

22 Beckford St.

Jelly Dec, 1971

BENJAMIN PUNCHARD HOUSE

SUMMARY

This fascinating irregular design house at the corner of Federal and Beckford Sts. reveals puzzling aspects in its history. Repairs have uncovered the date 1735 on an interior beam, and there is a definite difference between "old" and "newer" parts of the house. Research of deeds shows Benjamin Cook selling to his son John Cook "land" with no buildings mentioned in 1759. This same land (no buildings) was sold by fisherman John Cook to Benjamin Punchard, a shoreman, in 1761. Vital statistics reveals little of this man that we can be sure of. By 16 years after this land purchase, he (and his family, one would presume) had moved to New Hampshire. A second land purchase, a small triangular piece, adjoining his lot was made in 1767. In 1774 Benjamin Punchard mortgaged his "dwelling house and land" to Francis Cabot. Samuel Curwen's list of houses built in Salem has Punchard's name followed by the date 1765, a reasonable date, considering the documented land purchases and house mortgage. What Punchard probably did, which was fairly common in days before extensive plumbing piping and wiring, was to move a small older house onto his newly acquired land, and then add onto it. This would explain the older date, irregular plan and differing interior work. No consistent records were kept of house moving, and so it is impossible to tell from where he obtained the older structure. Curwen, on his list, has made note that the list of houses "built" includes those houses being "added on to." By 1777, Benjamin Punchard had moved to New Hampshire and sold his Salem dwelling house and land to John Chamberlain.

After only 2 years, Chamberlain had to mortgage his property to his son, John Jr. Vital statistics lists this son as married in 1796 to Elizabeth Marston. **Two** children are recorded ^{in his will} and John Jr. died 2 years after his marriage. His father was dead also by 1800, and the mortgage listed as discharged in 1801. Sons Benjamin and William Chamberlain inherited the house and sold it, but their brother's widow Elizabeth was permitted to live on the property for the rest of her life. She died in 1834 aged 84. The descent of the property through the rest of the years to the present is clearly documented.

Research thus shows this lovely house to be 206 years old, with part of it probably, but untraceably, older.

Could you please put a notation in the 22 Beckford research 5-29-81 indicating that the information about John Chamberlain and family is incorrect. For correct reference see the research on 105 Federal St.

This is by request of Donna Chamberlain of Burlington, Mass.

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DOCUMENTATION

Report 1968; Historic District Study Committee

#22 Beckford St. Federal Period. Chamberlain says it was built by Benjamin Punchard, and the date 1735 has been found on beam in the house.

Book 109 page 200 August 21, 1759

Benjamin Cook of Salem, fisherman, for £40 sells to his son John Cook, fisherman, a piece of land in Salem containing about 45 poles, bounded W on Bickford's Lane; N on Nathaniel Archer's land; E on Dr. Toppan's; and S on Joseph Cook's land.

Book 107 page 201 August 15, 1761

John Cook of Salem, fisherman, with consent of Margaret his wife and Elizabeth Cook, his mother, for £40, 13s, 4p sells to Benjamin Punchard of Salem, shoreman, a piece of land which I purchased of my father Benjamin Cook containing 38-7/10 poles bounded W on Bickford's Lane 3 poles 15 links; N on land of Nath'l. Archer 10 poles, 19 links; E on land of Bezaleel Toppan 3 poles 15 links; S on land of Joseph Cook 10 poles 19 links.

Samuel Curwen's list of "Houses Built in Salem"

Benjamin Punchard 1765. Curwen states that this list includes "buildings on old foundations, new tenements added to houses."

Book 121 page 150 January 3, 1767

Nathaniel Archer sells to Benjamin Punchard a triangle of land containing 6 poles; NW on Town Way lately laid out (Federal St.); S on land of aforesaid Benjamin; E on land sold by Nath'l. Archer to Samuel Punchard.

Book 132 page 256 April 28, 1774

Benjamin Punchard mortgages to Francis Cabot his dwelling house and land containing about 40 poles bounded S on George Bickford's land; E on land of Dr. Toppan; N partly on Ichabod Clover's land, partly on land of Stephen Cook, partly on the New Street by the North River; W on Bickford's Lane. Book 135 page 63 says mortgage is discharged.

Book 136 page 77 October 2, 1777

Benjamin Punchard of Lyndeborough, N.H., yeoman, for £240 sells to John Chamberlain of Salem, leather dresser, my dwelling house with land under and adjoining in Salem (same description as above).

Book 162 page 104 March 13, 1797

John Chamberlain mortgages the above property to his son John Jr. A margin note dated April 20, 1801, from the executor of last will of John, Jr. states that mortgage is discharged.

Book 166 page 226 May 3, 1800

Benjamin Chamberlain of Salem, mariner, for \$100 sells to his brother William Chamberlain of Boston, Wheelwright, his right and title on a house and land on Beckford St. being the same house and land of which my father John Chamberlain died seized, intestate.

Book 167 page 122 December 4, 1800

William Chamberlain of Boston, Wheelwright, for \$200 sells to Edmund Johnson of Salem, cabinet maker, dwelling house and land (same description) also one full share of the same estate which I bought from my brother Benjamin Chamberlain Book 166 page 226. The said two shares are of the aforesaid dwelling house and land that my honored father John Chamberlain died seized, and is two undivided shares in said estate.

Book 184 page 266 January 20, 1809

Edmund Johnson of Salem, cabinet maker, for \$3000 sells to George Dodge of Salem, merchant, and Larkin Dodge of Salem, merchant land bounded: beginning at the NW corner thereof on Federal and Beckford Sts., running S bounding W on Beckford St. 3 poles 11 links to the middle of a stone which is the boundary of land of Benjamin Morgan; then E along Morgan's land 5 poles 3 links to middle of another stone which is boundary of land betw. Morgan and Andrew Fuller; then N along Fuller's land 1 pole 2-1/3 links; then W along other land of said Johnson 11-1/4 links to a fence betw. land herein conveyed and said other land of Johnson; then N along fence 1 pole 2-2/3 links; then running NW along last mentioned land 1 pole 2 links to land in occupation of Widow Chamberlain; then W by her land 17 links; then NW 20-1/2 links to Federal St.; then W by Federal St. 2 poles 2 links 2 poles 12 links to Beckford St. and beginning, together with dwelling house and other buildings thereon except that part of a house occupied by Widow Chamberlain which stands on that part of lot herein conveyed which was assigned to her in part of her dower.

Book 255 page 216 January 21, 1830

"Proprietors of the Tabernacle" in consideration of a deed of a house on Oliver St. from John Burley, convey to John Burley land and dwelling house cornering on Beckford and Federal Sts. (described above) house occupied by Elizabeth Chamberlain to be for her natural life. Premises devised to said "Proprietors" by will of George Dodge late of Salem, dec. recorded in Probate the 3rd Tuesday of November 1821.

Book 272 page 185 September 17, 1833

John Burley, Esq. of Salem for \$2250 sells to Ichabod Nichols of Salem, merchant, land and dwelling house corner of Beckford and Federal Sts. bounded on N by Federal St. to 6' from the Red House (so called); running S to NE corner of Necessary House, and by end of said Necessary by Barn (leaving room for the eaves drip); then E to Fuller's land; then running S to Morgan's land; then W to Beckford St.; then N to Federal St.; the house being occupied by Elizabeth Chamberlain for her natural life, premises conveyed to me by deed Book 255 p.216.

Book 314 page 60 September 16, 1833

Ichabod Nichols for \$1 sells to Sally Nichols, wife of my son George, merchant, of Salem, land and dwelling house (described above) the premises being the same which John Burley has this day conveyed to me.

Book 321 page 16 October 5, 1840

Sarah P. Nichols, Lydia R. Nichols, John H. Nichols, Mary Jane Nichols and Charles Nichols, all of Salem, George Nichols and Henry P. Nichols of Boston, for \$2430 sell to John P. Peirce of Salem, trader, a certain message (description same, but no mention of Widow Chamberlain.)

Vital Statistics Capt. George and Sally Peirce Nichols (left no Probate documents;) had the seven children listed above.

Book 423 page 23 January 29, 1850

John B. Peirce of Salem, for \$500 sells to Samuel S. Johnson the following described message conveyed to me by deed Book 321 p. 16 subject to a mortgage to George Nichols for \$1200 and another to William Sutton for \$1300. (description same).

Book 443 page 30 March 24, 1851

Henry Poor of Boston, assignee of the effects of S. S. Johnson, for \$361 releases to Lucius A. Johnson the message on corner of Federal and Beckford St. now occupied by S. S. Johnson.

Book 462 page 264 June 23, 1852

Lucius A. Johnson for \$100 releases all claim to Elizabeth Johnson, wife of Samuel S. Johnson, to the estate corner of Federal and Beckford Sts. being the same estate now occupied by S. S. Johnson, to be held by Elizabeth Johnson to her sole and separate use, free from the interference or control of her husband.

Book 529 page 1 March 31, 1856

Samuel S. Johnson of Salem and Elizabeth Johnson his wife, for \$1100 sell to Avis W. Hill wife of William Hill a parcel of real estate on corner of Federal and Beckford Sts. being the same estate conveyed from Sarah P. Nichols and others to John P. Peirce Book 321 p.16; from Peirce to S. S. Johnson Book 423 p.23, and Book 443 p.30, Book 462 p.264, to all of which deeds reference is made for description, the same being our homestead.

Book 1289 page 274 August 6, 1890

William W. Hill of Woburn and Mary W. Valentine wife of Herbert E. Valentine of Somerville, for \$1 and considerations sell to Maria L. Hill single, of Salem, land and dwelling house in Salem bounded: beginning at NW corner of house running E by Federal St. 48.75'; then running S as fence stands on 2 courses of land of Moulton, 65.75' and 6.5'; then running E by said land 8.25'; then S by land of Shreve 18.2'; then running W by land of Tanch 84.5' to Beckford St; then running N by street 56.7' to beginning. Being same land conveyed to Avis W. Hill, mother of grantors and grantee Book 529 p.1

Book 1871 page 432 May 6, 1907

Maria L. Hill, single, of W. Somerville, sells for \$1 and considerations to Elizabeth F. Daland, wife of John Daland Jr. of Salem, land and buildings in Salem bounded: (described above).

Book 3432 page 68 December 7, 1945

Elizabeth F. Daland, widow, of Salem sells to Lewis O. and Sally D. Meserve of Salem land and buildings described (same as above)

Book 3920 page 192 August 29, 1952

Lewis O. and Sally D. Meserve of Salem sell to H. Edward Garfield of Beverly land and buildings bounded: on W by Beckford St. 56.7'; on N by Federal St. 48.75'; on E by 2 courses, land now on late of Moulton 65.75' and 6.5'; N on land of said Moulton 8.25'; E on land now or late of Shreve 18.2'; and on S by land now or late of Tanch 84.5'

Book 4293 page 405 August 2, 1956

H. Edward Garfield of Beverly sells to Richard and Dorothy S Garfield of Salem land and buildings. (same description as above)

Book 4471 page 19 June 24, 1958

Richard and Dorothy S. Garfield of Salem sell to William R. and Marianne Burns of Salem land and buildings. (described above)

Book ? May, 1963

William Russell Burns, Jr. deeds for \$1.00 to Marianne Burns land and buildings. (described above).

Book 5380 page 709 July 28, 1965

Marianne Edgerton sells to William Russell and Lucretia Burns land and buildings. (described above).

Book 5625 page 136 July 26, 1969

William Russell Burns and Lucretia Burns sell to William Russell Burns, Jr. and Elizabeth M. Burns of Salem land and buildings (described above).

Gazette 1833 March 26 For sale

Corner of Beckford and Federal - three story dwelling house occupied by Mrs. Felt, with a two story out building and about 80 foot square land. The building is in excellent repair. Contains 12 convenient rooms and chambers and is worthy the attention of persons wanting a good estate.

Also - two story dwelling house with land on Federal st. next east of the above.

George Nichols

7/21/88

I borrowed
this report
from HS I
a few months ago
& am now
returning it.
Thanks DM



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