

BOORUM & PEASE "NOTAR" 3
BOORUM & PEASE "NOTAR" 2

PROVIDENCE PRESERVATION SOCIETY

Records of

#5 COOKE STREET

Plat 17
Lot 266

Built 1872...By Zachariah Chafee

- 1840 Joseph S Cooke sells for \$600 to William Potter, mariner, a certain lot of land in the S/Ely part of Providence in Young Orchard, (so-called) bounded: E by Cooke Street 134'; N by Lot #9; S by Power St (continued) 50'; being the E/ly $\frac{1}{2}$ of Lots #10 and #11 on the Plat of the Estate of Joseph S Cooke, surveyed and platted in 1816 (Deed Book 39.297) (see map). No building is to be erected on lot hereby conveyed with 10' of said Power Street...Deed Book 18.193
- 1852 William Potter sells for \$10,000 to Henry S Hutchins the above lot of land with a Dwelling House (not this building)...being the same conveyed to me by deed from Joseph S Cooke in 1840!..DB 130.107
- 1852 Henry S Hutchins deeds this property to Zachariah Chafee..."and is the same land conveyed to grantor by deed from William Potter in 1852"...Deed Book 130.210

1853-1869 Zachariah Chafee listed here ..Prov Directory
(105 Power St. cor Cooke St..see map 1857)

- 1854 TAX LEDGER: Zachariah Chafee...Plat 17...Lot 266...Value Land \$3567
Value of Building 2500...TL A1.192
- 1871 TAX LEDGER: Zachariah Chafee...Plat 17...Lot 266...Val. Land \$3386
Value of Building...\$3500...TL B1.401
- 1872 TAX LEDGER: Zachariah Chafee...Plat 17...Lot 266...Val Land \$3386
Value of Building \$10,000...TL C2.85

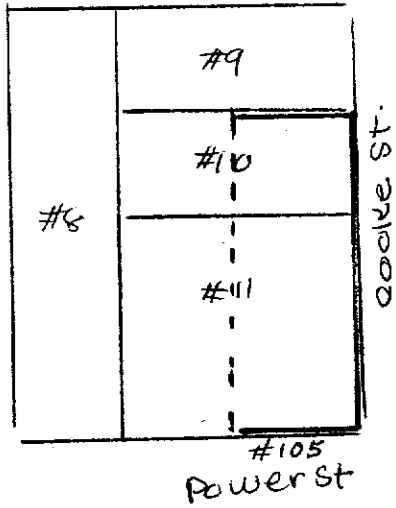
1874- 1880 Zachariah Chafee listed here...Prov Directory

- 1881 Zachariah Chafee Estate taxed for this property
- 1919 Heirs of Zachariah Chafee quit claim the above property to the Young Orchard Company...Deed Book 581. 267
- 1946 The Young Orchard Company sells to Albert Harkness that certain tract of land with all buildings and improvements thereon, bounded: S by Power Street 50'; W by Robena B Burrough; N by A G Harkness 50'; E by Cooke Street 135', being the same conveyed to the Young Orchard Company by deed from heirs of Zachariah Chafee in 1919..DB 892.338

Mary A Gowdey
researcher
December 1969

more....

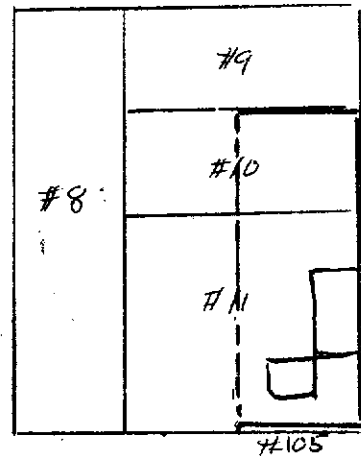
#5 COOKE STREET...CONTINUED



← 1816

Estate of

Joseph S Cooke ...Deed Book 39.297



Cushing & Walling

MAP 1857

Power Street

Mary A Gowdey
December 1969

RECORD OF OWNERSHIP
5 COOKE STREET
PROVIDENCE, RHODE ISLAND
PLAT 17 LOTS 264 AND 266

PREPARED BY JACQUELINE L. CONNELL

MAY 1992

INTRODUCTION

The deed books in the Providence, Rhode Island City Hall provide a continuous chain of land transactions for the property which is now known as 5 Cooke Street in that city from 1816, when it was first platted by Joseph Cooke to its present owners, Mr. and Mrs. William Connell. However, the dwelling on the site and its address and plat-lot designation have changed several times over the years.

The plat, which was first called the Young Orchard Plat (please see Map 1), was later, in the mid 1800s, included in Providence City Plat 17. The lot was originally designated as the easterly halves of Young Orchard Plat lots 10 and 11. The city later designated this as lot 266. The owner in 1864, Zechariah Chafee added lot 264 to the property and these eventually were combined in the tax rolls as lot 266 (please refer to Map 3). Residents on the property have variously had as their address in the City Directories, the "corner of Cooke and Power", 105 Power, 104 Power (this was probably a directory mistake), 168 Power and 5 Cooke Street.

The house which now stands on the property has been moved on the lot and reworked many times; and it is difficult to date how much, if any, of the original house built on the site in 1840 was incorporated into the present structure. William Potter, a mariner purchased a parcel of land with no buildings on it from Joseph Cooke in 1840. Potter is listed in the Providence Directory as living on the corner of Cooke and Power by 1841, having moved there from 150 Benefit Street. The 1847 Directory lists him as being the Captain of the steamer, the "Cornelius Vanderbilt," and residing at 105 Power Street. This is the same lot, as his next door neighbors continued to be the Burroughs who lived at 101 Power Street and then 160 Power when the street numbers were changed.

Potter sold the property with dwelling to Henry Hutchins, a merchant, in 1852 who immediately sold the property to Zechariah Chafee. Chafee, who had Rhode Island roots, had left the state to seek his fortune in Pittsburgh. He was called back to Providence to oversee family interests and over time became quite wealthy, eventually becoming the president and treasurer of the Builders Iron Foundry, treasurer of the Quidnick Company, president of the Providence-based Bank of America, and trustee of the Sprague Manufacturing Company.

The Walling Map of 1857 shows a substantial dwelling on the property (please refer to Map 4). A letter from a family friend, "Mary" to Mrs. Chafee in the Chafee file at the Rhode Island Historical Society, notes that "Mr. Chafee must feel like the king of Young Orchard, shoulder to shoulder with Mr. Burrough" suggesting that the Chafee house was impressive considering there were by that time several residences in the immediate area but that the Chafee's situation was on a par with the Burrough residence (please refer to illustration 1 following the map section from the White Pine Series which depicts the Burrough House).

A map drawn from the Providence City Atlas of 1875 (Map 5) shows that a different structure seems to be occupying the site in a different location on the property. In 1864, Zechariah Chafee had acquired the parcel of undeveloped land adjacent to his house from one of Joseph Cooke's heirs. Chafee then received a resolution from the City Council (Providence City Council Resolution 173) on August 21, 1873 to "move a wooden residence." Since there is no accompanying "intention to build" record on file, it must be assumed that he moved his house to the north portion of his property and turned it to take fuller advantage of its southern exposure. His address changed at this time in the Providence Directory from 168 Power to 5 Cooke. He also must have substantially improved it as his real estate tax valuation jumped from \$9700 in 1873 where it had been holding steady for several years to \$16200 in 1874 when his improvements must have been completed and the property revalued.

Physical inspection of the property bears out these conclusions. The doors and woodwork of the back ell of the house are much earlier and simpler in style and perhaps could have been part of the 1840s house. The cube which forms the major block of the present house is reminiscent in style, ceiling heights and exterior ornamentation (save for the mansard roof) with a mid-nineteenth century Italianate house and was probably the cube portion of the Walling map structure built by Chafee unto the Potter house shortly after he bought it in 1852. The third floor and mansard roof were probably constructed when the house was moved in the 1870s or shortly after. The third floor is noticeably different in style from the rest of the house. While the lower floors of the cube have plaster cove moulding, nearly all the woodwork on the third floor is natural chestnut (chestnut trees were dying out in the late 1800s) and the fireplace mantel has late 19th century carvings.

At the turn of the century the house appears to have been "colonial revitalized" with a grander spiral staircase on the interior and fancier entrance foyer with tulip window but the exterior of the house was not substantially changed until prominent Providence architect Albert Harkness purchased the property in the late 1940s. The Providence Department of Buildings Inspections has three building permits on record issued to Mr. Harkness at that time to remove and replace sidewalls, add a new second story bathroom and to erect a fence. Richard Chafee, architectural historian and relative of Zechariah Chafee, noted that Mr. Harkness demolished a stack of rooms (where the deck now remains) and the back portion of the third floor where the mansard roof was continued over the back ell. (A glimpse of this before demolition may be seen in the lefthand portion of the Burroughs House illustration)

The present owner, William Connell, was issued a permit in 1984 for general exterior repairs and to install new kitchen cabinets. He and his wife have also substantially upgraded the landscaping around the structure.

RECORD OF OWNERSHIP

November 6, 1816

Deed Book 39
Pg. 297

Plat of house lots laid out by Joseph L. Cooke - Young Orchard Plat No. 1.
(please refer to Map 1)

September 12, 1840

Deed Book 78
Pg. 193

Conveyed to William Potter, mariner, by Joseph L. Cooke a parcel of land situated in southeastern Providence on the corner of Power Street, continued, and Cooke Street, measuring 50 feet on Power Street, and extending north at that width 134 feet on Cooke St. The parcel was identified as the easterly halves of lots 10 and 11 on the plat as laid out by the grantor on November 6, 1816. The grantee agreed for himself, his heirs and assigns not to erect a building on the lot within ten feet of Power Street.

June 24, 1852

Deed Book 130
Pg. 107

Conveyed to Henry S. Hutchins by William Potter a lot of land with a dwelling house (not in the same location on the lot where the present house now stands) on the corner of Cooke and Power, the same lot conveyed to William Potter by Joseph Cooke (the easterly halves of lots 10 and 11) as described in Providence Deed Book 78, page 193.

September 2, 1852

Deed Book 130
Pg. 210

Conveyed to Zechariah Chafee by Henry Hutchins the same lot with dwelling house and other buildings and improvements that Mr. Hutchins had purchased from William Potter less than three months previously (the easterly halves of lots 10 and 11) as described in Providence Deed Book 130, page 107.

April 28, 1864

Deed Book 168

Pg. 317

Conveyed to Zechariah Chafee by George Lewis Cooke a certain lot of land on the northerly side of Power Street in Providence, lot #9 as laid out by Joseph Cooke and designated as lot 264 in the City Assessor's plat 17. The lot begins on Power Street at a point 55 feet west of the northwest corner of Cooke and Power Streets and running north along the grantee's land 135.5 feet to the land of Albert Harkness, running 50 feet along the Harkness land to land of the heirs of James Burrough, and then south along Cooke Street 135.6 feet, more or less, to Power Street and along Power Street 50 feet to the beginning point. (In effect this land acquisition gave Zechariah Chafee the westerly halves of lots 10 and 11 of Cooke's original Young Orchard plat.)

March 15, 1919

Deed Book 581

Pg 267

Conveyed to the Young Orchard Company by Zechariah Chafee, Alice Dunham and Zechariah Chafee, Jr., a parcel of land bounding Power Street on the south, Cooke Street on the east, Albert G. Harkness's land on the north and Robena B. Burrough's land on the south. The was signed as a "forever quitclaim" by Zachariah Chafee, Mary D. Chafee, W. H. Dunham, Alice Dunham, Zechariah Chafee, Jr., and Bess Searle Chafee, Jr. (the original Zechariah's heirs and their spouses.)

February 12, 1946

Deed Book 892

Pg. 338

Conveyed to Albert Harkness by the Young Orchard Company a tract of land with all buildings and improvements bounded by Power Street on the south, Cooke Street on the east, north by Albert Harkness and west by Robena B. Burrough being the same premises as conveyed above in 1919 and as described in Providence Deed Book 581, page 267.

October 16, 1946

Deed Book 908

Pg. 469

Conveyed to Garrett D. Byrnes and wife Ebba R. Byrnes by Albert Harkness a 10 foot wide strip of land between their properties beginning at Power Street on the south and running north a distance of 85 feet. (Garrett Byrnes had purchased the property of Robena B. Burrough mentioned in the previous conveyance.

December 14, 1981

Deed Book 1232

Pg. 938

Conveyed to John Cheesman Harkness by Albert Harkness, Jr. and John Cheesman Harkness the same premises conveyed to Albert Harkness by deed dated February 12, 1946 and recorded in the Providence Deed Book 892, page 338, less a 10 foot strip of land along a portion of the westerly side of the property conveyed by Albert Harkness to Garrett D. Byrnes and his wife by deed dated October 16, 1946 as recorded in Providence Deed Book 908, page 469.

February 7, 1983

Deed Book 1242

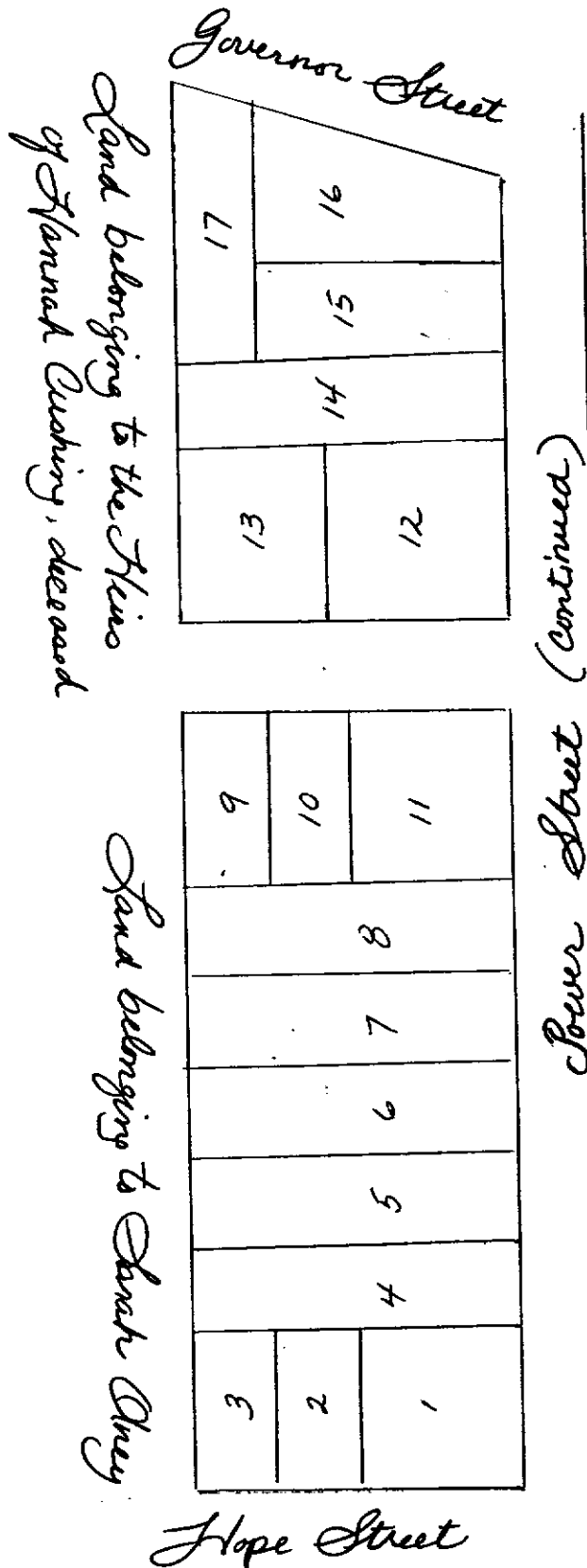
Pg. 86

Conveyed to William F. Connell and Jacqueline L. Connell by John Cheesman Harkness a tract of land and building beginning at the northwest corner of Power and Cooke Street bounded on the south by Power Street and running 90 feet to land now owned by Garrett Byrnes and his wife Ebba, then north 85 feet to a point, then west 10 feet to a point, then north 50 feet, then east along land owned by Burton C. and Hazel D. Josslyn 100 feet, more or less to Cooke Street, then running 135.5 feet to the beginning point; containing by estimation 12,700 square feet. These are the same premises conveyed to John Cheesman Harkness by Executor's Deed from Albert Harkness, Jr. and John Cheesman Harkness, Executors of the Estate of Albert Harkness dated December 14, 1981 and recorded in Providence Deed Book 1232, page 938.

M A P S

1. Original Platting by Joseph Cooke. Providence Deed Book 39, page 297. Land surveyed and mapped by David Anthony, June 1, 1816.
2. Providence Plat Book 1, page 63, detail of Plat 17 as recorded March 21, 1845.
3. Detail of Providence Plat Map of 1902, plat 17, showing lots now numbered 266 and 264 for 5 Cooke Street property.
4. 1857 Walling Map of Providence showing the shape and place of dwelling on the corner of Cooke and Power Streets.
5. 1875 Map from a Providence City Atlas with detail of the dwelling then listed as 5 Cooke Street. The structure is the shape and location on the site as the present house.
6. Sanborn Fire Insurance Company map of 1956 showing the 5 Cooke Street property with surrounding structures as they stand today (excluding changes to university dormitories in the area marked "5" on the map.

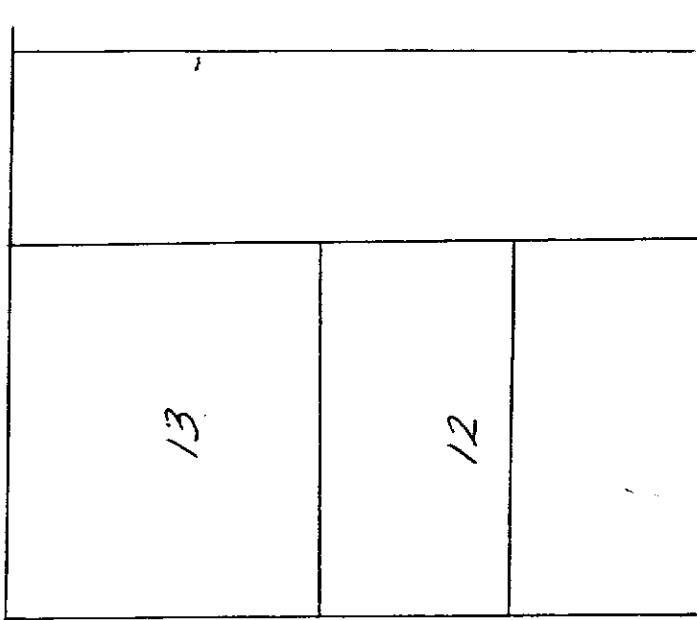
MAP 1



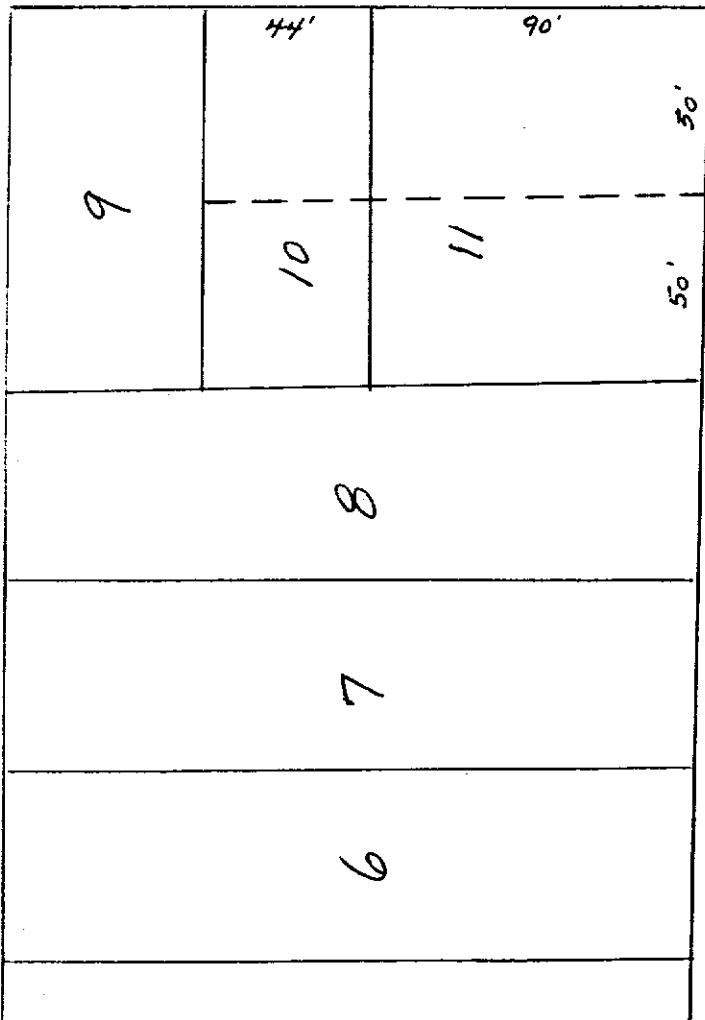
Surveyed and Platted by David Anthony

1 June 1816

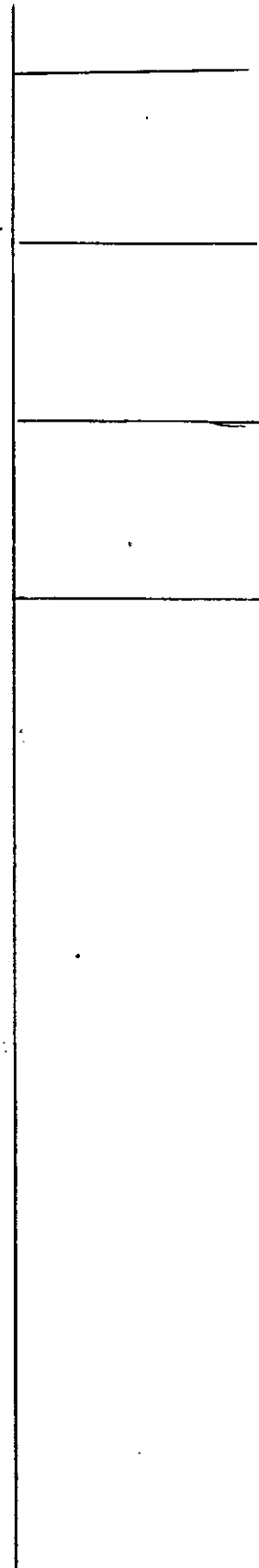
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COOKE STREET



POWER STREET



MAP 2 - PLAT BOOK 1, PAGE 63
 CITY OF PROVIDENCE RECORDED MARCH 21, 1845.