Avenue. The structure, which
has a Corinthian door porch with bracketed cornices, is now clad in aluminum ✓
siding, and most of the trim has been lost.
- 8 House (c. 1860; remodeled c. 1890): What was probably a plain 2½-story
end-gable Greek Revival house, enlarged and recast as a cross-gable Queen
Anne structure by William H. Waite after his purchase of the property in
1884 (See 14 Parkis Avenue).
- 12 William H. Waite Carriage House and Stable (between 1882 and 1889): Square
1½-story mansard-roofed structure, with a pedimented central pavilion
(See 14 Parkis Avenue).

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CONTINUATION SHEET 49

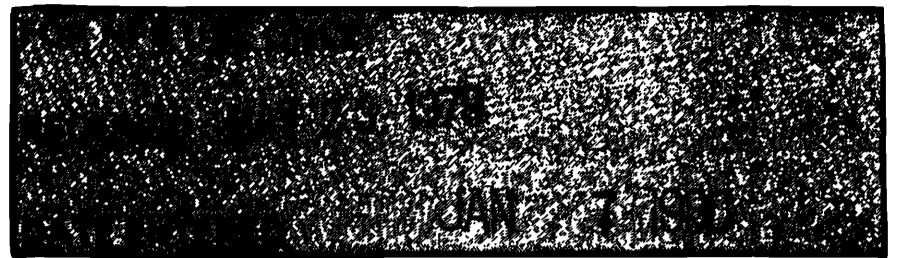
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- 14/ Richardson-Waite House (c. 1878): The largest and most pretentious of Parkis Avenue's mansards, this square 2½-story Second Empire structure has a narrow projecting central block whose roof, broken by a Venetian-window dormer, pushes up slightly above the main roof. The most prominent element of the facade is the bracketed porch with its twisted colonnettes. The original owner, Josiah W. Richardson, a partner in the costume jewelry firm of Josiah W. Richardson and Company, died in 1881. From 1882 until his death in 1929, the manufacturing jeweler William H. Waite lived here. The structure was converted into apartments in 1943.
- 18 George B. Champlin House (c. 1887): 2½-story hip-roofed Queen Anne dwelling, with prominent front and side gables and a conical turret at one corner. The structure has been clad in aluminum siding and the trim removed. George with his father ran the jewelry manufacturing firm of Stanton B. Champlin and Son.
- 22-24 Two-family house (c. 1925): This 2½-story end-gable structure, with symmetrical facade, originally owned by Vincent J. Fitzsimon, occupies the site of a circular driveway and carriage house which served the two Champlin residences at 18 and 36 Parkis Avenue.
36. Stanton B. Champlin House (c. 1888): One of Elmwood's earliest and most important Queen Anne/Colonial Revival houses, this 2½-story cross-gable dwelling has elaborate Colonial Revival porches and doorways richly trimmed with urns and swags. Champlin ran a jewelry manufacturing firm under the name of Stanton B. Champlin and Son. See photograph 23.
- ~~37~~39 Charles R. Sisson Double House (c. 1876): 2½-story square structure, with symmetrical facade, high mansard roof, and centrally positioned front and side gables ornamented with plain "Stick Style" trim. The walls have been clad in asbestos siding, and some of the window trim replaced. Sisson, who lived in Number 37, was a partner in James C. Luther and Company, tailors, on Westminster Street. See photograph 20.
- 43 Marsh-Dyer House (c. 1872): Built for Henry C. Marsh, this ample, squarish, two-story structure, with its low mansard roof and octagonal side turret, came into the possession of John F. Dyer, a real estate broker, one year after completion. The house has a symmetrical, three-bay facade, and small, central, bracketed entrance porch, with an ornamental hood over the windows above it. See photograph 20.

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- 45 Louis H. Comstock Carriage House and Stable (c. 1869-1875): Designed in a style similar to the Comstock house next door at No. 47, the carriage house is a square 1½-story three-bay mansard-roofed structure.
- 47 Louis H. Comstock House (c. 1869): The first of the large houses on Parkis Avenue, this 2½-story mansard-roofed structure has quoined corners, bracketed cornices and front and side porches, and a prominent Venetian-window dormer. Comstock, a partner in Comstock and Company, dealers in meat and provisions, moved to East Greenwich about 1915. Fred S. Comstock, a son who eventually became President of the firm, continued to live in the house until his death in 1948. See photographs 20 and 21.
- 48 Joseph Davol House (c. 1872): L-plan 2½-story mansard-roofed dwelling, with bracketed porch and eaves. Davol was in 1872 affiliated with Ebben Simmons and Company, owners of the City Planing Mill. In 1878 he took charge of the Perkins Manufacturing Company, whose establishment he had previously financed. Reorganized as the Davol Manufacturing Company in 1882, and renamed in 1885 the Davol Rubber Company, this rubber products concern is still in business at Point and Eddy streets. See photograph 22.
- 52 House; Built for Phebe Whipple (c. 1875): 2½-story three-bay mansard-roofed building, with a projected central entrance pavilion elaborated with rounded tower-like porch-bay window-loggia assembly capped by a conical roof and an equally quixotic, gazebo-like, arcaded corner porch. Both the tower and porch are later nineteenth-century additions. See photograph 22.
- 55-57 George W. Ladd House (c. 1889): Large 2½-story mansard-roofed two-family house, with bracketed eaves; semi-Swiss gabled dormers; and square-shaped bay windows. See photograph 20.

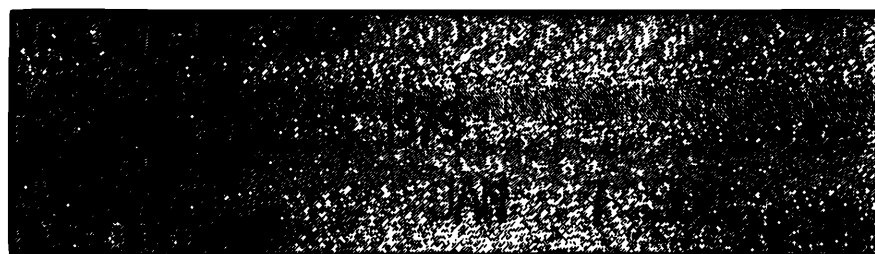
2⁹
The following structures do not contribute to the historic quality of the district:

- 549 Broad Street (c. 1920): One-story flat-roofed brick, commercial structure, which occupies part of the front yard of the Edwin A. Grout house.
- 9 Parkis Avenue (early 1970s): Square ten-story brick apartment house known as 9 Parkis Place. See Photograph 20.

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5. Dates: c. 1860 - early 1900s

6. Significance: The Parkis-Comstock Historic District possesses statewide significance as a notable, urban, upper-class, residential enclave. It contains a number of Second Empire and Queen Anne homes of statewide architectural importance. Within the district are the residences of several prominent, late nineteenth-century city businessmen.

7. Acreage: about 9 acres

8. Plats: see end of verbal boundary description

9. UTM reference: A 19 298560 4631170 C 19 299050 4631050
 B 19 299050 4631170 D 19 298560 4631050

Parkis-Comstock Historic District boundary

The boundary begins in the center of Parkis Avenue directly in line with the west line of lot 420 in assessor's plat 30, and runs north from said point along the west side of lot 420 to a point in line with the rear wall of the house on lot 420. It then runs east across lot 420 in line with the rear wall of 55-57 Parkis Avenue to lot 529, then north along the west side of lot 529, then east in a straight line from the northwest corner of lot 529 to the northeast corner of lot 422 (leaving out all of lot 421 north of said straight line). The line then runs south a short distance along the east side of lot 422, then east along the north side of lot 32 and, in the same course, into Broad Street until it intersects a line drawn down the center of Comstock Avenue. From said intersection, the boundary follows the center of Comstock Avenue eastward to a point directly in line with the west side of lot 552 in plat 45. From that point it runs north along the west side of lot 552, and then east in a straight line along the rear lot lines to the northeast corner of lot 544 in plat 45. Thence, it runs southward along the east line of lot 544 and, in the same course, to the center of Comstock Avenue. It then runs westward in the center of the street to a point in line with the east line of lot 570 in plat 45, and then follows the east line of said lot to the southeast corner of the lot. Thence the boundary follows the rear lines of lots 570, 569, 567, and 61, and the south line of lot 351, and extends, in the same course as the south line of lot 351, to the center of Broad Street. From that point the boundary runs a slight distance southward in the center of Broad Street until, reaching

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the point where a line drawn along the center of Parkis Avenue intersects it, it runs west down the center of that avenue to a point in line with the east line of lot 437 in plat 30. The boundary then follows the east line of lot 437 and the south or rear lines of lots 437 to 438. From the southwest corner of lot 438 it runs northward along the west line of said lot and, in the same direction, to the center of Parkis Avenue. The boundary then follows the center of the street west to the place of beginning.

Said district includes all of lots 529, 527, 443, 442, 631, 422, 32, 437, 602, 440, 427, 617, 419, 37, 439, and 438 in Assessor's Plat 30 and lots 552, 551, 549, 548, 547, 545, 544, 570, 569, 567, 61, and 351 in Plat 45. It also includes part of lots 420 and 421 in Plat 30.

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PARKIS-COMSTOCK HISTORIC DISTRICT

Owners List

April, 1979

<u>Property Owned: Plat and Lot</u>	<u>Property Owned Street Address</u>	<u>Owner and Mailing Address</u>
Plat 30, lot 421	9 Parkis Ave.	Parkis Place Partnership c/o Federal National Mtge. Corp. 5 Penn Center Plaza Philadelphia, Penn. 19103
Plat 30, lot 529	45-47 Parkis Ave.	Mario Neri
" 30 527	43 " "	39 Parkis Ave.
30 443	37-39 " "	Providence, RI 02907
30 442	" "	
30 438	52 " "	
30 439	48 " "	
30 37	" "	
30 419	36 " "	
30 617	22-24 " "	
30 440	14 " "	
Plat 45, lot 61	118 Comstock Ave.	Parkis Realty Corp.
30 32	Broad Street	26 Hanover St. Providence, RI 02907
Plat 45, lot 351	Broad St.	Wayne S. & Vanessa L. Thimas 292 Willard St. Providence, RI 02907
Plat 45, lot 567	108 Comstock Ave.	Douglass Hodges 108 Comstock Ave. Providence, RI 02907
Plat 45, lot 569	102,104-106 Comstock Ave.	Pauline Greifer 244 Taber Ave. Providence, RI 02906
Plat 45, lot 570	98 Comstock Ave.	Fara and Nidia Taveras 98 Comstock Ave. Providence, RI 02907
Plat 45, lot 544	87 Comstock Ave.	John Lopes 87 Comstock Ave. Providence, RI 02907
Plat 45, lot 545		Albert C. & Shirley A. Ferrazza Hill Farm Rd. Coventry, RI 02816

MAY 23 1979

<u>Property Owned: Plat and Lot</u>	<u>Property Owned Street Address</u>	<u>Owner and Mailing Address</u>
Plat 45, lot 547		Henry and Cecile Nadeau 1418 Mendon Rd. Woonsocket, RI 02895
Plat 45, lot 548	101-103 Comstock Ave.	Vincent N. & Sharon E. Hunter 113 Comstock Ave. Providence, RI 02907
Plat 45, lot 549	105-107 Comstock Ave.	Peter Hawkins 105 Comstock Ave. Providence, RI 02907
Plat 45, lot 552	117 Comstock Ave.	Leo J. Blackman & John C. Narvell 117 Comstock Ave. Providence, RI 02907
Plat 30, lot 422	7 Parkis Ave.	Andrew S. Heyman 11 Weybosset St. Room 304 Providence, RI 02903
Plat 30, lot 437 30 602	8 Parkis Ave. 12 " "	Charles N. Whitehead 8 Parkis Ave. Providence, RI 02907
Plat 30, lot 427	18 Parkis Ave.	Roman Catholic Bishop of Providence Diocese of Providence Cathedral Square Providence, RI 02903
Plat 30, lot 631	Parkis Ave.	Louis C. Gaumer Estate, Katherine Gaumer Estate William C. H. Brand 87 Weybosset St. Providence, RI 02903
Plat 30, lot 420	55-57 Parkis Ave.	Louis & Helen K. Dostou 23 Mather St. Cranston, RI 02910
Plat 45, lot 551	113 Comstock Ave.	Sharon Hunte & Vincent Norman Hunte, Jr. P.O. Box 84 Annex Station Providence, RI 02903

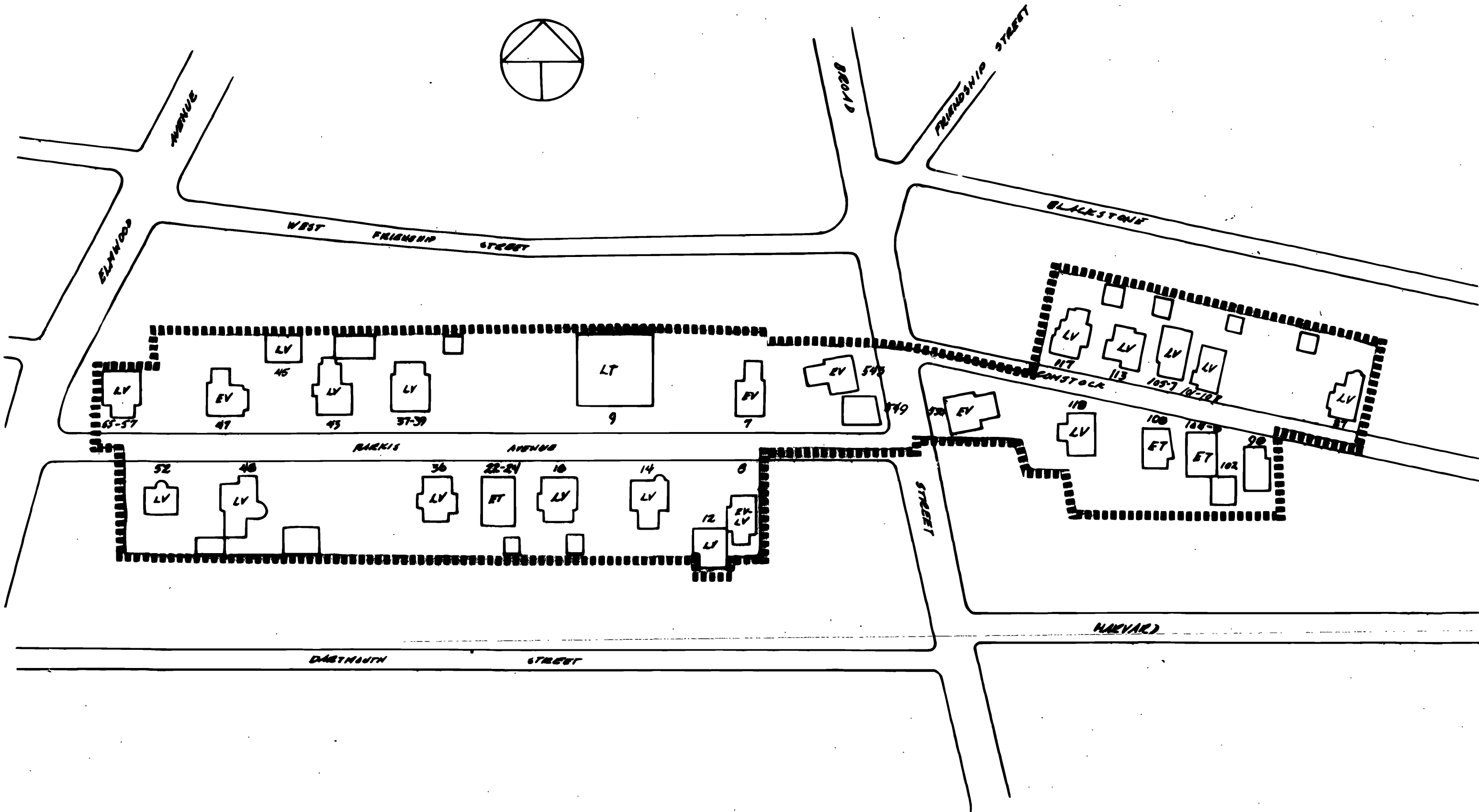
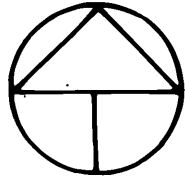
TRINITY SQUARE HISTORIC DISTRICT

Owners List



<u>Property Owned: Plat and lot</u>	<u>Property Owned Street Address</u>	<u>Owner and Mailing address</u>
Plat 30, lot 511	359 Broad St.	Richard S. Arlen 359 Broad St. Providence, RI 02907
Plat 30, lot 510	369 Broad St.	The Laurel Corp. 34 Taber Ave. Providence, RI 02906
Plat 30, lot 505	Trinity Church	Trinity United Methodist Church 375 Broad Street Providence, RI 02907
Plat 30, lot 452	Grace Church Cemetery	Grace Church 175 Mathewson Street Providence, RI 02903

PARKIS-COMSTOCK
HISTORIC DISTRICT
PROVIDENCE, RHODE ISLAND



Map of Parkis-Comstock Historic District
Elmwood Multiple Resource Nomination
Providence, Rhode Island

Original on file at Rhode Island Historical
Preservation Commission

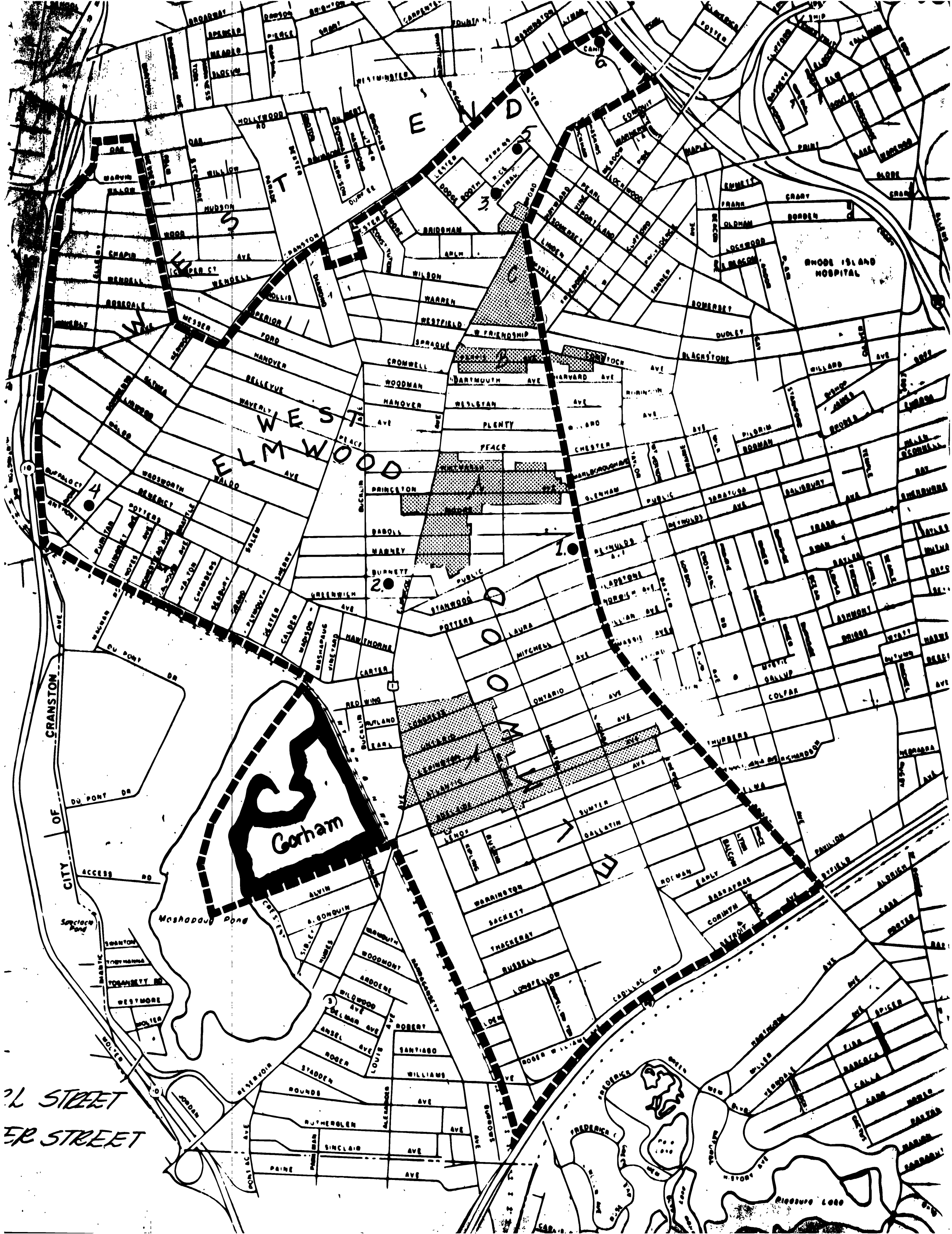
Drafted: April, 1979

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PROVIDENCE
COUNTY

1. 2. 3. 979

Figure #5



21 STREET
ER STREET