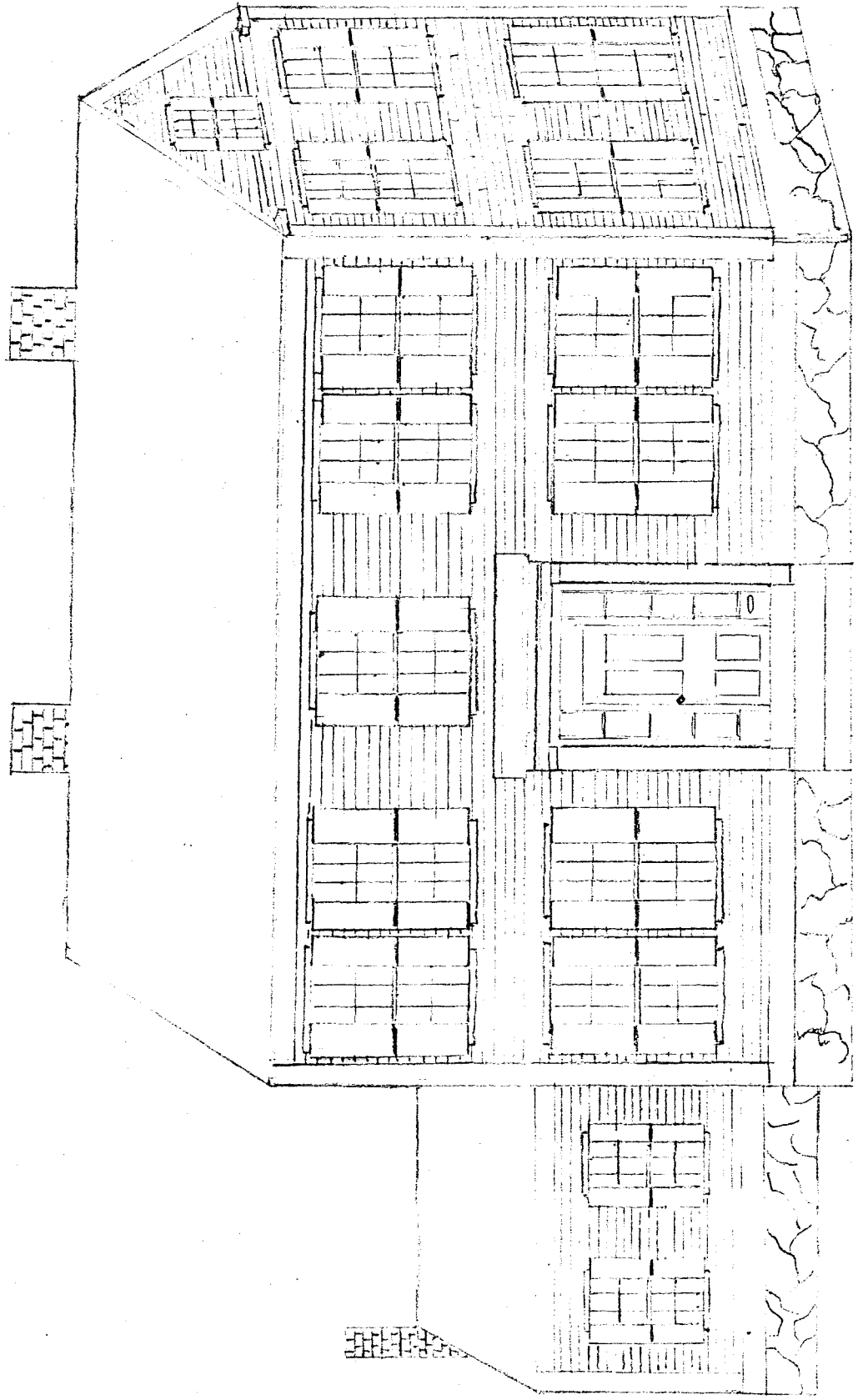


21 Williams Street

BENJAMIN STONE, MASON, 1857

E. Brown



SUMMARY

The land on which the house was built apparently remained a vacant lot from the time of its subdivision from the Williams' estate in 1797 through four subsequent sales. A "house" or "dwelling" or "building" is never mentioned for this piece of land until a sale in 1868. It was only through Salem's tax records that the "built in 1857" date was figured. Evidence there clearly shows that Benjamin Stone, mason, who incidentally purchased the land in 1842, was not taxed for it until 1853. From 1853 to 1856, he was assessed only for a "section of land on Williams Street". But in 1857 he was taxed for a "house and land on Williams Street" and his valuation jumped from \$300 to \$1800.

NOTE: In the following report of documentation, all parentheses and footnotes are my own.

Emilie Benin

DOCUMENTATION

June 22, 1967 Book 5453 page 88

"Knew all men by these presents, that we, Elmer W. Liebsch, Jr. and Marjorie Liebsch, husband and wife, both of Salem, for consideration paid, grant to Phillip G. Bonia, being unmarried, of Lynn, Essex County, Massachusetts with quitclaim covenants the land in said Salem, together with the buildings thereon, bounded and described as follows:

Easterly: by Williams Street, twenty-five (25.0) feet, thence

Southerly: by land formerly of Cross, now or late of Rauen, Eighty-nine (89.0) feet, thence.

Westerly: by land formerly of Trask, now or late of Cetter, twenty-six feet and nine inches (26 and 9/12) thence

Northerly: by land formerly of Manning, now or late of Farnham, eighty-three (83.0) feet, to the point of beginning.

For title see Book 5257, Page 450

April 6, 1965 Book 5257 page 450

"...Henry Lavery and Janet G. Lavery, Husband and wife, of Salem...grant to Elmer Liebsch and Marjorie Liebsch...land... and buildings...bounded as follows: (Same description as above)

For title see Book 4648 Page 320

March 7, 1960

Book 4648 page 320

"...We, Chester A. Tusinski of Salem, Stanley Tusinski of Peabody, Alice R. Paquette of Peabody, and Stacia Tusinski, being unmarried of Salem, being all the heirs of Stanley Tusinski, Also knows as St'Enli Tusenski, and Teofila Tusinski, also known as Tofila Tusenski, late of Salem...grant to Henry Lavery and Janet G. Lavery,...land and buildings bounded as follows: " (same description as for June 22, 1967 deed)

For title see Book 2599, Page 262

June 14, 1924

Book 2599 page 262

"...James E. O'Brien and Ethel B. O'Brien...grant to Stenli Tusenski and Tofila Tusenski, and the survivor of them... the land and buildings bounded as follows:" (same description as deed of June 22, 1967)

For title see Book 2520, Page 110

September 1, 1922

Book 2520 page 110

"..Charles I. Shepard of Fresno, California...grant to Ethel B. O'Brien and her heirs...the land and buildings bounded as follows: Easterly: by Williams Street 25.0 feet; Southerly by land now or late of Cross 89.0 feet; Westerly by land for-

merly of Trask now or late of Cetter 26 9/12 feet; Northerly by land formerly of Manning now or late of Farnham 83.0 feet. Being the same premises conveyed to Joanna Shepard by deed of Mary E. Cloutman dated November 30, 1887 in Book 1298, Page 420 and devised to me by the will of the said Joanna Shepard, late of said Salem deceased."

November 30, 1887 Book 1298 page 420

"...Mary Elizabeth Cloutman*...widow...grant to Joanna Shepard, a certain parcel of land situate on Williams Street in said Salem and bounded and described as follows, to wit: Easterly: by Williams Street 25.0 feet; Northerly by land of Manning 83.0 feet; Westerly by land of Trask 26 9/12 feet; and Southerly by land of Cross formerly Ross**89.0 feet; all of said measurements being more or less. Meaning hereby to convey to the said grantee the same premises that were conveyed to me by deed of Mark Graves et ux. et als. dated June ---, 1868, and recorded in Book 749 Leaf 18, and also by deed of Carrie Batchelder by Guardian dated June 8, 1868 and recorded in Book 749 Leaf 19"

June 11, 1868 Book 749 page 18

"...that we, Abigail M. Graves, wife of Mark Graves and

*1878 map at Essex Institute shows Cloutman at 21 Williams Street. The addition on the house, also shown on map, was probably added by Mrs. Cloutman.

** Ross remains our Southerly boundary from this time back to 1798.

Hannah E. Bascom, both of chelsea..., Rebecca D. Stone,
Sarah E. Hodgkins, wife of George L. Hodgkins and Louisa B.
Stone all of Salem... and Harriet M. Colburn, wife of George
L. Colburn of Temple, New Hampshire in consideration of
\$2571.43 to us paid by Mary Elizabeth Cleutman of Salem... do
hereby grant...six undivided seventh parts of a certain Messuage,
late the property of Benjamin Stone, deceased, situate in
said Salem on Williams Street and bounded Easterly by Williams
Street, 25 feet, Northerly by land of the City of Salem*, 83 feet,
Westerly by land of Trask 26 feet 9 inches, and Southerly by
land of Ross, 89 feet, or however otherwise bounded and be
all said measurements more or less, our right herein being as
heirs at law of the said Benjamin Stone, deceased."

June 8, 1868 Book 749 page 19

"Knew all men by these presents that I, Hannah E. Bascom
of Chelsea...Guardian of Carrie Batchelder of Salem... a minor
child of George W. and Caroline M. Batchelder by an order of
the Court of Probate, Held at Salem on May 5, 1868 was licensed
and empowered to sell and pass deeds to convey certain real
estate of the said minor;...did on the 28th day of May, 1868
pursuant on the order...sell by public auction the real estate
of said minor... to Mary Elizabeth Cleutman for the sum of
\$428.05 she being the highest bidder. Now, therefore, know
ye, that I as guardian...grant to Mary Elizabeth Cleutman all.

*Possibly the Williams Street School which, according to
the old Salem Directories, remained there until 1873-74.

one undivided seventh part of a certain lot of land situate in Salem, bounded " (same description as above deed except for "Southerly by land of Mrs. Ross 89 feet, being the same which was owned and occupied by Benjamin Stone, the grandfather of said minor and of whom she is one of the heirs at law..."

(Since the above deeds did not contain a past reference book, I checked the Grantee Book in the Registry of Deeds covering the years 1855-1879 Inclusive. Recorded January 1, 1868 was Benjamin Stone from Sarah Gardner et al, Book 748, page 145.)

October 1, 1842 Book 748 page 145

"We, the widow and heirs of Benjamin Gardner late of Salem ropemaker deceased for \$150 to us paid by Benjamin Stone of Salem, Mass, do grant, and convey to him a parcel of land situate in Salem in Williams Street, which William Gray conveyed to said Gardner by deed dated April 17, 1804 recorded Book 175 leaf 85. To have and to hold the same to said Stone, his heirs and assigns to their use forever. Dated October 1, 1842."

(As read, the above deed did not make reference to boundaries or buildings. As further proof that it was the same lot, I submit the following documentation.)

April 17, 1804

Book 175 page 85

"...I, William Gray jr. of Salem,,merchant, in consideration of \$200 paid by Benjamin Gardner of Salem...repemaker... do hereby grant...a piece of land situate in Williams Street in Salem and bounded as follows, Westerly by land of Stephen Webb, Southerly by land of Widow Ress, Easterly by Williams Street there measuring about twenty five feet, Northerly by my land running in a strait line from Williams Street to land of said Webb being part of the land conveyed to me by Brackley Rose by deed date January 19, 1803 and recorded in the Registry of Deeds for the County of Essex Book 172 leaf 59."

January 19, 1803

Book 172 page 59

"...I, Brackley Rose of Salem in consideration of \$1500 paid me by William Gray, jr. of Salem, merchant, do hereby grant , sell and convey...a piece of land in Salem Containing 31 poles and 7/10 of a pole be the same more or less and is bounded as follows, Easterly on Williams Street there measuring 110 feet, Southerly on land formerly belonging to Seccomb there measuring -----, Westerly on land formerly belonging to Simon Ferrester but now unto the said Wm. Gray,jr. there measuring 110 feet 3 inches, and Northerly on land of Moses Wallace, there measuring 75 feet with the dwelling house * and buildings thereon and all the privileges thereto belonging,

*Possibly the present 25 Williams Street which, I've been told, was built circa 1780 and moved here when the street opened in 1796. Bentley's book does refer to a few houses being moved here.

being the same piece of land which Thomas Reaves conveyed to me by deed dated March 30, 1798 and Henry Williams by deed Dated April 16, 1798 and recorded in Book 163 leaf 84 and 96."

April 16, 1798 Book 163 page 96

"I, Henry Williams of Salem, Mariner, in consideration of one hundred and ninety dollars paid by Brackley Rose of Salem, sugarbaker...do hereby grant...a piece of land containing about 19 poles be the same more or less situate in Salem and is bounded as follows to wit; Easterly on Williams Street there measuring 60 feet, Westerly on land of Jonathan Haraden there measuring 60 feet, 3 inches, Southerly on land formerly Seccombs now improved by Mrs. Reoss and Northerly on land of said Brackley Rose with the privileges thereto belonging... and Abigail Williams wife of said Henry Williams for the consideration aforesaid and one dollar more paid her by the said Rose...do hereby release and quit claim to all her right of dower in said granted premises."

March 30, 1798 Book 163 page 84

"I, Thomas Reaves of Salem, baker, in consideration of \$110 paid me by Brackley Rose of Salem, sugarbaker...do grant... a piece of land situate in Salem containing 12 poles and 7/10 and bounded as fellows, Easterly on Williams' Street there measuring 50 feet, Southerly on land now or lately belonging

to Capt. Henry Williams there measuring 75 Feet, Westerly on land of Simon Forrester there measuring 50 feet and Northerly on land of Joseph Gardner and there measuring 75 feet and to the same belonging."

Book 125 page 196 shows that John Williams sold all the land of his estate to Capt. Henry Williams. Dated March 4, 1769.

TAX RECORDS

- 1820--Benjamin Gardner, No real estate valuation or assessment
1830--Benjamin Gardner, Poll tax only, no real estate valuation
1840-- Benjamin Gardner, Nothing
1850--Benjamin Stone, 9 Williams Street, no real estate valuation
1851-- " " " " "
1852-- " " " " "
1853--Benjamin Stone, Section of land Williams Street
Valuation \$300
1854--Benjamin Stone, 9 Williams Street, land on Williams St.
valuation \$300
1855--Same as above
1856-- " " "
1857--Benjamin Stone, House, Williams St. valuation \$1800.

SALEM DIRECTORIES

From 1837 through 1855, Benjamin Stone resided at 9 Williams St.
Beginning in 1857, his address is 21 Williams Street.

ESSEX COUNTY PROBATE DOCKET
1841-1881

Estate of Benjamin Stone, Salem, Mass Docket #54400

Date of Death: February 25, 1868

Inventory: real estate valued at \$3000

Schedule of real estate in detail: House and
land on Williams Street, \$3200.

Heirs: Abigail M. Graves
Mark Graves
Hannah E. Bascom
Rebecca D. Stone
Sarah Hodgkins
George L. Hodgkins
Louisa B. Stone
Harriet M. Colburn
George L. Colburn
Carrie Batchelder

No record of Probate for Benjamin Gardner, Joanna Shepard or
St'Enli Tusinski.