

Providence Preservation Society

Records of

41 Cooke Street

Plat 13
Lot 257

Knight C. Richmond
built 1909

Charles A. Maguire, Contractor

1909

January 19. Recorded in Deed Book 499.387 Associates Realty Co., Herbert J. Wells, Preseident: Horatio A. Hunt, Tresaurer; conveyed to Knight C. Richmond a certain lot on Cooke Street located 70.6' north of the northerly intersection of George Street, extending west bounding south 110' on land of Charles H. Merriman, extending north in continuation of the line of Merriman land 70.89' to land of W. F. Sayles; bounding north on Sayles land 110' to Cooke Street; bounding east on Cooke Street 70.7' to the point and place of be-
ginning.

The Directory for 1909 and 1910 list Knight C. Richmond as a mill architect and engineer with offices in the Banigan Building, with house at 204 Angell Street.

Early records located at the Providence Water Supply Board show that original water service was laid to this property in 1909. New service has been laid since that time.

1911

The Providence House Directory and the City Directory list Knight C. Richmond living at 41 Cooke Street. Directories indicate the Richmond family occupied this residence until 1936.

1921

November 30. Recorded in Deed Book 167.202 Charles O. Read of Pawtucket, James R. Mac Coll of Providence and Kenneth F. Wood of Pawtucket, trustees under the will of Frank A. Sayles conveyed to Knight C. Richmond land begining 120' south from the intersecion of Cooke and Manning Streets bounding 20' on the west line of Cooke Street to land of K. C. Richmond; bounding south on this grantees land in partand in part on land of Frank W. Matteson 125'; north 20' thence east bounding north on land of Harrison B. Huntoon to the point and place of beginning.

This transaction was made subject to all rights and easements to maintain and improve and operate the R.R. tunnel located under a certain portion of Cooke Street 57' above the mean high water level. These rights and easements were acquired by the New York, New Haven, and Hartford Railroad Co. and recorded in Deed Book 607.313. For more extensive details concerning said tunnel see Deed Book 482.183 recorded on July 26, 1906 or the Certificate of Condemnation (#53) filed by the Providence Terminal Co. with the Superior Court Clerk on Feb. 8, 1906 entitled, "Plat on eight sheets showing the location of the R.R. of the Providence Terminal Company authorized by an Act of the General Assembly of Rhode Island, January Session, 1904."

- 1922 May 17. Deed Book 624.446 Jeanette B. Huntoon, widow, conveyed to Knight C. Richmond certain land adjacent to Richmond property of 10' X 125' in size.
- 1935 December 23. Deed Book 792.99 Phebe A. Prescott and Mary Richmond, executrix under the will of Phebe A. Richmond, widow of Knight C. Richmond, record said property as belonging to Phebe A. Prescott and Mary Richmond Bloomberg. This deed is such that no revenue stamps were required.
- 1944 May 29. Deed Book 862.351 Phebe Ann Prescott of Dartmouth, Nass., and Mary Bloomberg of Cambridge, Mass., conveyed to Byard Ewing of Providence said property with rights of easements.
- September 21. Building Inspector's Permit #797 was issued to make minor alterations and repairs. Architect is listed as Jackson, Robertson and Adams; builder, Frank Gustafson.
- 1954 July 8. Deed Book 1024.275 Edmund J. Canning and his wife Lucille acquired the property.
- 1956 July 27. Deed Book 1053.144 The property was conveyed to Lawrence Lanpher.
- 1958 June 30. Building Permit #783 was issued to Lawrence Lanpher to make general repairs and painting this one family dwelling.
- 1967 July 31. Deed Book 1143.768 Lawrence and Eleanor F. Lanpher conveyed said property to James Wyper and his wife Florence U.
- 1968 September 30. Deed Book 1149.839 James and Florence Wyper conveyed the property to Preston H. Dalglish.
- 1977 January 4. Deed Book 1196.549 Preston H. Dalglish conveyed said property to Robert L. Bahr and Susan J. Bahr, his wife.
- 1984 December 10. Building Permit #479 was issued to Robert Bahr; Ken Filarski, architect; and S.D. Prizer, builder.

Research in Providence House Directories and City Business Directories indicate the following:

- 1909-10 41 Cooke St. was not listed. Knight C. Richmond, mill architect and engineer, resided at 204 Angell Street.
- 1911-31 Knight C. Richmond (Phebe) house at 41 Cooke St.
- 1931-33 Phoebe A. Richmond at 41 Cooke St.
- 1934-43 George D. Flynn (Dorothy J.), textile machinery
- 1944 Malcolm Farmer, Jr. (Louise R.)

- 1943-54 Bayard Ewing (Harriett K.), lawyer at 15 Westminster St.
- 1955 Edmund J. Canning, manufacturer
- 1957-67 Lawrence Lanpher (Eleanor E.), Pres. Better Business Bureau, and manager, Nicholson File Co.
- 1968 James Wyper, Jr., Pres., Prov. Wash Co.
Florence, student
James 3rd., "
Roberta, "
- 1969-77 Preston H. Dalglish (Patricia). Pres., Dalglish, Inc., textiles.
- 1978-present Robert L. Bahr (Susan J.), optom., Opthamology Associates.

Research by:
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