

# Historic Salem incorporated

OFFICE AT HAMILTON HALL

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

106 FEDERAL STREET

Built for

JOHN CHANDLER, grocer

in 1897

Research by,  
Joyce King  
February 1988

"to preserve Historic Sites, Buildings and objects,  
and to work for the education of the community  
in the true value of the same."

106 FEDERAL STREET

DATE - September 1, 1987  
GRANTOR - Richard Minturn and Suzanne Freeman  
GRANTEE - Robert and Denise Kiel  
DESCRIPTION - Land and buildings  
North - formerly John Bell 32'7"  
East - formerly John Bell by two  
courses 28'5" and 34'5"  
South - Federal Street 40'8"  
West - Beckford Street 63'

BOOK 6775 PAGE 521

DATE - December 18, 1980  
CONSIDERATION - \$85,000  
GRANTOR (seller) - Frances D. Rizzotti, Josephine  
Rizzotti and Theresa Madison  
GRANTEE (buyer) - Richard Minturn and Suzanne Freeman  
husband and wife  
DESCRIPTION - Land and buildings  
PREVIOUS REFERENCE - Being the same premises conveyed by  
deed of Frances D. Rizzotti April 19,  
1977, recorded in book 6340 page 460.

BOOK 6340 PAGE 460

DATE - April 19, 1977

CONSIDERATION - Love and affection

GRANTOR (seller) - Frances Rizzotti

GRANTEE (buyer) - Frances D. Rizzotti, Josephine Rizzotti and Theresa Madison

DESCRIPTION - Land and buildings

PREVIOUS REFERENCE - The same premises conveyed to me and my sister Grace E. Rizzotti by deed of Lawrence Rizzotti on November 2, 1963, recorded in book 5124 page 332. For my title see also estate of Grace Rizzotti docket #329710.

BOOK 5124 PAGE 332

DATE - November 2, 1963

CONSIDERATION - Less than \$100, subject to prior mortgage.

GRANTOR (seller) - Lawrence Rizzotti

GRANTEE (buyer) - Grace E. Rizzotti and Frances D. Rizzotti

DESCRIPTION - Land and buildings

PREVIOUS REFERENCE - The same premises conveyed by The Wesley Methodist Church on June 2, 1952, recorded in book 3903 page 371.

BOOK 3903 PAGE 371

DATE - June 2, 1952

CONSIDERATION - \$1,150

GRANTOR (seller) - Trustees of The Wesley Methodist Church

GRANTEE (buyer) - Lawrence Rizzotti

DESCRIPTION - Land and buildings

PREVIOUS REFERENCE - Being the same premises conveyed to said church by deed of the Salem Seaman's Orphan and Children's Friend Soc. and by deed of the Association for the Relief of Aged and Destitute Women in Salem in February 1912.

BOOK 2133 PAGE 450

DATE - February 28, 1912

CONSIDERATION - \$1 and other valuable consideration

GRANTOR (seller) - The Association for the Relief of Aged and Destitute Women  
The Salem Seamen's Orphan and Children's Friend Soc.

GRANTEE (buyer) - The Wesley Methodist Church

DESCRIPTION - Land and buildings

PREVIOUS REFERENCE - Devised to us in the will of John Chandler in equal shares.

BOOK 1112 PAGE 250

DATE -	August 2, 1883
CONSIDERATION -	\$2,750
GRANTOR (seller) -	Harlan P. Sanborn of Chelsea Administrator of the will of Joseph Chandler, late of Cambridge
GRANTEE (buyer) -	John Chandler
DESCRIPTION -	Land and buildings
PREVIOUS REFERENCE -	None listed

NOTES AND DATE DOCUMENTATION

106 FEDERAL STREET

PERIOD: FOURTH QUARTER

"This large wooden house is a Colonial Revival period, two-story plus gambrel roof building. There are bay windows, cross gables, and a dentil cornice, all of which are representative of this style. Charles Archer writing for the Salem Evening News in 1922, tells of an old house which was previously on this site. In it the Chandler family lived and ran a store which was the local gathering place for the community and the center of news and gossip. The same Chandler family built the present grocery store diagonally across the street." (Salem Historic District Study Committee Investigation Vol. 3 pg.64)

CHANDLER'S OLD GROCERY DURING CIVIL WAR DAYS  
Old Times Up-town

"Chandler's store, on the lower corner of Beckford street, was the general centre for local news and gossip of our neighborhood on upper Federal street, especially in the long summer evenings and particularly after the great rebellion, as it was then called, broke upon the community. It as a typical old-fashioned grocery in an ancient yellow wooden dwelling-house (originally) dating back to the early years of the nineteenth and very possibly to the close of the eighteenth century. The store occupied the whole of the first floor with a huge fat chimney passing up through the middle to the story above, where dwelt a family up-stairs.

This chimney materially curtailed the space and the flour, sugar and cracker barrels left little narrow pathways for the customers. A long counter extending from the door to the back wall, traversed the eastern side of the store and back of that was the long row of deep tin canisters for the teas and coffees, sugar, spices, peas and beans. Ham and bacon in yellow and brown canvas coverings, hung from the beams overhead and were diversified by strings of dried apples festooned between. But it was the barrel tops that furnished us our reat forum for full and free discussion of the conduct of the war- a tremendously engrossing topic.

Chandler's grocery dated back for years and years. Joseph D. Chandler, a very old man when I came on the stage, was the head of the establishment from my earliest recollection and was soon succeeded by his energetic and bustling son, John Chandler, who years later built a modern grocery store across the street at 107 Federal, on the corner diagonally opposite of its old home, and moved the business to the new location. The old store did a flourishing business for certainly two generations in the family, if not more, for it had a very solid community to cater to." (Salem Evening News article by Charles Archer)

As mentioned, an old house/store previously occupied this site. In 1874 John Chandler removed the old buildings on the corner of Federal and Beckford streets (now #107) and built a store and dwelling house. In 1896 he removed an old house at 21 Beckford street and built a new house on the site. He repeated this pattern in 1897 when he removed the old building at 106 Federal and had a new one built.

Salem tax records:

1896 John Chandler

House 107 Federal	value	\$5,200	
House 21 Beckford	value	<del>1,200</del>	\$3,200
Shop 109 Federal	value	200	
House and barn 7 River	value	900	
House 106 Federal	value	1,500	
House 22 1/2 and 24 Beckford	value	500	

1897 John Chandler

House 107 Federal	value	\$5,200	
House 21 Beckford	value	3,200	
House and barn 7 River	value	900	
House 106 Federal	value	<del>1,500</del>	3,200

1900 John Chandler

House 107 Federal	value	\$4,500	
House 21 Beckford	value	3,200	
House and barn 7 River	value	900	
House 106 Federal	value	3,200	
House 24 Beckford	value	700	

This notice, published in the Salem Gazette on May 1, 1896, was written about 21 Beckford street, but could also apply to 106 Federal:

"Old house on Beckford Street about 175 years old, belonging to John Chandler was demolished to make room for a dwelling built in modern style, designed by Joseph C. Foster, architect. We understand Mr. Chandler proposes to erect a fine two-story-and-a-half house with all the modern improvements, for which there is abundant space."

John Chandler was the son of John D. and Mary (McDonald) Chandler. He was born on May 31, 1832 at 7 River street., where he lived until 1874 when he went to live in his new house at 107 Federal street. Mr. Chandler attended Salem schools and at an early age began to work as clerk in his father's grocery store. He was ambitious to do business on his own account and established a grocery store at the corner of Beckford and Federal streets. He was fortunate in his business. He had the necessary experience, knowledge and foresight, the sound judgment and sterling character that brought him substantial rewards for his industry and activity in business. He had an attractive personality, winning friends readily by his kindly and democratic manner and sympathetic nature. He belonged to no clubs or fraternal organizations; he divided his time between his business and his home. He was active in the North Unitarian Church and a generous supporter of its work. He married, October 26, 1865, Caroline F. Edwards, born at Salem, April 26, 1840, daughter of Benjamin and Abigail R. (Peele) Edwards. John and Caroline Chandler had no children.  
(Genealogy of Boston and Eastern Mass.)

John Chandler died on January 29, 1903. Subsequent to a few small bequests, the estate was put in a trust to care for his wife Caroline. After her death it was to be divided, in equal shares, by the Association for the Aged and Destitute Women in Salem and the Salem Seaman's Orphan and Children's Friend Soc. The total personal property was valued at \$12,825.01. The real estate was valued at \$16,000, as shown in the inventory:

Dwelling, store and land S.W. corner of Federal and Beckford \$6,000; House and land 21 Beckford \$4,000; Two houses and land corner of Federal and Beckford \$4,800; House, stable and land 7 River \$1,200.

The Salem Evening News carried this simple obituary:

"Death of well known grocer, for many years kept a store on the corner of Federal and Beckford streets. Mr. John Chandler died at his home 107 Federal St. He was a graduate of the Hacker School. Leaves a widow."

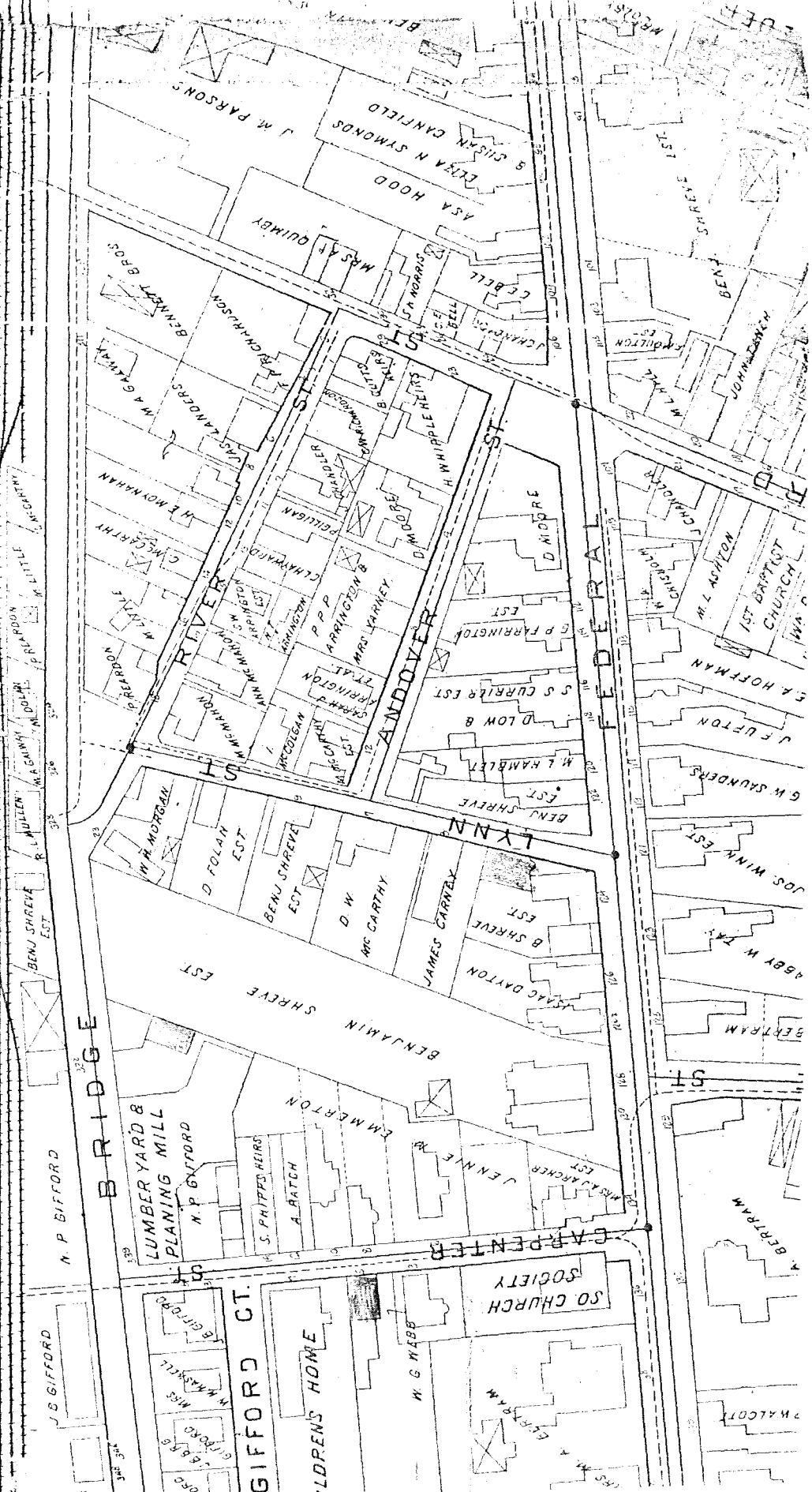


NORTH

1897

EASTERN RAIL ROAD CO

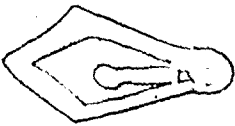
BOSTON & MAINE RAIL ROAD



1897 old house

# NORTH RIVER

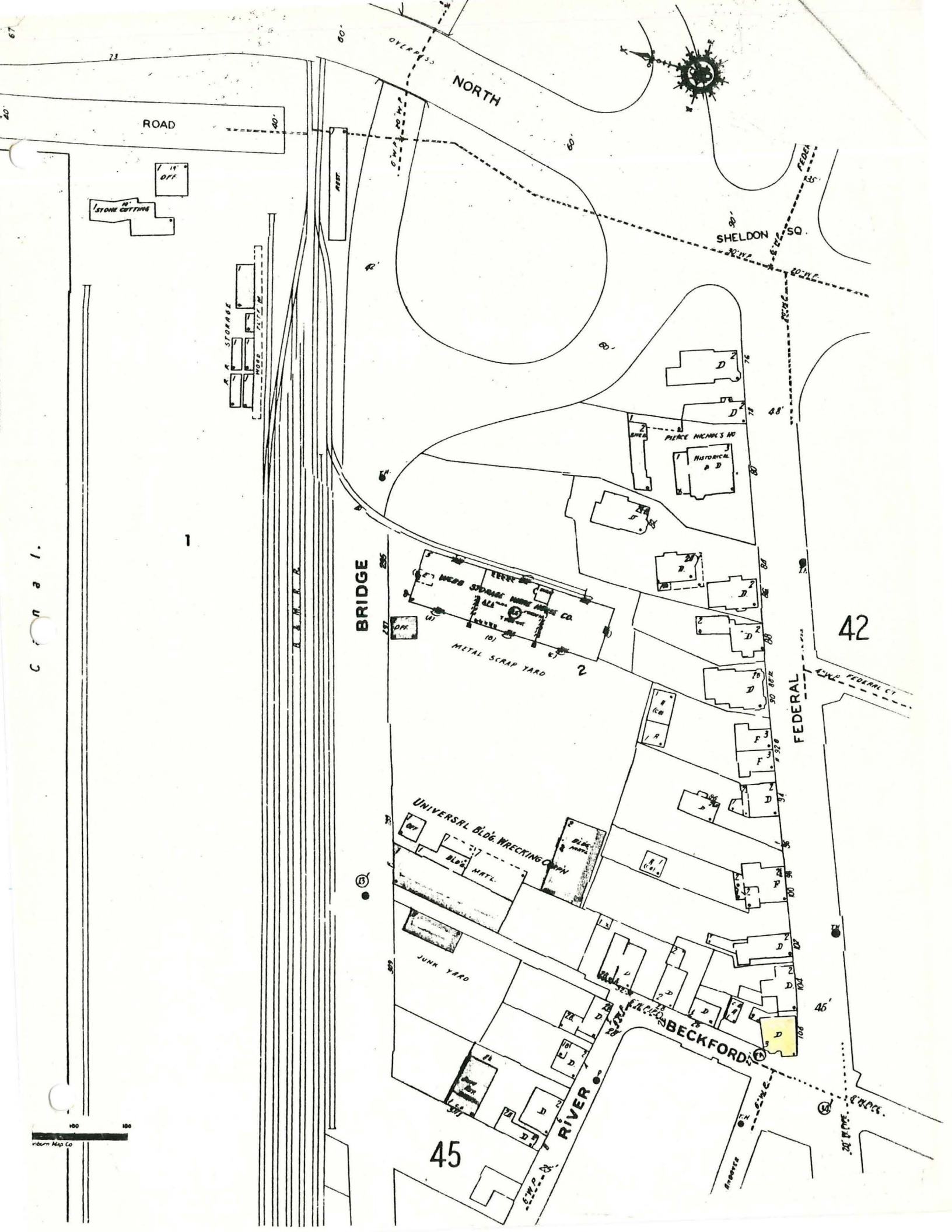
BOSTON



Wa

Nathan R. Gifford





C n a l.

ROAD

NORTH

SHeldon SQ.

BRIDGE

METAL SCRAP YARD

UNIVERSAL BLDG. WRECKING CO.

JUNK YARD

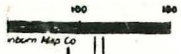
RIVER

BECKFORD

FEDERAL

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North Map Co.

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Caroline Chandler - Chiroprician under the Trust  
 Salem Electric Lighting Co. - repairs at 106 Federal St.  
 W. S. Lee Estate - repairing electric see "  
 H. W. Ripley Co. for ball paper "  
 L. H. Shaw - painting paper hanging re. "  
 Caroline T. Chandler "  
 Halling & Morse - furnace repairs "  
 John T. Cabeen - plumbing "  
 John T. Bell - carpenter work "  
 C. S. Jones - premium on liability insurance on estate "  
 W. Edin & Rockford, etc. for 500. to Aug. 1, 1913 "  
 Caroline T. Chandler "  
 do "  
 do "  
 John T. Cabeen - plumbing "  
 H. W. Ripley Co. - wall paper "  
 James C. Woodell - carpenter work "  
 Caroline T. Chandler "  
 L. H. Shaw - painting & papering - 21 Rockford St. "  
 for 50 24 stamped envelopes "  
 Caroline T. Chandler "  
 do "  
 City of Salem water rates for 1910 "  
 Caroline T. Chandler "  
 do "  
 Chas. E. Swinlain - carpenter work "  
 Caroline T. Chandler "  
 City of Salem taxes for 1910 assessed to the exec. of "  
 Chisholm trustee 1/4 of John Chandler "  
 C. L. McCadden - repairing electric see 4 Rockford St. "  
 John T. Cabeen - plumbing work "  
 Caroline T. Chandler "  
 Wallace T. Chisholm trustee for service "  
 Caroline T. Chandler - balance of income on hand "  
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Schedule E.

Dolls.	Cts.	Number of Item	Date		Dolls.
2.471	17		19 10	Amounts paid out and charges on account of income, as follows:	
		1	Dec. 1	Paid Caroline T. Chandler (Beneficiary under the trust)	10 4
		2	" 3	" L. T. Shaw - glazing at 24 Beckford st.	5
1.350		3	Jan'y. 2	" C. W. Kelly - concreting at 106 Federal st.	4
2.484	67	4	" "	" Walling Co. furnace repairs & tinwork 66 & 107 Federal st.	9
		5	" 6	" Chas. E. Sinclair - carpenter work	20
		6	" "	" Caroline T. Chandler	78
		7	Feb'y. 1	" do	83
		8	" "	" J. T. Caber - plumbing repairs 21 & 24 Beckford st.	2
		9	" "	" H. J. Gilman - furnace repairs 66 Federal st.	4
		10	" "	" Salem Electric Lighting Co. electric work 106 Federal st.	1
		11	" "	" W. J. Lee Est. " " " "	1
		12	March 1	" Caroline T. Chandler	64
		13	" 31	" do	65
		14	April 7	" J. McSondam - painting at 24 Beckford st.	8
		15	" "	" L. T. Shaw - room papering " " " "	3
		16	May 5	" Caroline T. Chandler	45
		17	June 1	" do	48
		18	" 2	" City of Salem water rates for 1911	50
		19	" "	" H. W. Dixley & Co. bill for wall paper & moulding	4
		20	" 20	" Stanley & Emme's bill - repairing electric work 106 Federal st.	1
		21	" 21	" Thos. S. Pincock - repairing slate roof 107 Federal st.	19
		22	" 23	" Wm. R. Colly Agent, for fire insurance policy covering } house 21 Beckford st. fr 5m. to June 18, 1916 for 1,000.	11
		23	" 28	" Caroline T. Chandler	140
		24	July 3	" Wm. R. Colly Agent, for fire insurance policy covering } house 21 Beckford st. fr 5m. to July, 1916 for 1,000.	11
		25	" 31	" Caroline T. Chandler	194
		26	Aug. 2	" J. McSondam - papering at 24 Beckford st.	2
		27	Sept. 1	" Caroline T. Chandler	101
		28	" 20	" Ch. Sinclair - shingling roof 24 Beckford st. &c.	140
		29	" 26	" Caroline T. Chandler	69
		30	Oct. 4	" H. W. Dixley & Co. wall paper	
		31	" "	" J. T. Caber - plumbing repairs	26
		32	" 13	" City of Salem taxes for 1911 assessed to Wallace & } Chisholm trustee for John Chandler	304
		33	" 27	" Caroline T. Chandler	150
		34	" "	" for 100 29 postage stamps	2
		35	" "	" Wallace & Chisholm trustee for services	150
				Amount carried forward	2.048