

Providence Preservation Society

Records of

Plat 17
Lot 563

8-10 COOKE STREET

Built by Ann Frances Draper (widow) in 1878

- 1866 Property is owned by Ann Frances Draper, widow of Nathaniel P.
- 1877 On December 1, adjacent lots 563 and 564, each containing 5000 square feet of land and each valued at \$2000, do not have buildings on them (Tax Ledger C2.356).
- 1878 On May 1 there is a three-story building with two entrances on lot 563; it is connected by a party wall to a mirror-image building which occupies lot 564; they are valued at \$10000 each (Ibid.)
- The Providence Directory lists Mrs. Nathaniel P. Draper at 10 Cooke Street for the first time; she had previously lived at 310 Benefit Street.
- 1882 Plate 1 of Gu M. Hopkins Atlas of Providence shows a double house on two lots at the corner of Cooke and Young Orchard.

Tax Records at Providence City Hall list the following subsequent owners:

- 1896 Ann Frances Draper heirs
1901 Antonette E. Draper
1925 Anna F. D. Glezen
1937 Leonard, Charles F., and Robert B. Swain
1944 Leonard Swain and Charles F. Swain
1947 Leonard Swain 3/4 and Robert Swain 1/4
1950 R. I. Hospital Trust Co., trustee u/w Leonard Swain 1/4 and Robert Swain 1/4 (March)
Lloyd W. Kent and wf Virginia C. JT 1/2 and William F. Cruise and wf Elizabeth 1/2 (April)
Lloyd W. Kent and wf Virginia C. JT (December)
1978 David R. Silverman and wf Meredith, Ent. (Deed Book 1205.803)

In a deed recorded on June 7 Lloyd W. Kent and his wife Virginia C. Kent grant to David R. Silverman and his wife Meredith Silverman that parcel of land with the buildings and improvements thereon situated on the easterly side of Cooke Street (It is bounded and described as follows: Beginning at a point in the easterly line of Cooke Street located 46.08 feet from the point of intersection of said line of Cooke Street with the southerly line of Young Orchard Avenue; thence southerly bounding westerly on Cooke Street 53.93 feet /.. thence turning an interior angle of 90°46' and running easterly bounding southerly on (Hope H. K. Powel's) land to land now or lately of Catherine T. Evans; thence turning an interior angle of 89°14' and running northerly bounding easterly on said Evans land 53.92 feet; thence

Providence Preservation Society

Records of 8-10 Cooke Street (continued)

(Deed Book 1205.803)

turning an interior angle of $90^{\circ}46'$ and running westerly approximately along the center line of a party wall, bounding northerly on land now or formerly of William F. Cruise, et ux, and passing through the dwelling house located partly on said last named land and partly on the land herein described, 100 feet to Cooke Street at the point of beginning and containing by estimation 5391.5 square feet of land.

Barbara Levine
November 1978

PROVIDENCE PRESERVATION SOCIETY

Plat 17
Lots 563 and 564

Records of

#8-10-12-14 COOKE STREET

Built c 1878 by

PLAT 17---Lot 563
#8-10 COOKE STREET

1865 WILL: Esther Burrough, widow of Robert L Burrough: "I give and devise to my daughter Ann Frances Draper, wife of Nathaniel P Draper, her heirs and assigns forever, the lot of land situated on the E/ly side of Cooke Street and which lot is marked "B" on the plat of the Estate of Esther Burrough, platted in 1858 by C E Paine shown on Plat Card #185..Plat Book 7..page 6".(see map)..Wills 21.166 (Young Orchard, Estate)
#1878-
1901 see Tax Ledger
Antoinette E Draper, only child of Ann Frances and Nathaniel Draper, taxed for this property.

1925 Anna F (Draper) Glezen, neice of Ann Frances Draper, taxed for this property.

1947 Property taxed to Leonard Swain 3/4 and Charles F Swain 1/4.

#12-14 COOKE STREET
Plat 17---Lot 564

1865 WILL: Esther Burrough, widow of Robert L Burrough: " I give and devise to my daughter Lucy A Draper, wife of Lucian Draper, and her assigns forever, that lot of land on the S/Ely corner of Cooke Street and Young Orchard Avenue, and is marked "C" on the Plat of Young Orchard Estate"belonging to Mrs Esther Burrough, platted in 1858 by C E Paine...Plat Card 185...Plat Book 7.6...Wills 21.166 (see map)

#1878 - see Tax Ledger

1896 WILLS: Lucy Armington Draper:...Leaves all her property to her two children: Robert J Draper, and Anna F Draper (later Glezen).

CODICILL: After death of said children the remainder to be equally divided between Antoinette E Draper (niece) and Martha Burrough Swain (niece) and their heirs forever..R I Hospital Trust, executors...Wills

1947 Property taxed to Leonard Swain 3/4 and Robert B Swain 1/4

1950 R I Hospital Trust Company, executors u/w Leonard Swain, and Robert Swain, sell to Lloyd W Kent and wife Virginia C Kent one undivided 1/2, and to William F Cruise and wife Elizabeth M Cruise one undivided 1/2,

more....

#8-10-12-14 COOKE STREET...continued

that certain parcel of land with the buildings and improvements located and thereon situated...bounded: W by Cooke Street 100'; N by Young Orchard Avenue 100'; E by Catherine T Evans 100'; S by grantors 100'...subject to 3 reservations...Deed Book 963.81

1950 William F Cruise and Elizabeth M Cruise, his wife, sell to Lloyd W Kent and Virginia C Kent, his wife, 1 undivided $\frac{1}{2}$ part of that parcel of land with all buildings and improvements thereon situated on the E/ly side of Cooke Street bounded: N by a partition wall 100'; E by Catherine T Evans 53.92'; S by a 10' passageway 100'; W by Cooke Street 53.92'...Deed Book 976.429

Lloyd Kent and wife Elizabeth now own #8 and #10 Cooke Street...Plat 17...Lot 563 (see map)

1950 Lloyd W Kent and Virginia C Kent, his wife, sell to William W Cruise and Elizabeth M Cruise, his wife, 1 undivided $\frac{1}{2}$ part of that parcel of land with all buildings and improvements thereon situated on the S/E corner of Cooke Street and Young Orchard Avenue (subject to several conditions)...Bounded: W by Cooke Street 46.98'; N by Young Orchard Avenue 100'; E by Catherine T Evans 46.08; S by a partition wall 100'. ...Deed Book 976.432

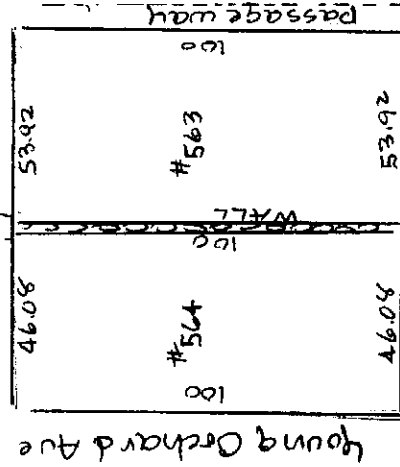
William W Cruise and Elizabeth M Cruise, his wife now own #12 and #14 Cooke Street...Plat 17...Lot 564 (see map)

*NOTE: In the Will of Esther Burrough, this house was to be either moved or destroyed to allow a full 100'x50' lot marked "B" see lot "A"

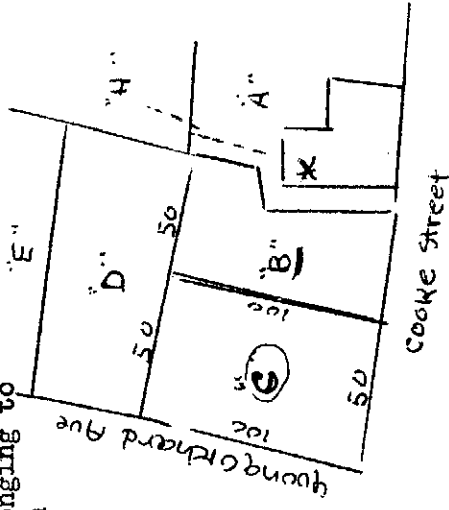
Plat of Young Orchard Est
(partial)

belonging to
Esther Burrough
in 1858

Catherine Evans



#14 #12 #10 #8
COOKE STREET



Platted by C.E.
Paine

Plat Card 185
Plat Book 7.6

Mary A Gowdey
Dec 1969

#8 - 10 - 12 - 14 COOKE STREET.....continued

- 1877 TAX LEDGER: Ann Francis Draper: Plat 17 Lot 563...Value of Land \$2,000
Value of Building..None TL c 2.356

+ 1878 TAX LEDGER: Ann Francis Draper: Plat 17 Lot 563...Val. of Land \$2,000
Value of Building \$10,000...TL c 2.356

1877 TAX LEDGER: Lucian Draper and wife Lucy: Plat 17 Lot 564...Value
of Land \$2500...Value of Building...none...TL c.2.354

1878 TAX LEDGER: Lucian Draper and wife Lucy: Plat 17 Lot 564...Value
of Land \$2500...Value of Building...\$10,000...TL c 2.354

Providence Preservation Society

Records of

12-14

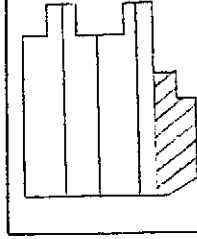
COOKE STREET

Plat #17 Lot #564

Built in 1878 by Lucy A. Draper

- 1865 Will of Esther Burrough, widow of Robert L. Burrough: "I give and devise to my daughter Lucy A. Draper, wife of Lucian Draper, and her assigns forever, that lot of land on the southeasterly corner of Cooke Street and Young Orchard Avenue, and is marked "C" on the Plat of Young Orchard Estate belonging to Mrs. Esther Burrough", platted in 1858 by C.E. Paine, Plat Card 185, Plat Book 7.6, Will 21.166
- 1875 G.M. Hopkins Atlas of the City of Providence shows house lot "C" with no evidence of a house.
- 1877 Tax Ledger C2 page 354 shows Plat 17 Lot 564 belonging to Lucian Draper and wife Lucy. Value of Land: \$2500; no mention of building.
- 1877 December. City of Providence Water Department records show that water meter was installed at this date.
- 1878 Tax Ledger C2 page 354 shows Plat 17 Lot 564 belonging to Lucian Draper and wife Lucy. Value of Land: \$2500, Value of Building: \$10,000.
- 1882 G.M. Hopkins Atlas of the City of Providence shows that a structure exists on the corner of Cooke Street and Young Orchard Avenue.

Young Orchard Avenue



Cooke St.

Providence Tax Records List of Property Owners:

- 1866 Lucy A. Draper, widow Lucian
1900 Lucy A. Draper Estate
1901 Anna F. & Robert J. Draper
1905 Anna F.D. Glezen & Robt. J. Draper
1906 Anna F.D. Glezen & Lillian F. Draper
1917 Robt. J. Draper & Anna F.D. Glezen
1931 Anna F.D. Glezen
1937 Charles F. Leonard & Robert B. Swain
1944 Leonard Swain & Charles F. Swain
1947 Leonard Swain 3/4 & Robert Swain 1/4
1950 R.I. Hospital Trust Co. Tr. u/w Leonard Swain 3/4 & Robt. Swain 1/4
1950 Lloyd W. Kent & wife Elizabeth Jt. Ten.
1950 William F. Cruise & wf Elizabeth Jt. Ten.
1973 William F. Cruise
1978 Peter Cruise
1980 Charles M. Dunn & Nancy G. Dunn, Ent. DB 1219 P704