

11 Andover Street

This house was built for Deacon Jacob Sanderson, cabinet-maker, by 1809.

For several generations, this lot was part of a substantial tract owned by the Beckford family of Salem; with the laying-out of Federal Street in the 1760s the Beckfords began to sell off portions of their land.

On 6 Mar 1781 Ebenezer Beckford, Salem merchant, for 165 li granted to Jacob & Elijah Sanderson, cabinet-making brothers who had moved to Salem from Middlesex County, a piece of land fronting 82' on "the new street" (Federal St); at this time Lynn St and Andover St had not yet been laid out (139:39). The brothers Sanderson proceeded to have built for them a double house (still standing at 120-122 Federal Street) on this land, with a well out back. On 7 Aug 1782 the brethren completed their lot by buying from Benjamin Goodhue Jr, Salem merchant, a gore of land running 74' 10" by land that Mr Goodhue promised "shall be a public way of 20' wide thro' my field" (Lynn St); this gore faced 15' 10" on the land of Deacon John Beckford (soon to become Andover St), (157:72).

On 28 Aug 1783 Elijah and Jacob Sanderson agreed to partition their joint holding, which was comprised of the dwelling house on Federal Street and the land it stood on, bounded east on John Leech, south on Federal Street, ("the new street"), west on Lynn St ("a new lane") and north on Andover St ("another new lane"): Elijah received the western half of the house and land, and Jacob received the eastern half of the house and land, along with the northern-most piece of the estate (141:78).

Deacon Jacon Sanderson and family resided in this eastern half of the Sanderson house; at some point, however, Jacob caused another house to be built on the northern-most part of his land, which house was used as rental property. This second house, now 11 Andover Street, was erected sometime between 1783 and 7 Dec 1809, when Jacob mortgaged it, its land, and the other buildings thereon, for \$1150 to brother Elijah, who discharged the mortgage 2 Sept 1811 (189:55).

Ordinarily, the date of the construction can be determined by inspecting the real estate valuation records of the time; however, in this case the tenant paid the taxes on the property, and his/her name is unknown. Deacon Jacob never

paid taxes on anything other than his Federal Street residence.

Jacob Sanderson died 11 or 12 Feb 1810, aged 52 years; to his wife Catharine (Harrington) and three children Nathaniel Harrington, Catharine, and Jacob Jr descended an estate worth \$5033 in real property (mansion house in Federal Street, store & land in Federal Street, a pew in Dr Barnard's meeting-house, and the "dwelling house and land on Lynn and Andover Street" worth \$1600) and \$23, 645 in personal property; despite these assets, his estate was hopelessly (and somewhat scandalously) insolvent (#24568).

To Jacob's widow Catharine was set off, as her dower third of the estate, the house and land at the corner of Andover and Lynn Streets; as always, the dower was set off for her lifetime, with reversion to her heirs upon her death (#24568).

Then widow Catharine did something odd: on 17 Aug 1811 for \$315 she sold to Josiah Caldwell, Salem cabinet-maker, the reversion expectant upon her death in her dower estate-- even though she had no right to sell this reversion, which belonged to her children, and not to her (193:286). Two days later she sold the Federal Street house and land for \$1435 to Rev. Brown Emerson, in her capacity as the administratrix of her late husband's estate; this sale was perfectly legal (194:238). But then on 26 Aug 1811 for \$500 more she sold to Mr Caldwell "all her estate & interest" in her dower estate, in which she had only a lifetime interest (193:287); Mr Caldwell immediately granted the premises back to widow Catharine for \$800-- even though in actual fact she had no right to sell it in the first place (193:287). On that same day, 26 Aug 1811, widow Sanderson mortgaged the premises for \$250 to John Jenks, Salem merchant (193:287); Mr Jenks assigned this mortgage 26 Oct 1812 to Ruth, wife of Col. John Page of Salem, and she discharged the mortgage on 26 Nov 1819 (199:52).

Having done all this (probably to protect herself from her husband's creditors), widow Catharine Sanderson died on 24 Dec 1811, aged 56 years. At her death, she owned \$246.52 worth of personal belongings, with which she furnished her house at 11 Andover Street; these goods and the house itself descended to her surviving heirs, Nathaniel Harrington Sanderson, her sailor son aged 24 years, and Catharine Sanderson, her 17-year-old daughter (#24566).

The two heirs shared the dwelling house; Catharine married Henry Carwick of Salem on 17 Jan 1819 when she was 24; the couple probably moved in to her half of the house. Brother Nathaniel H Sanderson died suddenly on 31 May 1825, an unmarried mariner of about 38 years, leaving to his only heir, sister Catharine, his half of the house and land on the corner of Andover & Lynn Sts, then appraised as being worth \$500 for the half. Catharine, by now a widow, requested that administration on her brother's estate be granted to her fiance Benjamin Pitman, who was, it seems, a cousin of her late husband Henry Carwick (#24570). Now the owner of the whole estate at 11 Andover Street, Catharine married Mr Pitman on 26 July 1825.

Benjamin Pitman (1792-1876) was at first a clerk in a Salem insurance office, and later served as clerk and book-keeper at Salem's Asiatic Bank. He was a Mason, and his portrait is owned by the Essex Institute. On 1 Sept 1876 Mrs Catharine (Sanderson) Pitman died in her 84th year; two months later, 8 Nov 1876, she was followed by her second husband of 51 years, Mr Benjamin Pitman.

The Pitmans apparently had one child, Catherine E, who inherited the house on the death of her parents; she lived here until her death on 14 Jan 1904, at which time the estate, valued at \$1400, went, in accordance with her will, to Miss Pitman's relative Fredrika L Pitman (#93651). Fredrika L Pitman sold it on 21 Oct 1904 to Arthur K Shepard of Salem (1758:371); twelve years later, 26 June 1916, Mr Shepard granted the premises to his wife, Ethelwyn M Shepard (2333:499). On 26 Mar 1929 Mrs Shepard bought a gore of land to the east of the house from Asa N Sargent (2800:313 & plan).

Together, the Shepards owned the homestead for more than 60 years; Mrs Shepard died 9 Sept 1964 and Mr Shepard died 10 Feb 1968 (#297475, #295768). On 16 Oct 1968 Mrs Shepard's administrator sold the premises for \$8000 to Donald Koleman (5569:35); on 11 Ap 1973 he granted it to the 1777 Realty Trust (5964:124); on 10 Sept 1975 for \$39,300 1777 Realty Trust granted the homestead to Christine B Sullivan, the present owner (6179:269).

Robert Booth  
18 April 1977

Notes: A figure like (12:34) refers to deed book 12, leaf 34, at the So. Essex County Registry of Deeds; a figure like (#1234) refers to Probate Case #1234 at So. Essex County Registry of Probate; both on Federal St in Salem.

Deacon Jacob Sanderson was born in Watertown in 1757, the son of Jonathan and Mary Sanderson. He and his older brother Elijah (b. 1751) moved to Salem during the Revolutipn, and soon set up a successful business here.

The Following excerpts come from "Elijah & Jacob Sanderson, Early Salem Cabinet-Makers," by Mabel M Swan (Essex Institute Historical Collections, vol. 70, pps 323-64).

"Elijah and Jacob Sanderson were Salem's most prominent cabinet makers. In 1779, in partnership with Josiah Austin, they instituted a co-operative business venture in which cabinet-makers, carvers, gilders, turners, upholsterers, and many other craftsmen contributed their respective parts in making furniture for exportation to the southern states, the East and West Indies, the Madeiras, South America and Africa--wherever a cargo could be disposed of to best advantage."(p. 324)

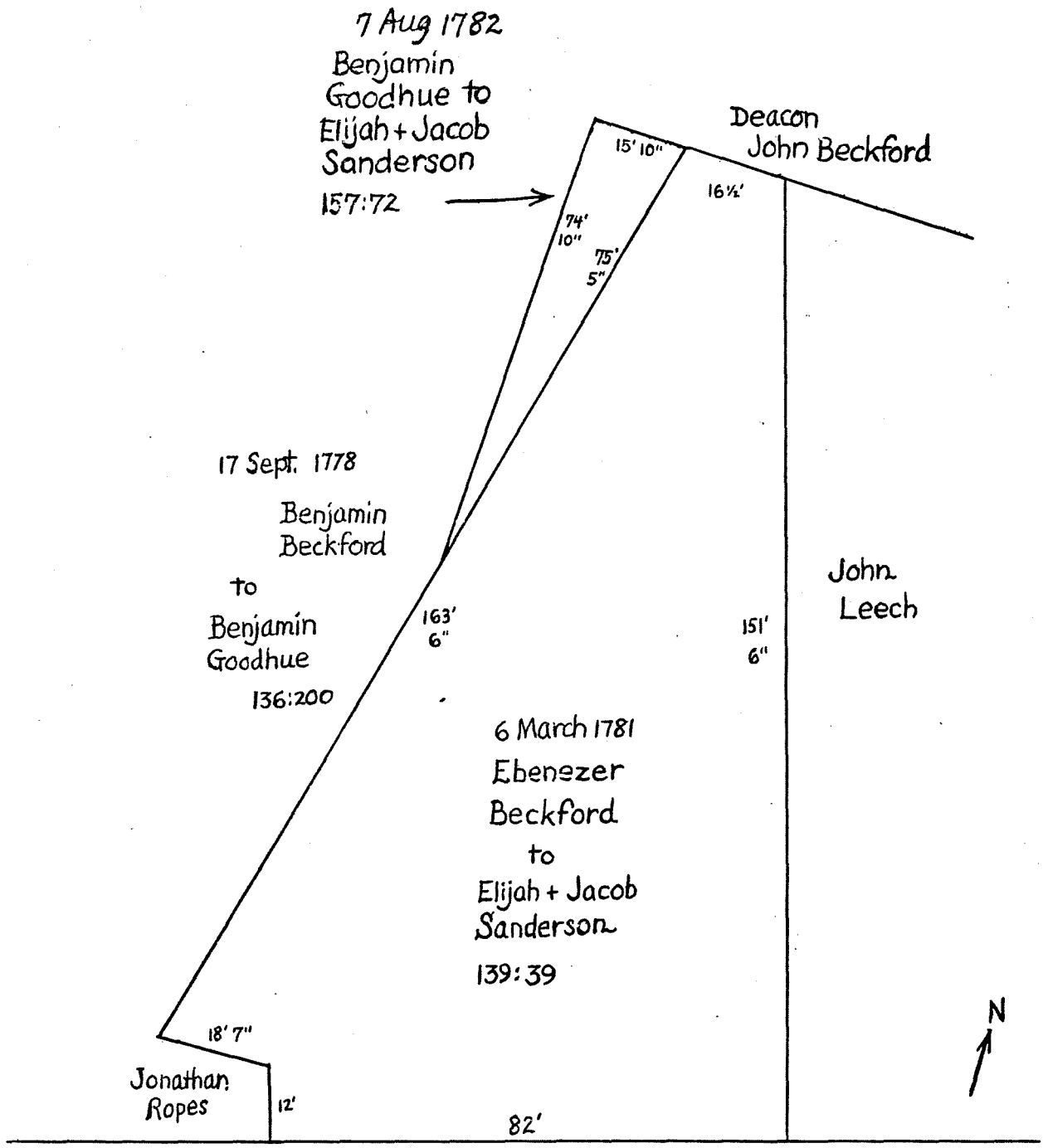
"Jacob Sanderson seems to have been the ruling spirit in the firm of the E & J Sanderson Co., although he was younger than Elijah. After his death, in 1810, when new members were admitted to the firm, troubles multiplied fast, and after a series of lawsuits which dragged out over a period of years, the new company came to a most undignified end." (p. 360)

Deacon Jacob Sanderson (1757-1810) married, in April 1781 in Salem, Catherine Harrington (1755-1811) of Watertown.  
Knoen children:

- 1) Jacob, 1784, drowned 26 June 1795, in his 11 th year.
- 2) Nathaniel Harrington, bp July 1787, mariner, died unmarried 31 May 1825.
- 3) Catharine, bp 5 Ap 1789, d. young.
- 4) Susannah, bp Jan 1792, d. young.
- 5) Catharine, bp Nov 1794, m (1) 17 Jan 1819 Henry Carwick; m (2) 26 July 1825 Benjamin Pitman; d. 1 Sept 1876, aged abt 82 y.
- 6) Jacob, 1799, lost overboard at sea, aged 20 years, in the summer of 1819.

Robert Booth  
18 Ap 1977





7 Aug 1782  
 Benjamin  
 Goodhue to  
 Elijah + Jacob  
 Sanderson  
 157:72

Deacon  
 John Beckford

17 Sept. 1778  
 Benjamin  
 Beckford  
 to  
 Benjamin  
 Goodhue  
 136:200

6 March 1781  
 Ebenezer  
 Beckford  
 to  
 Elijah + Jacob  
 Sanderson  
 139:39

John  
 Leech

Jonathan  
 Ropes

Federal St.



1 cm = 10'

JL Booth

28 Aug 1783:

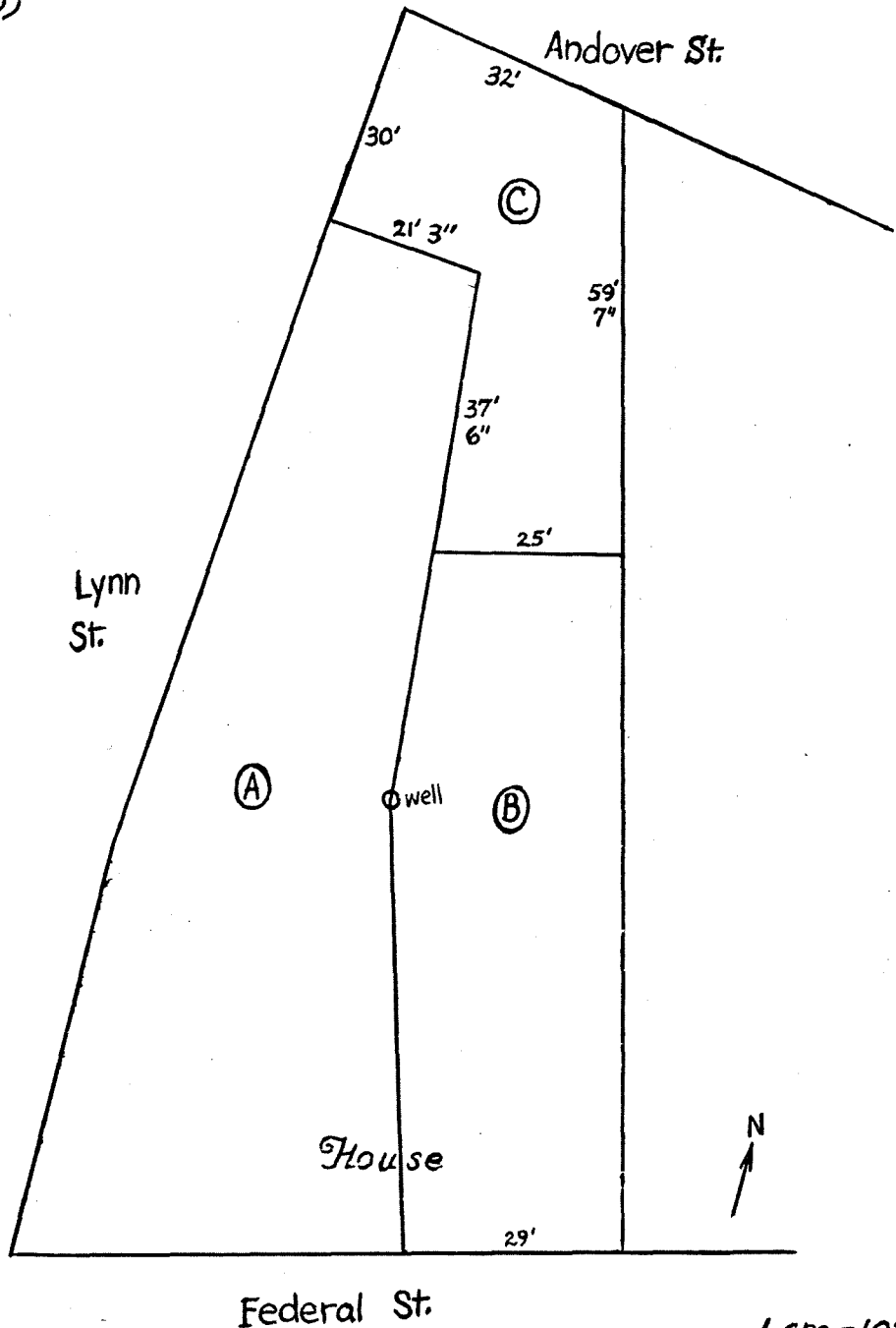
Indenture of partition  
between Jacob + Elijah Sanderson:

Ⓐ went to Elijah

Ⓑ + Ⓒ went to Jacob (141:78)

7 Dec 1809:

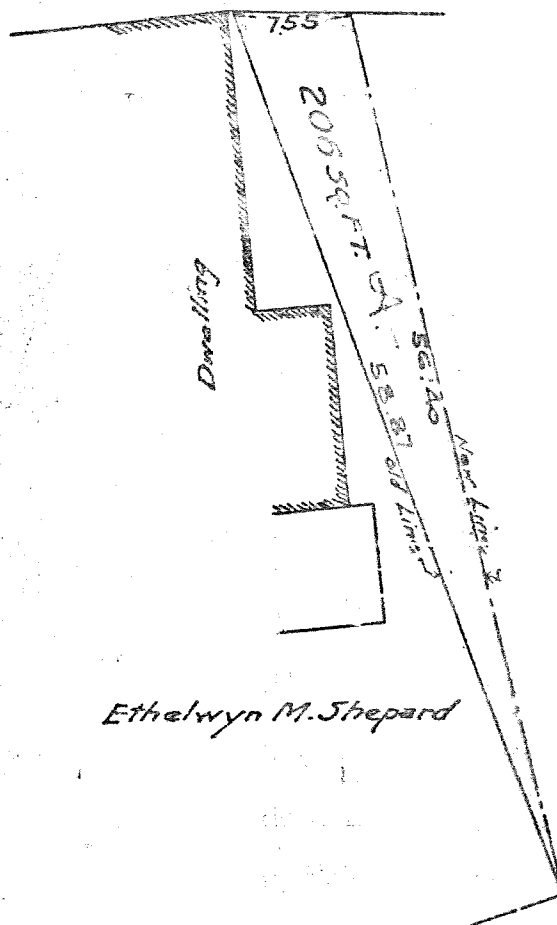
Jacob Sanderson  
mortgages parcel Ⓒ,  
with a dwelling house  
thereon, to brother  
Elijah (189:55).



1 cm = 10'

J.P. Booth

ANDOVER ST.



Ethelwyn M. Shepard

Ara N. Sargent

M.L. Hamblett

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.  
 Received Mar. 28, 1929. With deed.  
 Ara N. Sargent to Ethelwyn M. Shepard  
 Rec. B. 2,800, P. 313. Filed as No. 12, 1929  
 Attest: *moody* Registrar

LAND IN SALEM MASS.  
 ARA N. SARGENT TO ETHELWYN M. SHEPARD  
 SCALE 1 IN. = 10 FT.  
 MARCH, 1929.

*Thomas A. Coffey*

See Book 2517 Page 172 for location



An Inventory of the goods, chattels, rights and credits  
of M<sup>rs</sup> Catharine Saunderson late of Salem in the County  
of Essex widow deceased -

Willard's Patent clock . . . . .	\$ 20.00
Mehogany Secretary . . . . .	18.00
Mehogany card table . . . . .	3.50
Mehogany stand . . . . .	2.00
8 black bamboo chairs . . . . .	8.00
8 Fan back'd do . . . . .	3.20
Easy chair with rockers . . . . .	8.00
one bamboo chair . . . . .	" .50
3 flag-bottomed chairs, old . . . . .	" .25
one round chair Mehogany . . . . .	2.00
one pine card table . . . . .	2.00
one large pine table . . . . .	" .75
one old mehogany stand . . . . .	" .25
one large looking glass Mehog <sup>y</sup> framed . . . . .	8.00
one mehogany tea chest . . . . .	" .75
Brass hand irons & shovels tongs & Jamb hooks . . . . .	8.00
Mehogany bellows . . . . .	" .50
Kitchen do . . . . .	" .25
one small looking glass Mehog <sup>y</sup> fram'd . . . . .	1.75
13 pictures . . . . .	3.00
Japan'd waiter . . . . .	0.50
2 silver canns & 5 table spoons } . . . . .	18.70
12 tea spoons . . . . .	
9 Beer glasses . . . . . 5 decanters	
32 plates & dishes . . . . .	
one dozen tea cups & saucers	
4 tea pots . . . . . 8 bowls	
1 Japan'd coffee pot . . . . .	9.50
3 pitchers 9 wine glasses	
2 cream cups 10 knives & forks	
6 small knives & forks knife tray	
	<u>\$28.20</u>

amount carried forward \$ 119.40

Amount brought forward ----- \$ 119.40

one fruit tray japan'd. - - - - -	\$ 0.25	
one small oil'd cloth	0.00	
one small mahogany waiter - - - - -	" .25	
one small basket - - - - -	" .10	
one small hair trunk - - - - -	1.00	
one list-carpet, \$ 3.00 one carpet \$ 8.00	11.00	
two old carpets \$ 1.00 one stair carpet \$ 1.	2.00	
two trunks paper covered - - - - -	" .60	
one large mahogany waiter - - - - -	" .12	
two pair brass candlesticks		
two pair iron candlesticks, old.		
one old lamp	2.00	\$ 17.32
2 old carving knives		
Kitchen hand irons - - - - -	1.00	
Shovel & tongs - - - - -	6.00	
Mahogany Bureau - - - - -	" .120	
old pine table - - - - -	2.00	
two small looking glasses mahog & japan'd - -	" .25	
two very small do - - - - -	1.25	
2 pewter dishes & 6 plates - - - - -	70	
1 pair dogs, 50 snuffers & dish, 20 - - -	75	\$ 12.15
toasting iron, 25. 4 <del>platters</del> trammels, 50 - -	1.00	
2 dish kettles - - one baking kettle - - -	1.50	
2 tea kettles - - 2 spiders - - -	4.00	
one brass kettle \$ 3.50 one brass skillet, 50.	" .50	
brass ladle & skimmer - - - - -	1.50	
3 flat irons, 50. 2 pine chests \$ 1. - - -		
Tin watering pot - - - - -		
Tin Gallon measure - - - - -		
Tin. Candle moulds - - - - -	1.35	
Tin coffee pot - - - - - iron skewers		
2 bread trays - - 2 old tables - - -		\$ 9.85
Chopping knife, 10. coffee mill, 25. - - -	" .35	
Cot-bedstead & feather bed - - - - -	8.00	
small tin stove - - - - -	" .25	
5 feather beds - - - - -	35.00	
6 boulders - - 5 pillows - - -	5.00	
8 pair cotton sheets - - - - -	1.00	
4 pair woollen do - - - - -		\$ 49.60
amt. carried forward		\$ 208.32

Amount brought forward. . . . .		\$ 208.32
3 Blankets \$ 2.50	old Blankets \$1.00	\$ 3.50
4 Calico coverlids, \$ 2.00.	3 woollen do \$2.00	4.00
Copper plate curtains & counterpane. . . . .		5.00
5 bedstead short posts. . . . .		5.00
1 high post bedstead, foot posts Melhoff. . . . .		7.00
6 pair pillow cases - - - - -		1.00
6 table cloths \$ 2.50	7 small cloths 70	3.20
2 glass bottles 4c, 50c.	Copper tea kettle, 50c	Steel yard, 10c.
		1.10
Books - Thomas's Tol: Bible 2 Vol. . . . .		4.00
one Quarto Bible with clasps - - - - -		1.75
Johnson's Eng: Dict <sup>n</sup> 8:00 - - - - -		1.50
Patriotic addresses & - - - - -		25
White's Sermons at Bampton Lecture " . . . . .		25
Life of Washington by Bancroft - - - - -		1.00
Village sermons - - - - -		25
Harvey's meditations - - - - -		20
Belknap's Psalms & Hymns - - - - -		20
		\$ 8.40
		<u>\$ 246.52</u>

The foregoing being shewn & us at the estate of Catharine Sanderson late of Salem widow deceased, by Ichabod Tucker Esq Administrator of said estate, are appraised by us & of this we make return in

Salem April 22. 1811

Ichabod Tucker, Esq.      Abijah Northey  
 sworn      }  
 William Lang      }  
 Edward B. Jones      }  
 sworn.

Essex, ss. Marblehead, April 23d, 1812. Then Ichabod Tucker Esq, administrator, presented the aforesaid, and made oath, that it contained a true and perfect inventory of the estate of Catharine Sanderson, late of Salem in said county, widow, deceased, intestate; so far as he has come to his hands or knowledge; and that, if any thing further shall hereafter appear, he will cause it to be added.  
 Before me, Thomas K. Proba