

OFFICE AT OLD TOWN HALL

# Historic Salem Incorporated

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

30 Howard Street

Built for,

NANCY FELTON, widow

in 1845

Research by,

Alyce M. Kuszmar  
Oct. 1981

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

Preface.

In Hoc Anno Domini 1972.

Complete History of Land + Building Now Known As ::

Thirty Howard Street Salem Massachusetts.

Deed Resumes

Owners

Book 339 - 93

Land

Jonathan + Andrew Haraden

November 16 1843

Michael Shepard

Book 351 - 164

Land

Michael Shepard

February 21 1845

Builds House

Nancy Felton

Book 2495 - 577 + 578

Mathilda F Crocker - John S F Wiggan +

October 18 1921

Ann E Wiggan

Harriet Potter

Book <sup>9</sup>~~2734~~ - 165

Harriet Potter

January 9 1929

Grace P Cyr

Book 3159 - 35 - 36

Grace P Cyr

September 16 1938

Teresa M Wilson

Book 3239 - 525

Teresa M Wilson

November 23 1940

John + Magdalene Kuzmar

Book 4265 - 512

John M Kuzmar

May 1 1956

Alice M Kuzmar (Daughter)

N B

1845 - Nancy Felton (widow) builds house on land purchased.

1846 - City directory has it listed as # 20 Howard Street.

Source:

Essex South District Registry of Deeds - Salem Massachusetts.

Essex Institute and Salem Public Library.

*Alice M Kuzmar*

Know All Men By These Presents:

That we, Jonathan and Andrew Haraden, of Salem, in the County of Essex, Rope-makers.

In consideration of:

two hundred dollars to us paid by Michael Shepard, of said Salem, Merchant.

The receipt whereof:

I do hereby acknowledge, do hereby give, grant, sell, and convey unto the said Shepard and his heirs and assigns a certain parcel of land situated in said Salem and bounded as follows:

Beginning at the Northwesterly corner of land of Widow Ross by Williams Street, being the Northeast of the lot now conveyed,

Then running Westerly bounded Northerly by land of James Trask - forty five feet six inches (45.5) to Howard Street.

Then running Southerly by said Street - forty one feet (41.)

Then running Easterly bounding Southerly on land of William Treadwell there measuring forty six feet (46.)

Then running Northerly to the point begun at forty one feet, bounded Easterly by said Ross's land, with the privileges and appurtenances to the same belonging.

To Have and To Hold:

the afore-granted premises of the said Shepard and his heirs and assigns to his and their use and behoof forever. And we do covenant with the said Shepard and his heirs and assigns, that we are lawfully seized in fee of the afore-granted premises; that they are free of all incumbrances; that we have good right to sell and convey the same to the said Shepard.

And that we will warrant and defend the same premises to the said Shepard and his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof:

We the said Jonathan and Andrew and Sally wife of said Jonathan and Augusta wife of said Andrew who in consideration of one dollar (\$1.00) hereby release to said Shepard all their several rights of dower in the premises;

Have here unto set our hands and seals this eleventh day of September in the year of our Lord one thousand eight hundred and forty three:

Signed, sealed and delivered in presence of us,

Jno Glen King  
Lydia Anne Ives  
Sarah H Rose

Jonathan Haraden - seal  
Andrew Haraden - seal  
Sarah Haraden - seal  
Augusta Haraden - seal

Essex, ss. September 11th 1843

Then the above named:

Jonathan Haraden and Andrew Haraden severally acknowledged the above Instrument to be their free act and deed, before me, Jno Glen King Justice of the Peace.

Essex, ss. Received September 16 1843, 28 min past 9 o'clock A. M. Recorded + examined.  
by R H French Register

Book 339  
Page 93

Jonathan + Andrew Haraden to Michael Shepard

Know All Men by These Presents:  
that I Michael Shepard of Salem, in the County of Essex,

In consideration of:  
two hundred dollars paid to me by Nancy Felton, of Salem aforesaid Widow,

The receipt whereof:

I do hereby acknowledge, do hereby give, grant, sell and convey unto the said Felton and her heirs and assigns, a certain parcel of land situated in said Salem and bounded as follows:

Beginning at the Northwesterly corner of land of Widow Ross by Williams Street, being the Northeast of of the lot now conveyed.

Then running Westerly bounded Northerly by land of James Trask - forty five feet six inches (45.6) to Howard Street.

Then running Southerly by said Street - forty one feet (41.)

Then running Easterly bounding Southerly on land of William Treadwell there measuring - forty six feet (46.)

Then running Northerly to the point begun at forty one feet (41.) bounded Easterly by said Ross' land with the privileges and appurtenances to the same belonging.

It being the same land purchased by me of Jonathan Haraden and others and recorded Book 337 leaf 93.

To Have and To Hold:

the afore-granted premises to the said Felton and her heirs and assigns to her and their use and behoof forever and I do covenant with the said Felton, her heirs and assigns that I am lawfully seized in fee of the afore-granted premises that they are free of all incumbrances, that I have good right to sell and convey the same to the said Felton, and that I will warrant and defend the same premises to the said Felton, her heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof:

I the said Michael Shepard have hereunto set my hand and seal this twenty-fifth day of May, in the year of our Lord, one thousand eight hundred and forty five.

Signed, sealed and delivered  
in presence of us.

S. V. Shepard  
John Bertram

Michael Shepard - seal

ss June 21, 1844. Then the above named  
Michael Shepard acknowledged the above  
instrument to be his free act and deed.

before me Thomas Needham - Justice of the peace.

Essex, ss. Received February 21, 1845 - 20 min before 12 M recorded + examined by

R H French Register

Book 351  
leaf 164

Michael Shepard to Nancy Felton

May 25 1845

Know All Men by These Presents:

That we, Matilda F Crocker, widow, Ann E Wiggin and John S F Wiggin both unmarried and all of Salem, in the County of Essex and Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Harriet Potter of said Salem.

The Receipt Whereof:

Is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto said Harriet Potter, a certain parcel of land with buildings thereon, situated on Howard Street in said Salem, and bounded and described as follows:

- Northerly by land now or late of Cotter, forty five feet and six inches (45.6);
- Westerly by Howard Street, forty one feet (41);
- Southerly by land now or late Peterson, forty six feet (46);
- Easterly by land now or late Ranen, forty one feet, (41)

NB Being the same premises conveyed to Nancy Felton by Michael Shepard by deed recorded with Essex South District Registry of Deeds, Book 351 - Leaf 165.

Our title being derived under the will of said Nancy Felton, we being her only grandchildren who were living at the death of the last survivor of her two children Matilda and Mary Jane. The said Matilda Wyman having died in 1906, leaving as her only child the said Matilda Crocker, Mary Jane Randall having died in 1905, leaving no issue, and Caroline Wiggin, another daughter, having died in 1903, leaving as her only children the said Ann E and John S F Wiggin,

To Have and To Hold:

the granted premises with all the privileges and appurtenances thereto belonging to the said Harriet Potter and her heirs and assigns, to their own use and behoof forever. And hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and her heirs and assigns, that we are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons.

In Witness Whereof:

We the said Matilda F Crocker, Ann E Wiggin and John S F Wiggin, hereunto set our hands and seals this 18 day of October in the year one thousand nine hundred and twenty one.

Matilda F Crocker - (seal)  
John S F Wiggin - (seal)  
Ann E Wiggin - (seal)

Book 2495 - Page 577+ 578

October 18 1921

Matilda Crocker =+ John S F Wiggin + Ann E Wiggin  
to  
Harriet Potter

I, Harriet Potter of Salem, Essex County, Massachusetts being unmarried, FOR consideration paid grant to Grace P Cyr, wife of Joseph H Cyr of Salem, said County and Commonwealth with Warranty Covenants the land in Salem with buildings thereon bounded as follows:

Situated on Howard Street - Northerly by land now on late Cotter forty five feet and six inches (45.5)

Westerly by Howard Street forty one feet (41.0)

Southerly by land now on late Peterson forty six feet (46.0)

And Easterly by land now on late Ranzen forty one feet (41.)

Being the same premises conveyed to me by deed of Crocker et al recorded in Essex South District Registry of Deeds - Book 2495 - Page 577.

Witness my hand and seal on this ninth day of January 1929.

Harriet Potter - seal

Book 2794 - Page 165  
January 9 1929

Harriet Potter to Grace P Cyr

I, Grace P Cyr of Salem, Essex County, Massachusetts for consideration paid, grant to Teresa M Wilson, wife of Frederick R Wilson of said Salem with quitclaim Covenants the land in said Salem with the buildings thereon bounded as follows:

Situated on Howard Street Northerly by land now or late of Cotter forty five feet and six inches (45.6)

Westerly by Howard Street forty one feet (41.0)

Southerly by land now or late of Peterson forty six feet (46.0)

Easterly by land now or late of Ranen (41.0)

Being the said premises conveyed to me by the deed of Harriet Potter recorded in Essex South District Registry of Deeds - Book 2794 Page 65.

Subject to a Mortgage in the amount of \$2400.00 to Salem Five Cent Savings Bank recorded in said Registry. Consideration for the written deed being less than One Hundred Dollars (100.00) no revenue stamps are required.

I, Joseph H Cyr, husband of said grantor, release to said grantee all rights to tenancy by the curtesy and other interests therein.

Witness our hands and seals this day of September 16 1938.

Grace P Cyr

Joseph H Cyr

September 16 1938

Book 3159 - Pages 35 + 35

Grace P Cyr to Teresa M Wilson

Know All Men by These Presents:

That I, Teresa M Wilson, of Salem, Essex County, Massachusetts for consideration paid, grant to John M Kuzmar and Magdalene Kuzmar, husband and wife as tenants by the entirety, both said of Salem with Warranty Covenants the land in said Salem with the buildings thereon and bounded and described as follows:

Westerly by Howard Street forty one feet (41.0)

Northerly by land now or formerly of Cotten et alie forty five feet and six inches (45.6)

Easterly by land now or formerly of Ronen  $\frac{1}{2}$  forty one feet (41.0)

Southerly by land now or formerly of Peterson forty six feet (46.0)

Being the same premises conveyed to me by deed of Grace P Cyr dated September 16 1938 and recorded in Book 3159 - Page 35.

And I, Frederick RR Wilson, husband of said grantor, releases to said grantee all the rights of tenancy by the curtesy and other interests therein.

Witness our hands and seals this 23 day of November 1940.

Frederick R Wilson

Teresa M Wilson

Book 3239 - Page 525  
November 23 1940

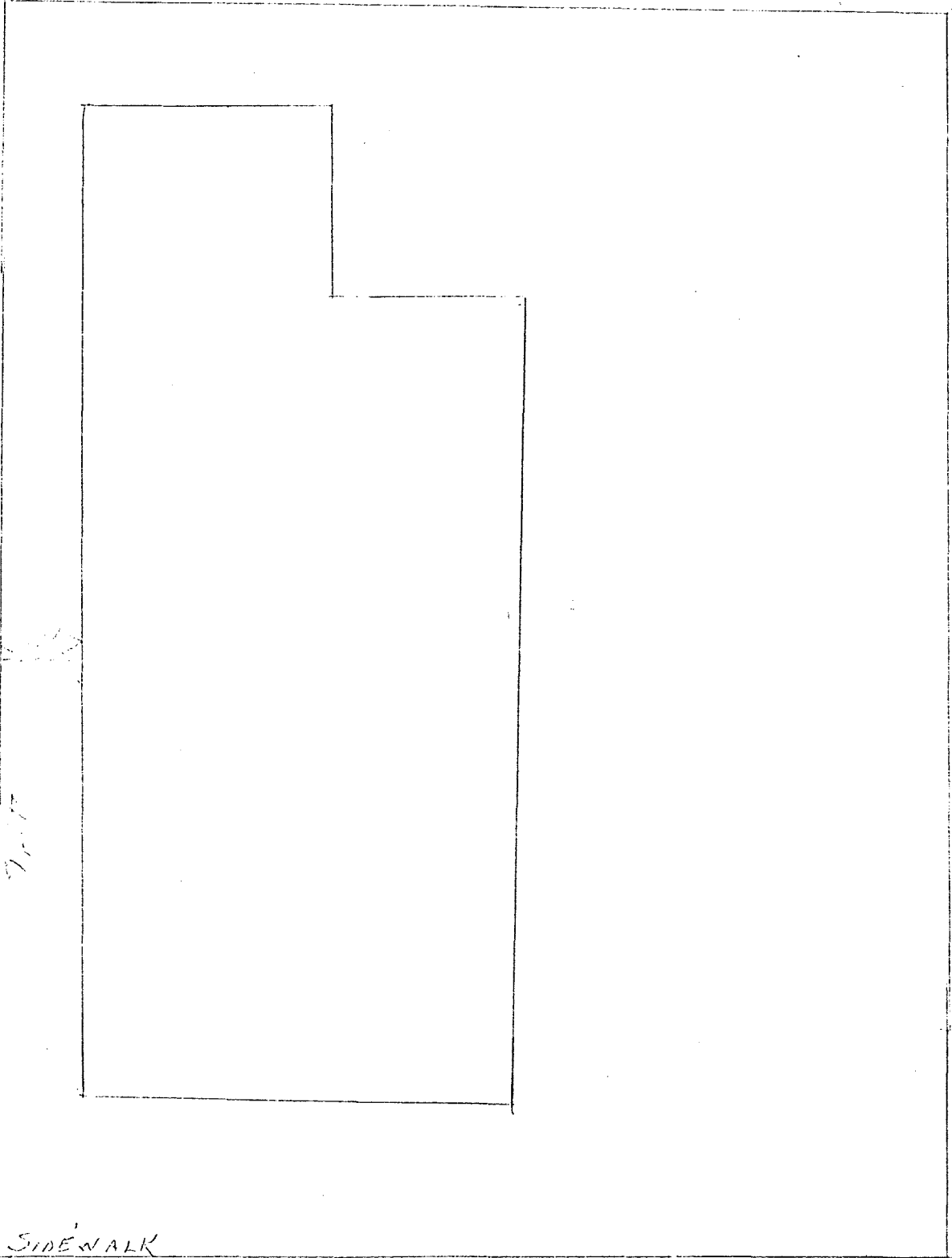
Teresa M Wilson to John M Kuzmar and  
Magdalene Kuzmar

Mortgage Discharged - Salem Five Cent Savings Bank - Book 4772 - Page 489



Ann C Ross

111'



James Ross

15'6"

111'

116'

Howard Street

SIDEWALK

111'

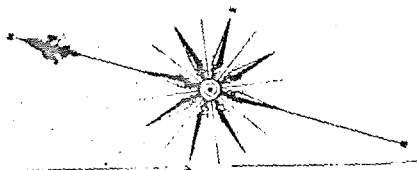
HOWARD STREET

# 30





1956



7

OLIVER

SOUTH

N.W.

OS

0

BETHLEHEM HOME  
FOR AGED MEN

WASHINGTON

MALL

2

WILLIAMS

THE 2nd CHURCH  
(Unitarian)

KIMBALL CT.

HOWARD

BRIDGE

C e m e t e r y

BROWN ST. CT.

ESSEX COUNTY JAIL

4

DEVER

62' 12 1/2' 20'