

**PPS RECORDS FOR
125 HOPE STREET
PLAT 17, LOT 602**

**JOSEPH S. COOKE HOUSE
Built 1819 at the corner of Hope and Power Streets;
Moved to this location in 1885
by Isabella B. and George H. Ames**

**Previous Addresses:
93 Power St. (1850-1869)
148 Power St. (1870-1885)**

NOTES

Several sources list 1819 as the original construction date for this house, including PPS's Gowdey Files from the 1960s, the RI Historical Preservation & Heritage Commission's survey files from the 1960s-1970s, and Edward Sanderson and Wm. McKenzie Woodward's 1986 book *Providence: A Citywide Survey of Historic Resources*. The 1819 date apparently comes from Providence Mutual Fire Insurance Company Records (now located at the RI Historical Society Library), which list Joseph S. Cooke as the owner of a house on Power Street in 1819. Sanderson and Woodward's book states that Joseph S. Cooke inherited some 30 acres of land (including the lot on which this house was originally built) from his grandfather, former Rhode Island Governor Nicholas Cooke.

For the purposes of this report, limited research was done at Providence City Hall to try to verify the Cooke family's ownership of this property through deeds, tax records, and city directories. Since both Governor Nicholas Cooke and Joseph S. Cooke had extensive real estate holdings and numerous heirs, the paper trail proved too extensive to research in full or to report in detail here. However, to summarize: Governor Cooke had owned the "Young Orchard Farm," on the east side of Hope Street, which was roughly bounded by Angell Street on the north, Sheldon Street on the south, and Governor Street on the east (and included Cooke Street). No deeds were found representing Joseph S. Cooke's acquisition of a portion of the Young Orchard Farm, but a plat map of his property was recorded in a deed book in 1843, after his death, as part of the settlement of his estate (he left no will). Cooke's widow Mary and five children received equal 1/6 shares of this estate, and Mary was given a lifetime right of residency in the "Homestead" at the corner of Hope and Power Streets. Over the next 3 decades the Cooke estate was further subdivided through the settlement of at least two lawsuits, as well as additional bequests to some of Joseph and Mary's grandchildren, resulting in an increasingly lengthy and complicated chain of title (several dozen deeds for various Cookes and other relatives were recorded, most of which were not researched for the purposes of this report). Finally, through a series of transactions with various family members in 1869-1870, Joseph J. Cooke of Cranston apparently

acquired all 36 shares in the “Homestead Estate” of his parents Joseph C. and Mary, and a year later, in 1871, he sold the house. Thus it passed out of the Cooke family.

The house originally stood on an approximately 27,000 sq.ft. lot at the corner of Hope Street and Power Streets, where it faced south toward Power Street. The house had a Power Street address from 1850 to 1885; its address number changed in 1870 when the street was renumbered.

Between 1871 and 1885 the property was sold several times. In 1885 lot was divided roughly in half, and the northern half – now measuring about 11,000 sq.ft. – was sold to Isabella B. Ames, wife of George H. Ames. The Cooke house was moved to the Ames’ lot, and reoriented to face west toward Hope Street, in 1885 (the Ames’ address in the 1885 directory is “Hope near Power,” and 125 Power in 1886). No permit to move the house was found, but the house at 148 Power Street on the 1882 map has the same footprint (turned 90 degrees) as the house at 125 Hope Street on the 1895 map.

Since the house was moved from its original location on Power Street, this report includes information relative to both the Power Street and Hope Street addresses.

DESIGNATIONS

125 Hope Street is a contributing building within the Power Street-Cooke Street Historic District (listed on the National Register of Historic Places); it is identified in the inventory as “Joseph S. Cooke House, 1819.” (Note that the NR inventory does not indicate that the house was moved to this location.)

The house is not in any local historic districts designated by the City of Providence.

RECORDS *(All Records were found in Providence City Hall unless otherwise noted).*

Assessor’s Plat Maps and Chain of Title Cards (Assessor’s Office)

The map for Assessor’s Plat 17 shows Lot 602 located on the east side of Hope Street one lot north of its intersection with Power Street. The lot measures 85.35 feet on Hope Street and on its east side; about 139 feet on its south side, and 135.03 feet on its north side, for a total of 11,608 sq.ft. (Note: Lot 602 does not have a street address on this plat map, although the address 125 Hope St is associated with this lot in the assessor’s database. The plat map shows the address 123-125 Hope Street for the property next door to the south, at the corner of Hope and Power Streets.)

Chain of title card for AP 17, Lot 602 – HOPE STREET:

Isabella B. Ames, wife of George H. Ames, owned the property as of July 11, 1885.

Henry B. Deming owned the property as of January 2, 1906

Emily S. Grinnell, wife of Lawrence Grinnell of New Bedford, Mass., owned the property as of November 2, 1908.

Ethel H. Smith of South Kingstown owned the property as of November 1, 1909.
Elizabeth W. Innis owned the property as of June 15, 1922.
Stanley W. Mathes and wife Betty W. Mathes owned the property as of February 1945.
Winthrop Winslow and wife Agnes P. Winslow owned the property as of March 1948.
Charles E. Mason, Jr. owned the property as of January 1949.
John Turner II and wife Elizabeth H. Turner owned the property as of January 1950.
James E. Holiday and Fred E. Johnson owned the property as of December 1960.
[Last entry on the card.]

According to the Assessor's computerized data base, the current owners are Nicklas Be Oldenburg and Paul D. Carter, of 125 Hope Street, who bought the house from James E. Holiday and Fred E. Johnson on October 15, 2004 (Deed Book 6852/279).

Prior to 1885, this property was part of Lot 261 in Plat 17. The earliest entry on the chain of title card for Plat 17/Lot 261 indicates that Ada C. Vaughan, wife of B.F. Vaughan, of Warwick, owned that property as of April 1, 1885. Lot 261 is still the number assigned to the 8,893 sq.ft. lot at the northeast corner of Hope and Power Streets

Maps and Atlases (Archives and Registry of Deeds)

Maps indicate that the house was constructed by 1857.

1798: "Owners of Lots in Providence, Rhode Island, 1798," compiled by Henry B. Chace (1912), Plate II, shows Power Street (then called Power's Lane) intersecting with the west side of Hope Street (then called Ferry Road). The land on the east side of Hope Street is titled "Part of Young Orchard Farm, Gov. Cooke's Heirs." The acreage of this land is not indicated, but it included several blocks in the vicinity of today's Hope and Power Streets. (*Archives*)

1816: "Plat of House Lots Laid Out by Joseph S. Cooke in the Young Orchard (so called)," surveyed and platted by Daniel Anthony, 1816 (the exact date of the plat is illegible, but it was recorded on November 16, 1816 in Deed Book 39/Page 297, copied on plat card 396). No buildings are shown on this map, which shows two blocks of lots bounded by Hope Street on the west, Power Street on the south, Governor Street on the east, and Young Orchard Avenue on the north, with Cooke Street running north-south between the two blocks. The future site of Joseph S. Cooke's homestead includes Lots 1, 2, 3, and 4 on this map, which cluster at or near the northeast corner of Hope and Power Streets and collectively measure a little over 24,000 sq.ft. (*Archives; Registry of Deeds*)

1843: "Plat of the Estate of Joseph S. Cooke, deceased, made under the direction of the Commissioners appointed to make partition of said Estate," surveyed and platted by M.B. Lockwood, December 18, 1843, recorded in Plat Book 1/Page 63 and copied on plat card 26. This plat shows several blocks of house lots on the east side of Hope Street, between Young Orchard Avenue on the north, Governor Street on the east, and

Sheldon Street on the south. No buildings are shown (although several of these lots had houses on them by 1843). In the block bounded by Hope, Power, and Cooke Streets, and Young Orchard Ave, the lots are not numbered, but the four lots nearest the corner of Hope and Power are the same size as their equivalents on the 1816 plat map. (*Registry of Deeds*)

1857: “Map of Providence, R.I.” by H.F. Walling, shows a house at the northeast corner of Hope and Power Streets owned by M. Cooke. [Mary Cooke was Joseph S. Cooke’s widow; he died in 1841 at age 57, according to the city’s death index 1636-1850.] This map does not indicate lot size or street address number. (*Archives*)

1875: “City Atlas of Providence,” Vol. 1, Wards 1, 2, and 3, by G.M. Hopkins, Plate T, shows the future site of 125 Hope Street within a 25,515 sq.ft. lot at the northeast corner of Hope and Power Streets, owned by Hezekiah Anthony. A wood-frame house stands on the southern half of the lot, near the street intersection. The map also refers to the Young Orchard Plat on the east side of Hope Street between Power Street and Young Orchard Avenue; Hezekiah Anthony’s property occupies Lots 1, 2, and 3 in this plat (those numbers are seen on both the Hope and Power Street sides of the lot). (*Archives*)

1882: “Atlas of the City of Providence, R.I. and Environs,” by G.M. Hopkins Co., pp. 36-37, shows the future site of 125 Hope Street within a lot at the northeast corner of Hope and Power Streets, owned by Hezekiah Anthony. (The lot size is not specified, but it appears similar in size to the lot in this location shown on the 1875 map.) A wood-frame house with the address 148 Power Street stands on the southern half of the lot, nearest the street intersection. The map also refers to the Young Orchard Plat, and Hezekiah Anthony’s property has the same lot numbers as seen on the 1875 map. (*Archives*)

1895: “Atlas of the City of Providence” by Everts & Richards, p. 2, shows that the corner lot at Hope and Power Streets has been subdivided, and a wood-frame house stands at 125 Hope Street on a lot of 11,608 sq.ft. The footprint of this house is the same as that shown on the 1882 map at 148 Power Street, but turned 90 degrees to face west. (The corner lot at Hope and Power Streets now measures 13,907 sq.ft.; the two lots together add up to 25,515 sq.ft., which was the size of the corner lot in 1875.) The owner name is not indicated. (*Archives*)

1937: “Plat Book of Providence, R.I.” by G.M. Hopkins, p. 19, shows the house at 125 Hope Street as a wood-frame building (on an 11,608 sq.ft. lot owned by E.W. Innis, with a garage in the northeast corner of the lot). (*Archives*)

1955: “Sanborn Fire Insurance Co. Map, 1921, updated” Vol. 2, p. 22, shows the house at 125 Hope Street as a 2-story wood-frame building with “wire lath and plaster,” indicating that stucco had been applied to the exterior walls. (Owner name and lot size are not indicated). (*Archives*)

Tax Records (Archives)

The earliest published tax book dates to 1827. Prior to 1854, however, Providence tax records only identified the name of the taxpayer and the amount of tax paid – not the location of any taxable real estate. In 1854 the City of Providence Tax Assessor began using a system of plats and lots to identify individual parcels of real estate. Tax records from the latter half of the 19th century are indexed by plat number, and recorded in a series of ledgers labeled “A” through “E.” These records indicate that Joseph S. Cooke owned taxable real estate in 1827; and that a house stood at 125 Hope St. as of 1885.

Tax Book 1827: Joseph S. Cooke was taxed for 71 units of real estate valued at \$200 each, and taxed at \$0.63 per unit; his total tax bill was \$44.73. [It is not known whether the term “unit” applies to individual lots of land, but in any case there is no way to tell where these units were located.]

Plat 17, Lot 261

These records apply to the original Cooke homestead lot at the corner of Hope and Power Streets, as it was in 1885, before and after the original house was moved to the lot on Hope St.

Ledger D9/Page 179: Owned by Ada C. Vaughan, wife of Benjamin F. Vaughan. On April 1, 1885, the lot comprised 25,575 sq.ft. and was valued at \$11,482 for land and \$6,000 for buildings. On July 11, 1885, the lot comprised 15,702 sq.ft. [the rest having been sold that same day to Isabella B. Ames] and was valued at \$7,851 for land and \$3,000 for buildings [half the value of 3 months earlier, perhaps indicating that the original house was already in the process of being dismantled and moved]. On May 15, 1886, the lot comprised 15,702 sq.ft. and was valued at \$7,851 for land and \$15,000 for buildings [indicating new construction on the corner lot].

Plat 17, Lot 602

These records indicate that a house stood at 125 Hope Street as of 1885, and that its assessed value remained consistent for the next decade (although the value of the lot was reassessed twice in that period)..

Ledger D1/Page 85: first listing for Plat 17/Lot 602, owned by Isabelle B. Ames, wife of George H. Ames. On July 11, 1885, the lot comprised 9,813 sq.ft and was valued at \$4,416 for land and \$5,000 for buildings. On August 2, 1886, the lot comprised 11,608 sq.ft. and was valued for \$5,224 for land and \$5,000 for buildings.

Ledger E1/Page 105: Plat 17, Lot 602, owned by Isabella B. Ames, wife of George H. Ames. On January 1, 1889, the lot comprised 11,608 sq.ft. and was valued at \$5,224 for land and \$5,000 for buildings. On March 2, 1891, the lot comprised 11,608 sq.ft. and

was valued at \$5,804 for land and \$5,000 for buildings. On April 1, 1896, the lot comprised 11,608 sq.ft. and was valued at \$6,384 for land and \$5,000 for buildings.

Intent to Build/Intent to Move Records (Archives)

No records were found for permits issued to any owners of this property in 1884-1886 (Dyer, Vaughan, Eames, or Ames) to move the house from Power Street to Hope Street in 1885.

Deeds (Archives)

Deeds do not mention buildings on the property at 125 Hope Street until 1906, although maps and tax records confirm that the house was standing – first on Power Street, then on Hope Street – much earlier than that.

Note also that the size of the original property was reduced slightly (by about 2,000 sq.ft.) between 1883 and 1884; additional research to determine what happened to that 2,000 sq.ft. was not conducted for the purposes of this report.

Between 1843 and 1870 Joseph S. Cooke's homestead was divided amongst various heirs into 36 shares; about 2/3 of those shares are represented here.

Deeds Related to the Original Property, Before the House was Moved

Deed Book 39, Page 297: Plat of House Lots Laid out by Joseph S. Cooke in the Young Orchard (so called), surveyed and platted by Daniel Anthony, recorded November 6, 1816 (the exact date of the plat drawing is illegible). This is the same plat map copied on card 396 in the Registry of Deeds, showing 2 blocks of house lots between Hope, Power, and Governor Streets and Young Orchard Avenue, with Cooke Street running north-south between the blocks. Lots 1, 2, 3, and 4, clustered near the intersection of Hope and Power Streets, are the future site of Cooke's "Homestead Estate," referenced in later deeds.

Deed Book 91/Page 162: An Agreement, dated July 30, 1844, by and between Joseph J. Cooke of Cranston, Mary E. Cooke of Providence, Albert R. Cooke of St. Louis, Mo., George L. Cooke of New York, NY, and Charles F. Tillinghast of Providence as Guardian for Nicholas F. Cooke of Providence, all parties of the first part; and Mary Cooke of Providence, widow of Joseph S. Cooke of Providence, as party of the second part. The parties agreed that Mary Cooke, for the term of her natural life, would have all right, title, and interest in and to the Homestead Estate of the late Joseph S. Cooke, situated on the northeast corner of Hope and Power Streets. Mary Cooke, in turn, released to the parties of the first part all her dower rights to the lots of land that were set off to them as Heirs at Law of Joseph S. Cooke in the partition of his estate. [See DB 91/523, below.]

DB 91/523: Report of the Commissioners in the Partition of the Estate of Joseph S. Cooke, deceased, presented at the December 1843 term of the Court of Common Pleas in Providence. The Commissioners had been appointed by the Court in May 1843 in response to a lawsuit filed by Mary E. Cooke and others against Joseph S. Cooke and others [Joseph S. Cooke had died intestate in 1841; the suit was apparently brought to resolve various heirs' claims to his estate]. The estate was divided in 6 parts between Mary E. Cooke, Nicholas F. Cooke, James W. Cooke, George Lewis Cooke, Albert R. Cooke, and Joseph J. Cooke. Each of them were given 3 to 5 lots of land, mostly in locations south of Power Street; none of these lots were the homestead estate of Joseph S. Cooke.

DB 123/443: On May 18, 1847, Albert R. Cooke of Brooklyn, New York, sold to Mary Cooke of Providence, for \$500, all his right, title, and interest in a lot of land with buildings at the northeast corner of Hope and Power Streets, being the same formerly owned and occupied by the late Joseph S. Cooke, deceased.

DB 154/135: On August 31, 1859, a lawsuit filed by Abraham H. Okie of Providence against Nicholas F. Cooke, physician of Chicago, Ill., was settled by the public auction of several pieces of Cooke's real estate by Providence County Sheriff Roger W. Potter. The properties included Nicholas F. Cooke's right, title, and interest in the Homestead Estate of the late Joseph S. Cooke, deceased, at the corner of Hope and Power Streets, bounded on the south by Power and on the west by Hope, together with all buildings and improvements. (Other properties included four lots south of Power Street.) At the public auction, Joseph J. Cooke of Cranston acquired all of these properties, for \$2,000.

DB 154/154: On September 6, 1859, Nicholas F. Cooke of Chicago, Ill. sold to Joseph J. Cooke of Cranston, for \$300, the same properties as Joseph had bought at public auction several days earlier (DB 154/135).

DB 190/405: On June 15, 1869, Emily S. Cooke, James W. Cooke, and George V. Cresson and wife Mary B. Cresson, all of Philadelphia, Penn., gave power of attorney to George Lewis Cooke of Warren, with the specific authority to sell all of their right, title and interest in the Homestead Estate of Joseph S. Cooke, deceased, at the northeast corner of Hope and Power Streets, being Assessor's Plat 17, Lot 261.

DB 190/406: On November 8, 1869, Emily S. Cooke of Philadelphia, Penn. gave power of attorney to George Lewis Cooke of Warren, with the specific authority to sell all of her right, title and interest in the Homestead Estate of Joseph S. Cooke, deceased, at the northeast corner of Hope and Power Streets, being Assessor's Plat 17, Lot 261.

DB 190/407: On July 30, 1870, Nicholas F. Cooke and wife Laura W. A. Cooke of Chicago, Ill., sold to Joseph J. Cooke of Cranston, for \$555, all their right, title, and interest to an undivided 1/36 part of the Homestead Estate of Joseph S. Cooke, deceased, at the northeast corner of Hope and Power Streets, being Assessor's Plat

17, Lot 261. The lot measured 149.11 feet on Power Street, 186.11 feet on the east, 149.73 feet on the north, and 185.35 feet on Hope Street (27,752 sq.ft.).

DB 190/408: On June 25, 1870, Emily S. Cooke of Philadelphia, Penn., as the surviving executor and trustee under the will of the late James W. Cooke of New York, NY, deceased, and in her individual capacity and right as the widow of James W. Cooke, sold to Joseph J. Cooke of Cranston, for \$3,333.34, all of James W. Cooke's as well as her own rights, titles, and interests in the estate whereof Joseph S. Cooke (father of James W. Cooke) had died, at the northeast corner of Hope and Power Streets. The lot measured 149.11 feet on Power Street, 186.11 feet on the east, 149.73 feet on the north, and 185.35 feet on Hope Street (27,752 sq.ft.), and was also known as Assessor's Plat 17, Lot 261. Being a 1/6 part of said estate. [The deed notes that James W. Cooke's will, originally made in New York, was accepted as a "foreign will" and recorded in Providence Will Book 17/Page 17.]

DB 191/113: On July 5, 1870, James W. Cooke, George V. Cresson and wife Mary B. Cresson, and Emily S. Cooke, all of Philadelphia, Penn.; and George Lewis Cooke and wife Laura F. Cooke or Warren, RI, sold to Joseph J. Cooke, for \$5,000: all of their interest (collectively, 9/36 parts) in the homestead estate of the late Joseph S. Cooke, deceased, situated on the northeast corner of Hope Street and Power Street, measuring 185.35 feet on Hope Street, 149.11 feet on Power Street, 186.11 feet on the east, and 149.73 feet on the north, totaling 27,752 sq.ft. Being Lot 261 in Assessor's Plat 17. [The deed notes that James W. Cooke, Mary B. Cresson, and Emily S. Cooke were the grandchildren of Mary Cooke, deceased. However, DB 190/408 indicates that Emily S. and James W. Cooke were married, so if they both indeed were also grandchildren of Mary Cooke, perhaps they were cousins.] [Note also that Mary Cooke, like her husband, had also died intestate – on October 23, 1867 at age 83 (Index of Deaths, 1851-1870).]

[Note: In the list above, DB 123/443 through DB 191/113 collectively represent 24/36, or 2/3, of the original Homestead Estate of Joseph S. Cooke.]

DB 197/281: On November 28, 1871, Joseph J. Cooke of Providence sold to Mary B.A. Viall, wife of William Viall of Providence [price not indicated]: a parcel of land with improvements at the northeast corner of Power Street and Hope Street, measuring 185.35 feet on Hope Street, 149.11 feet on Power Street, 186.11 feet on the east, and 149.73 feet on the north, totaling 27,752 sq.ft. "Being the homestead estate of the late Joseph S. Cooke, deceased." [Note: the Vialls owned the house next door on Power Street, according to the 1875 map.]

DB 236/281: On January 19, 1872, Mary B.A. Viall, wife of William Viall of Providence, sold to Hezekiah Anthony of Providence, for \$25,000: a parcel of land with improvements at the northeast corner of Power Street and Hope Street, measuring 185.35 feet on Hope Street, 149.11 feet on Power Street, 186.11 feet on the east, and 149.73 feet on the north, totaling 27,752 sq.ft. Being the same estate bought of Joseph J. Cooke by deed dated November 28, 1871 [deed book citation not given].

DB 321/237: On November 7, 1883, Hezekiah Anthony of Providence sold to Jane Anthony Eames of Concord, NH and Sarah Ann Cook of Providence, for \$100: a parcel of land with improvements at the northeast corner of Power Street and Hope Street, measuring 185.35 feet on Hope Street, 149.11 feet on Power Street, 186.11 feet on the east, and 149.73 feet on the north, totaling 27,752 sq.ft. Being the same conveyed to the grantor by deed from William Viall and Mary B.A. Viall dated January 19, 1872 and recorded in DB 236/281.

DB 331/133: On December 9, 1884, Jane Anthony Eames of Concord, NH and Sarah Ann Cook, widow, of Providence sold to Ada C. Vaughan, wife of Benjamin F. Vaughan of Providence, for \$100: a parcel of land with improvements at the northeast corner of Power Street and Hope Street, measuring 185.35 feet on Hope Street, 139.46 feet on Power Street, 186.11 feet on the east, and 135.03 feet on the north, totaling 25,575 sq.ft. Being the same conveyed to the grantors by deed from Hezekiah Anthony dated November 7, 1883 and recorded in DB 321/237.

DB 330/223: On March 18, 1885, Elisha Dyer and Nancy B. Dyer of Providence; and George Harris and Jane A. Harris of Andover, Mass., as residuary devisees under the will of Mary A.B. Viall, deceased, sold to Ada C. Vaughan and Benjamin F. Vaughan, of Warwick, for \$10: a parcel of land with improvements at the northeast corner of Power Street and Hope Street, measuring 185.44 feet on Hope Street, 139.56 feet on Power Street, 186.11 feet on the east, and 135 feet on the north. The deed notes that this is "the estate which belonged to Hezekiah Anthony, now deceased."

[Note: it is not clear how Eames/Cook and Dyer/Harris could sell virtually the same lot to the Vaughans within the space of 3-4 months; the grantor index does not indicate that the Vaughans sold the property to Dyer/Harris and then bought it back from them.]

Deeds Related to the House in its Current Location

DB 329/382: On June 26, 1885, Benjamin F. Vaughan and Ada C. Vaughan of Providence sold to Isabella B. Ames and George H. Ames of Providence, for \$100: a lot of land on the east side of Hope Street, measuring 85.35 feet on Hope and 115.03 feet deep, together with improvements. Being a portion of the estate conveyed to Ada C. Vaughan by deed from Jane A. Eames and Sarah A. Cook dated December 9, 1884, recorded in DB 331/133.

DB 334/461: On June 15, 1886, Benjamin F. Vaughan and Ada C. Vaughan of Warwick sold to Isabella B. Ames and George H. Ames of Providence, for \$1: a parcel located "a little east of Hope Street," measuring 85.35 feet wide by 20 feet deep, with its west side abutting the grantees' land. Being a portion of that parcel of land conveyed to Ada C. Vaughan by deed from Jane A. Eames and Sarah A. Cook dated December 9, 1884, recorded in DB 331/133.

DB 466/234: On March 17, 1906, George H. Ames and Isabella B. Ames of Providence sold to Henry B. Deming of Providence, for \$1, a lot with buildings and improvements on the east side of Hope Street measuring 85.35 on Hope Street and 135.03 feet deep. Being the same conveyed to Isabella B. Ames by 2 deeds from Benjamin F. and Ada C. Vaughan dated June 26, 1885 (DB 329/382) and June 15, 1886 (DB 334/481). This deed being given to correct an error in the name of the grantee in DB 476/330, dated December 5, 1905 (in which the grantee's name is "Harry.").

Directories (Archives)

The house first appears in city directories in 1850, with the address 93 Power Street. The first listing for the address 125 Hope Street is in 1886.

Providence City Directories were published beginning in 1824. For the first 4 decades, these volumes contained a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name. Residents' professions and business addresses (if any) were noted before home addresses. From 1892-1894 city directories also included a section listing residential buildings by street address, which was later separately published as a House Directory (1895-1935). The notation "(h)" indicates a head of household; "(b)" indicates a boarder.

1824	Cooke, Joseph S., cotton manufacturer, 123 S. Main, Power
1841-1842	Cooke, Joseph S., Young Orchard, Power
1844	Cooke, Joseph S., widow, Young Orchard, Power
1847-1848	Cooke, Joseph J., 93 Power Cookie, Joseph S., widow, 93 Power
1850	Cooke, Joseph S., widow, 93 Power
1869	Cooke, Albert R., (h) 93 Power
1870	Cooke, Albert R., (h) 148 Power [addresses were renumbered]
1885	Ames, George H., dentist 17 Mathewson St., (h) Hope near Power
1886	Ames, George H., dentist 17 Mathewson St., (h) 125 Hope