

Providence Preservation Society

Records of

226 Gallatin Street

Plat 52

Lot 461

James Taylor House

built 1914

Niles M. Sundberg, builder

1914

August 17. Recorded in Deed Book 546.127. William P. Sheffield of Newport and Alice H. R. Cooke of North Kingston, Trustees under the last will and testament of Joseph J. Cooke, late of Providence, (the said William P. Sheffield being appointed by decree of the Appellate Division of the Supreme Court, at it's April Session, A.D. 1895, for the county of Providence in the place of Martha A. Cooke, deceased, who was the sole surviving executrix of said last will and testament, said decree being made in Equity Suit No. 3947, entitled Henry H. Cooke et al. vs. Alice E. Cooke et al. and the said Alice H. R. Cooke being appointed by decree entered in the Superior Court in the county of Providence on the 7th day of December, A.D. 1911) by virtue of the power and authority vested in and by virtue of said decree (certain of the charges specified in the thirteenth clause of said will still remaining in force and effect), and of all other powers enabling and in consideration of the sum of ten dollars and other valuable considerations in our said capacity as trustees paid by James C. Taylor of Providence, sell and convey to the said James C. Taylor all that certain parcel of land situated in the said city of Providence and bounded and described as follows: Beging on the southerly side of Gallatin Street (90) feet easterly from the intersection of the westerly line of Ruskin Street produced southerly with the southerly line of Gallatin St.; thence easterly bounding northerly on Gallatin St. (50) feet; thence southerly (99.92) feet; thence westerly parallel with Gallatin St. (50) feet; then easterly and southerly on other land of these grantors; thence northerly bounding westerly on land now or formerly of William McKenna and wife, (99.92) feet to Gallatin Street and place of beging and containing (4996) square feet.

This conveyance is made subject to the restrictions: That no part of any building shall be placed or erected with 10 feet of the southerly line of Gallatin Street, and that no house to be occupied by more than two families shall ever be erected or placed on the land.

August 19. James Taylor of 159 Holden Street filed his intent to build with the City of Providence. A Permit was granted to build a one-family 2½ story dwelling on the southerly side of Gallatin St. Niles M. Sundberg is listed as the builder. City Directories show James Taylor was employed by the Dept. of Public Works.

1915 & 1916 James Taylor is listed as living at 226 Gallatin Street.

1915 August 31. Recorded in Deed Book 554.494 James Taylor, unmarried, sold the property to Flora M. Easterbrooks. This conveyance was made subject to a mortgage of \$3,900.

1921 February 19. Recorded in Deed Book 609.46 Flora M. Easterbrooks, widow, sold this 4996 sq. ft. of land with all buildings and improvements to Charles D. McCullen and his wife Rebecca Ann.

1926 September 15. Recorded in Deed Book 693.76 at 11:25 a.m. Charles D. and Rebecca Ann McCullen conveyed the property to Mihran Berberian.

1929 December 9. Recorded in Deed Book 731.302 On Sept. 20, 1928 a mortgage was made to Alfred Bron of New York City and recorded in Mortgage Book 595.205. Default was made in condition of this instrument resulting in the property being sold at auction on Dec. 7, 1929. Rose Greene purchased the property with a high bid of \$3,500.00

1976 July 23. Recorded in Deed Book 1193.453 Rose Greene, widow, conveyed the property to Rose Greene, Ruth Hirsch, Julian Greene and Leo Greene.

1986 June 12. Recorded in Deed Book 1391.182 The property was purchased by Roosevelt Benton and his wife Linda Benton.

Records show the following residents of the property:

1915-16 James C. Taylor; clerk, Public Works Dept.

1917-22 H. G. Easterbrooks; collector

1923-26 Charles D. McCullen; salesman

1927-30 Mihran Berberian

1931-85 (Joseph) and Rose Greene