

Providence Preservation Society

Records of

38 Cooke Street

Plat 13  
Lot 158

Built in 1850 for Edward A. & Hannah Greene  
Additions in 1889

- 1803      October 11. Deed Book 33.373 & 374 Recorded on June 15, 1911. The division of the 48 house lots in the northerly part of the Young Orchard was surveyed and platted. A portion of the present lot #158 was granted to Mary Allen. The other lots now making up lot #158 were granted to the heirs of Daniel Cooke through division of the dower rights of the widow of the late Honorable Gov. Nicholas Cooke.
- From 1826 to 1857 Amos D. Smith purchased property along Hope Street, Cooke, Manning and George Streets. (Deed Book 52.381; 117.317; 144.570; 145.47) Smith was associated with the firm Amos D. Smith, merchants, at 25 Water Street.
- The 1838 and 1848 maps of Providence show he had a large estate fronting on Hope Street and extending a full block back to George Street.
- Directories show his residence at Mathewson Street, implying that that this was his farm or country home.
- 1828      November 7. Hannah C. Smith was born to Amos D. and Sarah Ann Franklin Smith.
- 1835      Sarah died at 27 years 2 months and 24 days old leaving four children. Amos D. later remarried Amy Ann Mathewson with whom he had three children. Probate Docket #11740, WB 26 p.1 1877 describes his vast holdings.
- 1849      November 8. Bk 5:117 Hannah was married to Edward A. Greene. Mr. Green was a clerk with the firm of Shubael Hutchins Co., merchants, located at 17 South Water Street. He lived at 67 Washington St.
- 1850      Directories for Providence show Edward A. Greene lived at the corner of Cooke and George Streets. It appears that Mr. Smith built this dwelling for his daughter at the time of her wedding. These directories show A.D. Smith living on the property fronting Hope Street and extending back to Cooke Street.
- 1854-84    Tax Ledgers Series A show the property was owned by Hannah Greene, wife of Edward; Amos D. Smith; Henry J. Smith and Francis M. Smith. The Greene family were sole occupants of the house, but interest in the property was shared in four equal parts between Hannah and her three brothers. The dwelling was valued at \$750.00.

- 1884 April 26. Deed Book 322.154 and Deed Book 326.235 and Deed Book 347.60-62. The property was transferred to Hannah C. and Edward A. Greene. Tax Ledger D 4.240 shows the building was valued at \$2250.
- 1888 June 1. Tax Ledger E 4.240 shows the building valued at \$4,500 and owned by Hannah C. Greene, wife of Edward A. Greene.
- 1889 June 24. Building Certificate #5912-369 was issued to Hannah C. Greene to make additions and alterations to her dwelling located at the corner of Cooke & George Sts. Builder was Benjamin W. Wright of H.L. Bassett & Co. Estimated cost: \$5,000
- 1890 June 2. Tax Ledger E 4.512 shows that the building value increased to \$6,000
- 1896 May 13. Deed Book 404.64 Edward A. Greene, Jr., and Charles William Greene transferred the property to Sarah Franklin Greene, "being the estate recently occupied by our deceased mother Hannah C. Greene." The building tax remained unchanged. The square foot value of the land rose from \$52 to \$70.
- 1907 September 26. Deed Book 492.33 Sarah F. Greene and the New York, New Haven and Hartford Railroad executed a legal agreement whereby the railroad company may locate, layout, construct, maintain and operate a railroad of one or more tracts by a tunnel in and through a portion of Greene property. (See dotted line on Assessors Map attached for more visual detail).
- 1913 July 18. Building Certificate #22604 was issued to Sarah F. Greene, owner, to build a wall on her property at the corner of Cooke & George Sts. William West is listed as the builder.
- 1938 August 25. Deed Book 819.84 R.I. Hospital Trust National Bank, under the will of Sarah Franklin Greene, conveyed the property to Meyer Saklad and his wife Lillian.
- 1962 August 27. Deed Book 1115.631 The Saklads sold the property to Clifton S. Gustafsen and his wife Janet B.
- 1975 April 2. Deed Book 1185.783 The Gustafsens of East Providence conveyed the property to Kenneth A. Nulman of North Scituate.

The following is a list of those who have occupied the property:

- 1884-1849 Edward A. Greene was living at 67 Westminster Street during this period. He did not move to Cooke Street until 1850.

- 1850-1892 Edward A. Greene (S.H. Greene & Sons Co.) lived in the house at the corner of Cooke & George Sts. The 1889 Directory adds the names E.A. Greene, Jr., and Sarah F. Greene. Children over 18 years of age were often listed in directories. Wives were seldom listed, if ever.
- 1893-1938 Edward Aborn Greene and Miss Sarah Franklin Greene.
- 1938-1939 Estate of S. F. Greene
- 1939-1963 Meyer Saklad (physician) and his wife Lillian.
- 1963-1975 Clifton Gustafsen, insurance consultant; his wife Janet B., and Nancy, a student.
- 1976-Present Kenneth Nulman, Pres., Nulco Mfg.  
Susan Nulman; V.P., Architectural Lighting Corp.