

Historic Salem Incorporated

7 CAMBRIDGE STREET SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

6 Bott's Court

Built in 1897 for Daniel Low & Company

History:

The house bearing the address 6 Bott's Court was built on the seventeenth-century lot of Robert Kitchen, Salem merchant, which bordered the narrow strip that Kitchen sold to Joseph Neale, joiner, in 1695 (Essex County Registry of Deeds, Book 17, leaf 33; see inserted "Part of Salem in 1700" from The Essex Antiquarian, Vol. IV, 1900). The Kitchen family held the land bordering the "high" or "main" street, or Essex Street, and the Neale lot until 1711, when it passed to the Pickering family, who in turn sold it James Bott, "chaise-maker" and sadler, in the early 1780s (E.C.R.D. Book 138, leaf 267). Bott, a native of Tudbury, England, arrived in Salem as early as 1768 and announced the opening of a shop in Salem "at the sign of the Saddle" on Essex Street. His daughter Frances married Abner Goodhue in 1796 (Vital Records of Salem before 1849, Volume III, page 121), and they ultimately inherited the Essex Street/Bott's Court property when James Bott died in 1829 at the venerable age of 84, leaving many properties

in and around present-day Bott's Court to his many heirs.

The "Goodhue Estate", was sold by the minor and adult heirs of Abner Goodhue to Nathaniel Frothingham in 1857 (E.C.R.D Book 558, pages 143-144; see inserted 1857 plan). Acknowledging their heritage, the grantors stated that "the premises came to said [heirs] through their father Abner Goodhue by the will of James Bott." Nathaniel Frothingham, who held adjoining property on Hamilton Street, was the highest bidder in the public auction of the Goodhue "dwelling house" on June 1, 1857. He paid \$384 for the house and \$1735.71 for additional Goodhue properties, "together with all right of passage over the way known as Bott Court either to and from Essex or Chestnut Street". Frothingham held the property for ten years and then sold it to another Bott heir, Thomas Ferguson, cordwainer (E.C.R.D. Book 723, page 183). In keeping with the practice of his neighbors and relatives, many of whom were also cordwainers, Ferguson maintained a shop in his Bott's Court residence.

Thomas Ferguson owned the property (indicated on inserted 1874 Map of Salem) until his death in 1896. His heirs, Wesley Ferguson, Thomas Ferguson, Jr., and Frank and Grace Day, promptly sold the property to Daniel and Seth Low, "copartners doing business under the firm name and style of Daniel Low and Company", on June 29, 1896 (E.C.R.D. Book 1482, pp. 523-526). The Low & Co. properties, extending nearly 175 feet along Bott's Court from Essex Street, are indicated in the 1914 plan: "Land of Estate of Daniel Low, Salem, Mass." (E.C.R.D. Book 2281, p. 208, see insertion).

The Lows immediately tore down the buildings on the property and erected two new dwellings, the present-day 6 and 8 Botts Court. The former house was erected in 1897, though it is not indicated in the "Map of Salem" of that year (see insertion). Seth Low, son of Daniel and President of the Company, acquired building permit #58 from the city of Salem in March of 1897, listing his architect as E.M. Machado of Carpenter Street, Salem, and his builder as M.E. Polaced of 193 Dudley Street, Roxbury. The estimated cost of construction of the two-story, wooden house with a gambrel shingled roof was \$3500, including "furnace heating" (City of Salem, Record of Building Permits, 1895-1915). Though the house was clearly built for Seth Low, there is no indication that he ever occupied it. As early as 1898, the Salem Directories record that Louis O. Johnson, Secretary of the Holyoke Mutual Fire Insurance Company of Salem, and his wife Bessie were living at 343 1/2 Essex Street (as it was referred to as late as 1964), though they did not purchase the property until 1914 (E.C.R.D. Book 2281, pages 207-208).

The Johnsons owned and occupied 6 Bott's Court/ 343 1/2 Essex Street for the rest of their lives and the greater part of the twentieth century. Bessie Johnson, widow, bequeathed the property, along with most of her personal belongings, her car, and income from a trust, to Catherine B. Marchand, wife of Wilfred Marchand, patternmaker at the F.W. Stuart Company in Andover, in 1959 (Essex Country Registry of Probate, Docket 262605, Item no. 2/6). The Marchands moved in shortly afterwards and Mr. Marchand retired. They also acquired the

adjoining property, including a carriage house, indicated as parcel #2 on the 1963 "Plan of Land in Salem, property of Seacoast Realty Co., Inc." (E.C.R.D. Book 5077, page 600). This property, including a two-family dwelling house that was demolished at the turn of the century, constituted 4 Bott's Court and had previously belonged to the Bott, Ferguson, Goodhue and Cloutman families. When Thomas Ferguson sold his half of the property to George Goodridge, another cordwainer, in 1868 he noted that "the estate formerly belonged to my grandfather James Bott deceased and was purchased by my of the heirs." (E.C.R.D. Book 749, page 113).

In 1901 Henry P. Benson and his wife Rebecca, who resided at 7 Hamilton Street, acquired both halves of 4 Bott's Court and tore the dwelling house, most recently occupied by Miss Elizabeth Goodhue and Mr. Leverett Beals, down (E.C.R.D. Book 1639, pages 515-516; Salem Directory (1897-98)). That same year, Benson obtained building permit #80 from the city of Salem, which enabled him to build a "brick and iron carriage house" at an estimated cost of \$200. It is unclear whether or not that building was erected. In 1906, Benson obtained permit #48 from the city for the construction of an "automobile house" to be built by F. Sargent of 161 North Street at an estimated cost of \$2000. The description of the proposed building, "first story brick, second story wood, and plastered outside with Portland cement", applies to the building presently standing on the site of 4 Bott's Court (City of Salem, Record of Building Permits, 1895-1915). The new building was clearly intended to serve as a carriage house/garage for the Bensons' colonial revival house on Hamilton Street.

The Hamilton Street and Bott's Court properties remained separate until after Rebecca Benson's death in 1961. In June of that year, the administrator of her estate conveyed "certain parcels of land, together being known and numbered 3 and 7 Hamilton Street and 4 and 6 Bott's Court" to Seacoast Realty Company of Marblehead (E.C.R.D. Book 4784, page 266). Four years later, Catherine Marchand purchased that part of the Seacoast Realty properties indicated as parcel #2 on the 1963 "Plan of Land in Salem, property of Seacoast Realty Co., Inc." (E.C.R.D. Books 5077, page 600 and Book 5296, page 180; see insertion). As of August, 1965, the Marchand property included the 343 1/2 Essex Street House, the carriage house/garage at 4 Bott's Court, and adjoining property, all of which constitute the present-day 6 Bott's Court. Catherine Marchand owned and occupied the property until her death in 1984, after which her executors conveyed it to Gary and Nancy Peterson, its present owners (E.C.R.D. Book 7672, page 279).

Documentation:

Essex County Registry of Deeds, Book 17, leaf 33

Grantor: Robert Kitchen, Merchant

Grantee: Joseph Neale, Joiner

Consideration: paid

Conveyance of: Land adjoining "Main Street", Kitchen's land, and estates of John Croade and John Pickering

Date recorded: July 4, 1695

E.C.R.D. Book 138, leaf 267

Grantor: John Pickering, Yeoman, of Richmond, Vermont

Grantee: James Bott, Sadler

Consideration: £250 lawful money

Conveyance of: a certain messuage and an acre and a half of land on the "main street", adjoining lands of George Osborne, the Pickering heirs, and Widow Adams

Date recorded: October 29, 1781

E.C.R.D. Book 558, pages 143-144

Grantors: Heirs of Abner Goodhue: George, Mary, and Fanny Goodhue and their guardian, Lucy Goodhue, James and Frances King, Elizabeth, Lucy, and John Goodhue

Grantee: Nathaniel Frothingham

Consideration: \$384 for dwelling house, \$1735.71 for adjoining property

Conveyance of: "the premises [that] came to said minor children through their father Abner Goodhue by the will of James Bott."

Date recorded: September 7, 1857

E.C.R.D. Book 723, page 183

Grantor: Nathaniel Frothingham

Grantee: Thomas B. Ferguson, Cordwainer

Consideration: \$2900

Conveyance of: Land and buildings on Essex Street and Bott's Court

Date recorded: May 24, 1867

E.C.R.D. Book 1482, pages 523-526

Grantors: Heirs of Thomas B. Ferguson: Wesley and Thomas Ferguson, Frank and Grace Day

Grantee: Daniel and Seth Low, "copartners doing business under the firm name and style of Daniel Low and Company"

Consideration: \$1/ \$830

Conveyance of: Land and buildings on Essex Street and Bott's Court, "together with all right of passage over the way known as Bott Court either to and from Essex or Chestnut Street."

Date recorded: June 29, 1896

E.C.R.D. Book 1639, page 515

Grantor: Frank Goodhue of Ipswich

Grantee: Rebecca Benson, Wife of Henry Benson

Consideration: "\$1 and other valuable considerations"

Conveyance of: "a certain parcel of land, with half a dwelling house thereon, situate (d) on Bott's Court in said Salem, and numbered six on said court...."

Date recorded: April 29, 1901

E.C.R.D. Book 1639, page 516

Grantors: Ellen Cloutman, Widow, and Frances Browne, Singlewoman

Grantee: Rebecca Benson, Wife of Henry Benson

Consideration: "\$1 and other valuable considerations"

Conveyance of: the other half of dwelling house and adjoining property on Bott's Court (see above).

Date recorded: April 29, 1901

E.C.R.D. Book 2281, pages 208-209

Grantor: Daniel Low & Company

Grantee: Bessie O. Johnson, Wife of Louis Johnson

Consideration: \$3500

Conveyance of: 1820 feet of land indicated on attached plan of "Land of Estate of Daniel Low, Salem, Mass."

Date recorded: November 17, 1914.

E.C.R.D. Book 2746, page 381-2

In these two conveyances of November 18, 1927, the Johnsons temporarily transferred their property to Mary Tudbury so that they could convert from tenancy in common to tenancy by the entirety.

Essex County Registry of Probate Docket #261605

Will of Bessie Osborne Johnson, filed May 6, 1959, Item no. 2/6:

"I give and devise the house and land now occupied by me on Bott's Court and sometimes referred to as 343 1/2 Essex Street in said Salem, to Catherine Beatrice Marchand and Wilfred Marchand....."

Executor's Inventory, Item no. 8:

"House and land at 343 1/2 Essex Street, Salem, MA - \$15,000"

E.C.R.D. Book 4784, page 266

Grantor: Peter Seamans, Administrator of the estate of
Rebecca Benson

1

2

3

Grantee: Seacoast Realty Company, Inc., of Marblehead

Consideration: \$20,000

Conveyance of: "certain parcels of land, together being known as and numbered 3 and 7 Hamilton Street and 4 and 6 Bott's Court"

Date recorded: June 23, 1961

E.C.R.D. Book 5296, page 180

Grantor: Seacoast Realty Company, Marblehead, MA

Grantees: Wilfred and Catherine Marchand

Consideration: \$2500

Conveyance of: land indicated as lot #2 on plan entitled "Plan of Land in Salem, property of Seacoast Realty Co., Inc." (E.C.R.D. Book 5077, page 600) excepting that plot of land conveyed to Edward and Barbara Ribhany in 1972 (E.C.R.D. Book 5891, page 781).

Date recorded: August 25, 1965

E.C.R.D. Book 5891, page 781

Grantor: Catherine B. Marchand

Grantees: Edward and Barbara Ribhany

Consideration: \$600

Conveyance of: "a portion of the premises shown as Lot No. 2

on a plan entitled "Plan of Land in Salem, property of Seacoast Realty Co., Inc." (Book 5077, page 600)....the grantor herein reserves the brick post on the easterly boundary of the granted premises on Bott's Court for such time as she shall continue to own the remaining portion of Lot #2, following which time said brick post shall become the property of the grantees."

E.C.R.D. Book 7672, page 279

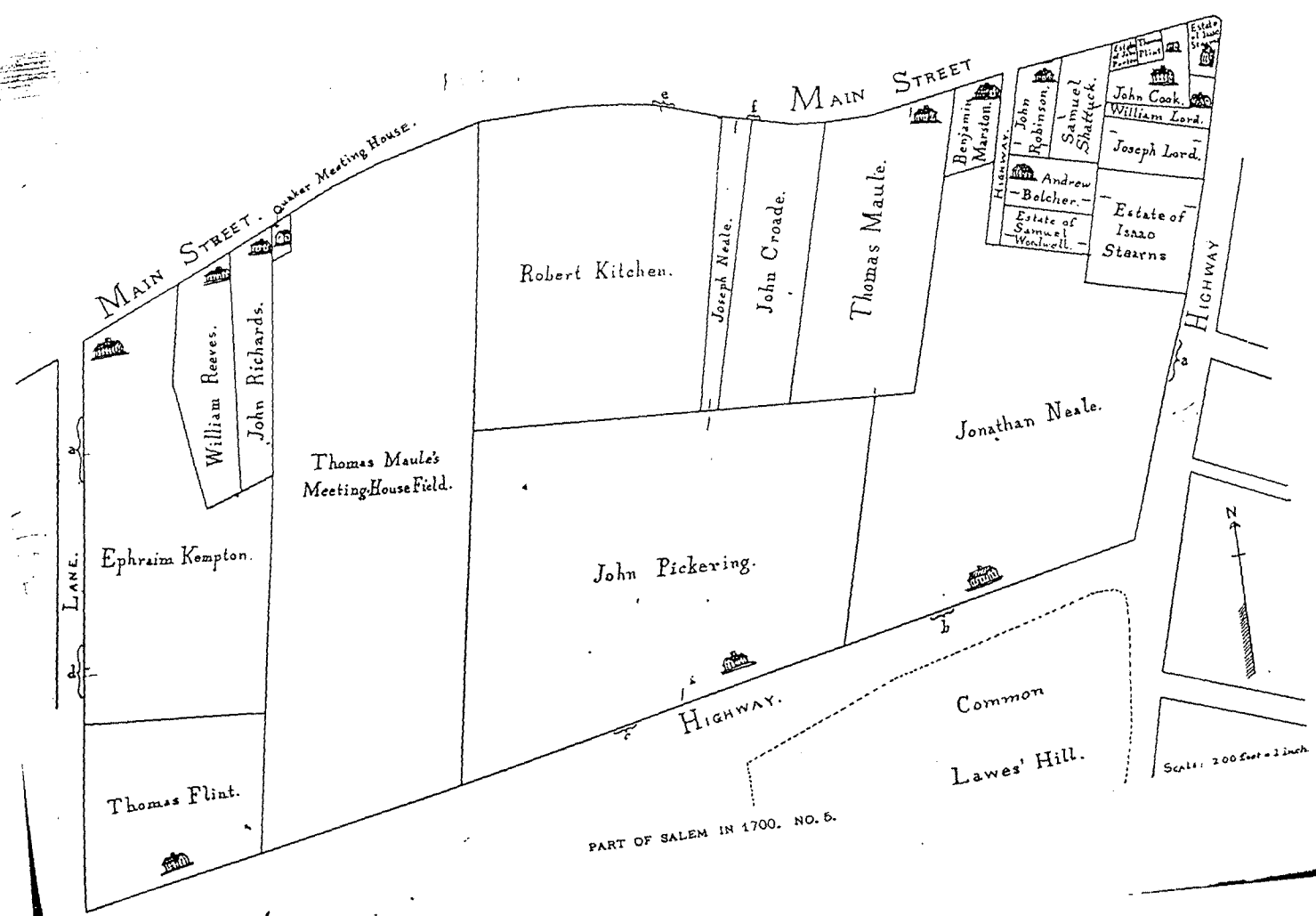
Grantors: William B. Ardiff and Eleanor B. Ireland,
Executors of the estate of C. Beatrice Marchand

Grantees: Gary and Nancy Peterson

Consideration: paid

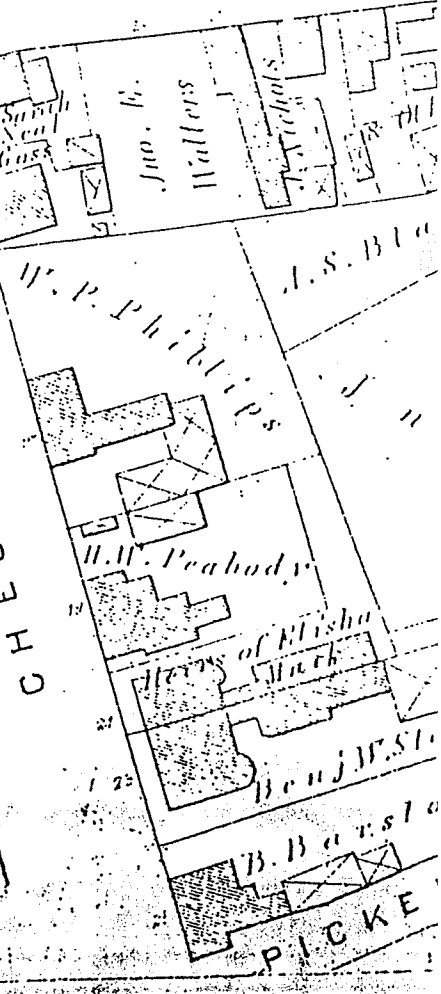
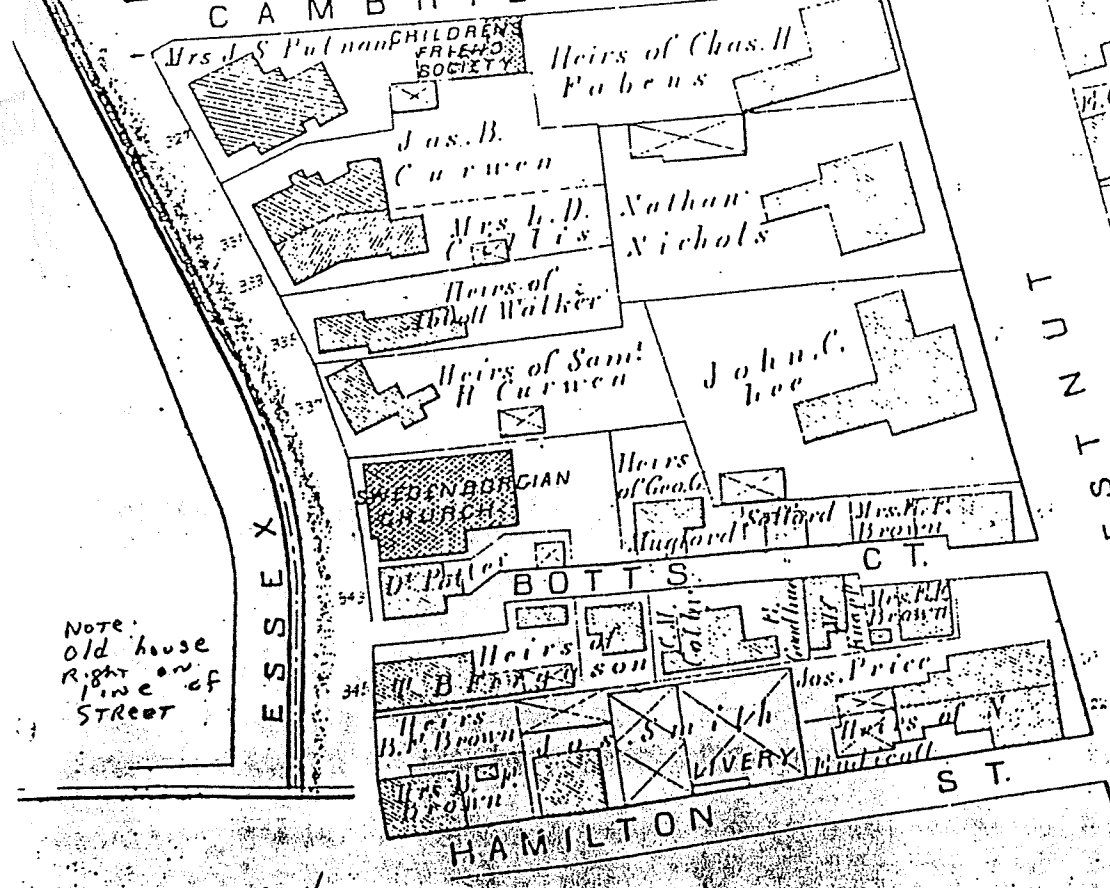
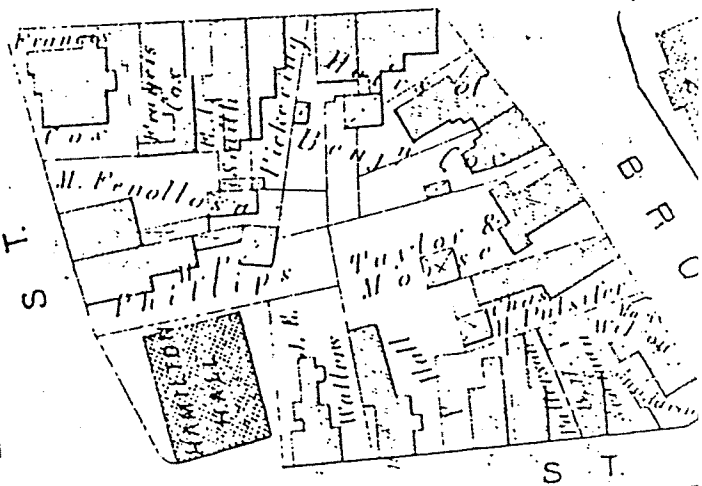
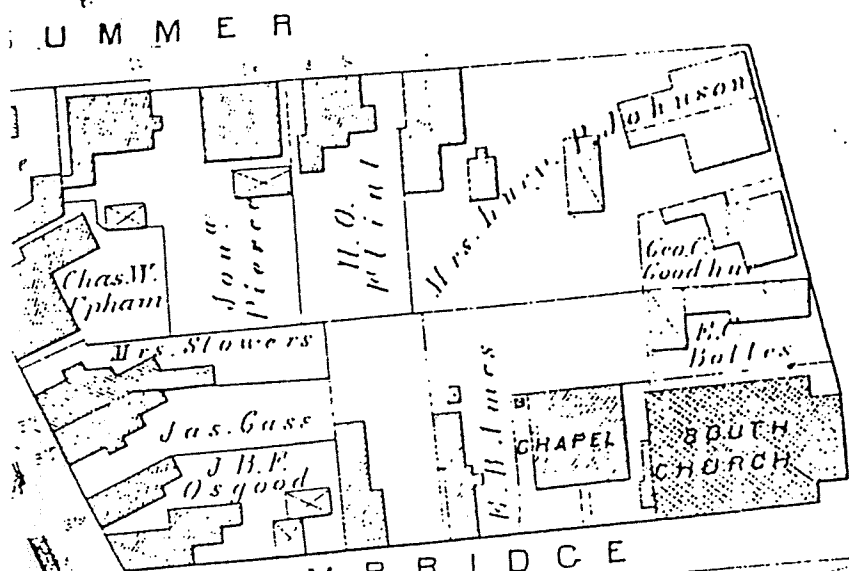
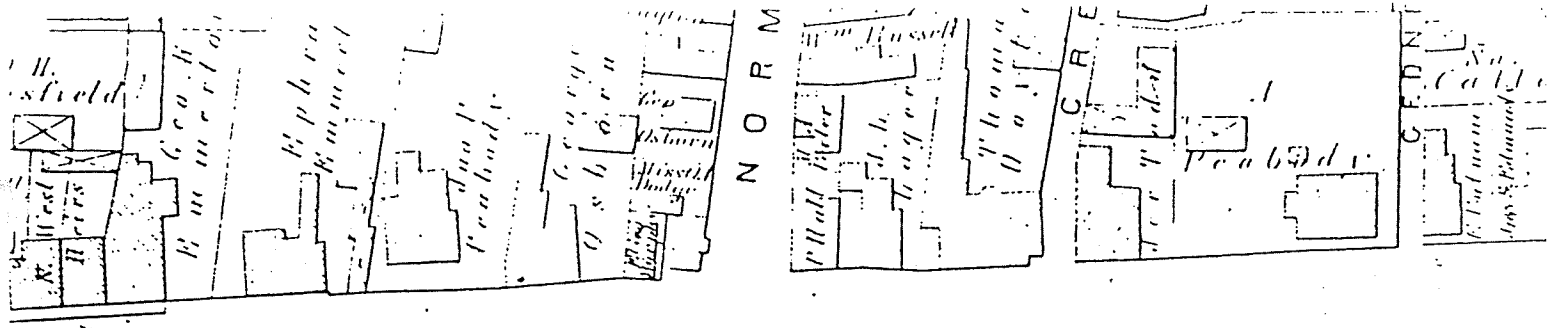
Conveyance of: property shown on 1914 plan of "Land of Estate of Daniel Low, Salem, Mass." (E.C.R.D. Book 2281, page 208) and 1963 "Plan of Land in Salem, property of Seacoast Realty Co., Inc." (E.C.R.D. Book 5077, page 600), excluding lot sold to the Ribhany's in 1972 (E.C.R.D. Book 5891, page 781).

Date recorded: February 27, 1985.

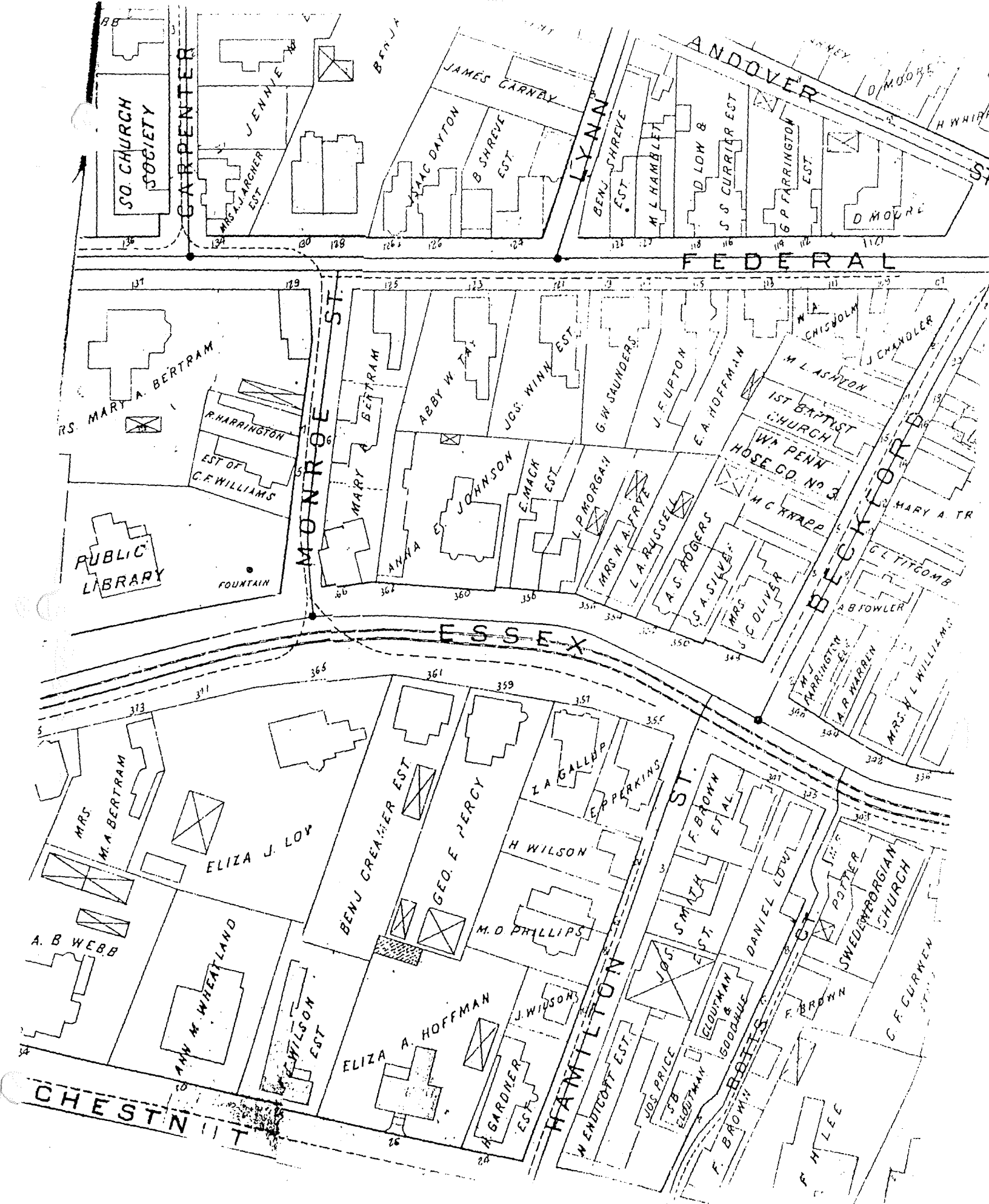


PART OF SALEM IN 1700. NO. 5.

Scale: 200 Feet = 1 Inch



1874



Note:
 New house
 set back
 from street

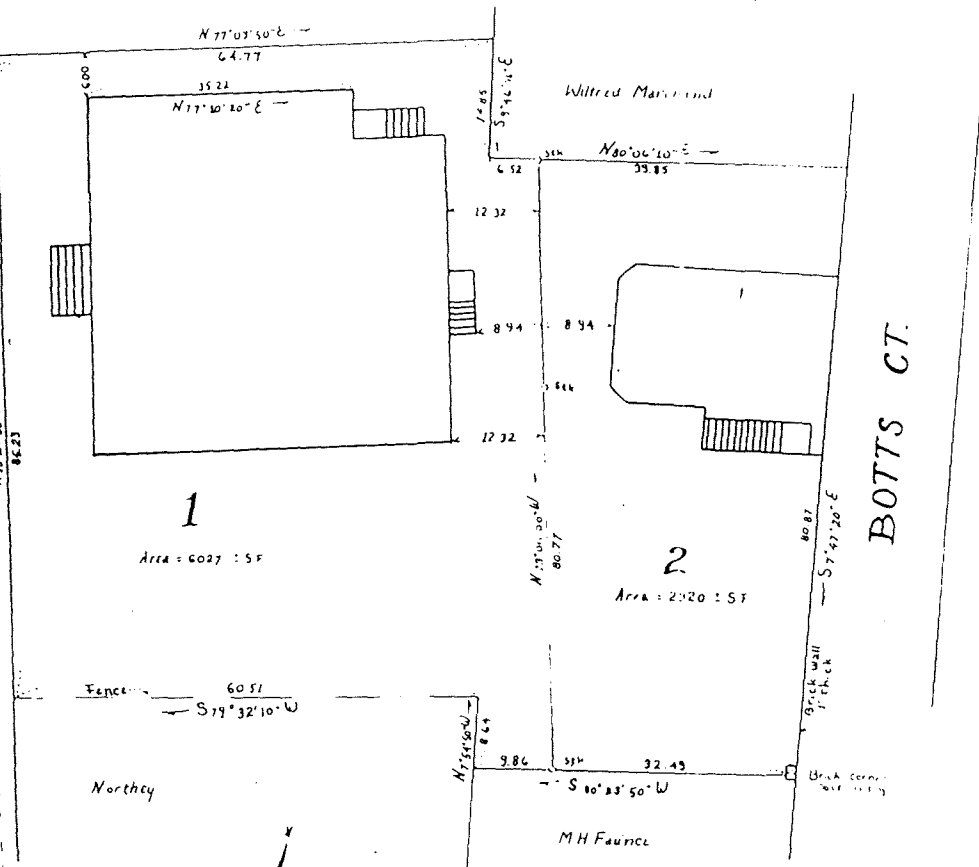
1897

3/19

HAMILTON ST.

N 13° 24' 30" W
86.23

THIS PLAN HAS BEEN REDUCED. FOR CORRECT SCALING SEE ORIGINAL ON FILE



1

Area = 6027 : 57

2

Area = 2920 : 57

Fence 60.51
S 79° 32' 10" W

Northy

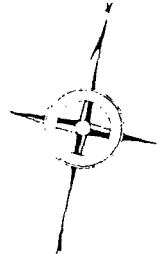
N 13° 24' 30" W
86.23

S 80° 23' 50" W

MH Faunce

80.87
S 74° 27' 20" E

BOTTS CT.



See Planning Board Approval
Recorded Rec. B. 5087 Pg. 108

Plan of Land
in
SALEM

property of Seacoast Realty Co., Inc.

Scale 1" = 40' June 18, 1963
ESSEX SURVEY SERVICE
275 Cabot St., Beverly

SEEN REGISTRY OF DEEDS, SO. DIST. SALEM, MASS
Received July 3, 1963

Rec B. 5077P 600 filed in No. 362 1963
Leo H. Jones
Registrar of Deeds

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