

Doc. 4, 10/75 by Sally Dee

DOCUMENTATION

107 Federal Street
Salem, Mass.

Deeds

Book page

- 5573 110 November 15, 1968
Louis J. Woods III and wife Rosaline sell to William R. and Mary Margaret Burns land and buildings at 107 Federal St. bounded:
N.W. by Federal St. 65.75'
N. by corner of Federal and Beckford Sts. 5.76'
E. by Beckford St. 46.54' , then running
W. by land of devisees under will of John Chandler 35.9' and
W. by said land 21.19' to S.W. corner of granted premises, then
N.N.W. by land now or formerly of Chisholm 25.24' to beginning.
Being same premises conveyed us by deed Book 5455 page 121.
- 5455 121 June 30, 1967
Louis J. and Alice D. Woods of Salem for consideration grant to Louis J. Woods III and wife Rosaline of Beverly land and buildings in Salem (described above) Being same premises conveyed Book 5077 page 206.
- 5077 206 July 1, 1963
Jeannette E. Dubois and Ruth S. Woods of Salem for consideration paid grant to Louis J. and Alice D. Woods of Salem, land and buildings (same description as above) Being same premises conveyed Book 4410 page 587.
- 4410 587 October 14, 1957
Francis J. and Katherine A. Carr of Salem grant to Jeannette E. Dubois and Ruth S. Woods of Salem land and buildings (same description) Being same premises conveyed Book 3701 page 416.
- 3701 416 November 2, 1949
Mildred A. Herrick widow and Caroline F. Bridges widow of Salem sell to Francis J. and Katherine A. Carr of Salem land and buildings (same description) See deed to us Book 3470 page 25.
- 3470 25 July 12, 1946
Mildred A. Herrick widow and Samuel F. Bridges to Mary B. Tudbury who in turn grants to Mildred A. Herrick and Samuel F. and Caroline F. Bridges of Salem land and buildings (same as above)
- 3250 369 April 1, 1941
William D. Chapple exec. of will of Anna F. Jenks late of Salem by the power conferred by the Court, for \$2100 paid, grants to Mildred A. Herrick and Samuel F. Bridges both of Beverly the real estate in Salem (same description as above)
- 2132 233 March 6, 1912
Salem Seamen's Orphan and Children's Friend Society for \$1 and considerations releases to Albert Jenks of Salem one undivided half part of a certain lot of land and buildings thereon (same description, add "iron pipe" between the two W. boundaries) Premises shown on plan herewith, and were devised by will of John Chandler, dec. of Salem in equal shares to the grantor and the Association for Relief of Aged and Destitute Women.

Rec'd 4/10/75

Deeds

Book page

2132 231 March 6, 1912

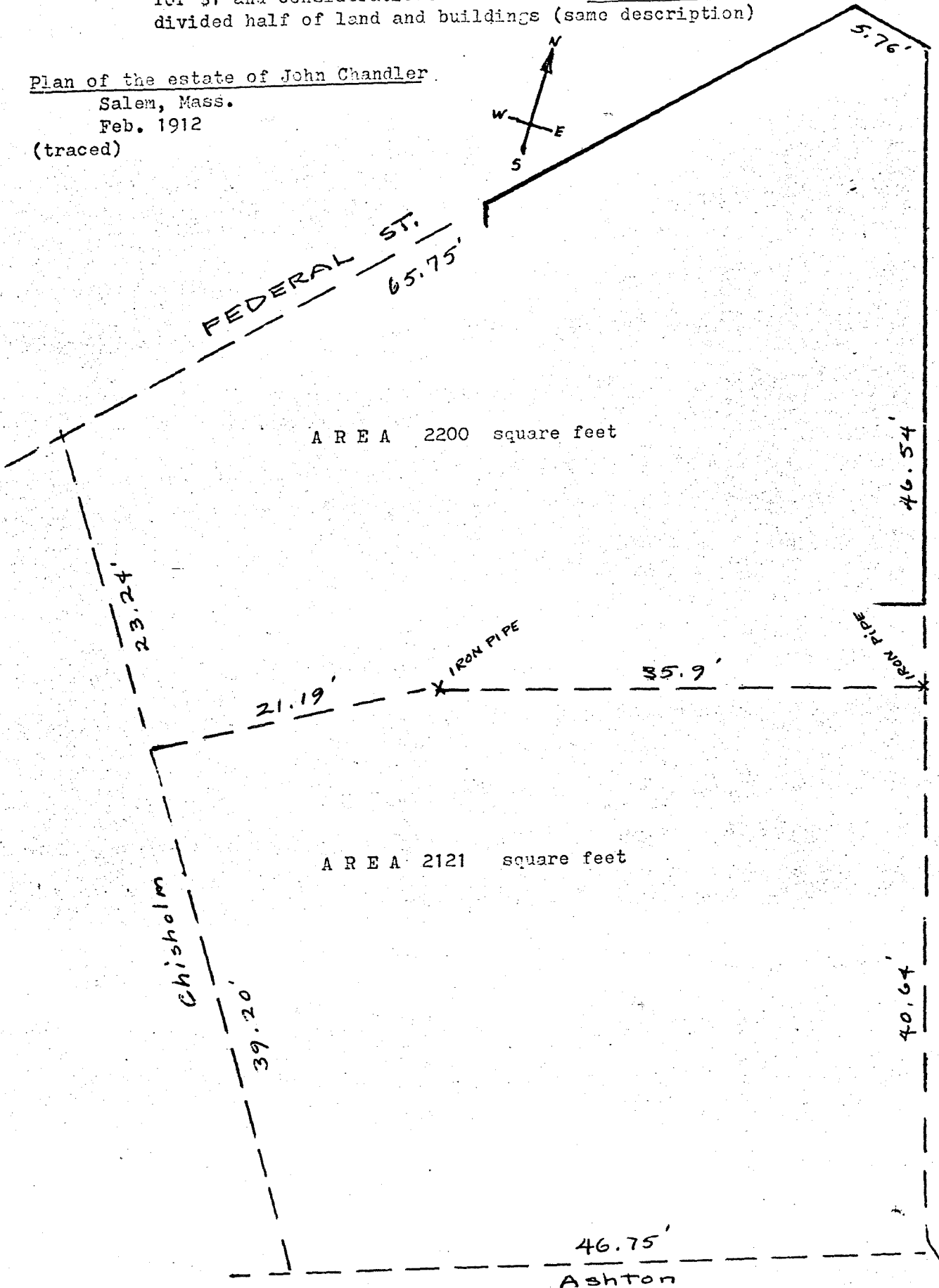
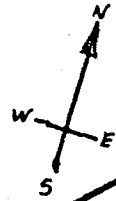
The Association For The Relief Of Aged And Destitute Women in Salem
for \$1 and considerations releases to Albert Jenks of Salem one un-
divided half of land and buildings (same description)

Plan of the estate of John Chandler

Salem, Mass.

Feb. 1912

(traced)



AREA 2200 square feet

AREA 2121 square feet

FEDERAL ST.
65.75'

46.54'

BECKFORD ST.

23.24'

21.19'

X IRON PIPE

55.9'

IRON PIPE

Chisholm

39.20'

40.64'

46.75'

Ashton

Deeds

Book page

1112 250 August 3, 1883

Harlan P. Sanborn admin. of the will of Joseph Chandler late of Cambridge under licence of the court sold the real estate of the deceased at public auction on July 10 to John Chandler of Salem for \$2,750. Real estate consists of land and buildings at the corner of Federal and Beckford Sts. bounded:

- on N.E. (N.W.?) by Federal St. 40'-8" from corner to a stone bound
- on S.W. (S.E.?) by Beckford St. 63'
- on N.W. (S.W.?) by other land of the estate of Joseph Chandler 32'-7"
- on N.E. (S.W.?) by land now of John H. Bell on two lines 34'-5" and 28'-5" to said stone bound on Federal St.

Shown on plan of estate by Charles Putnam dated July 17, 1883: Plan Book 2 #6 (see photocopy following.)

Information from Salem City Directories

- 1881 John Chandler grocer 107 Federal St. house ditto
- 1882-3 (same listing)
- 1884 " "
- 1899-1900 (same)

Historic District Study Committee 1960

107 Federal St. 3rd quarter (19th C.) 2 story plus Mansard roof, ornate dormers and Italianate trim. 2nd fl. bay window on Federal St. looks like a later addition. built by John C. Chandler.

City of Salem map, 1897 shows the present building was in existence.

City of Salem Tax Records

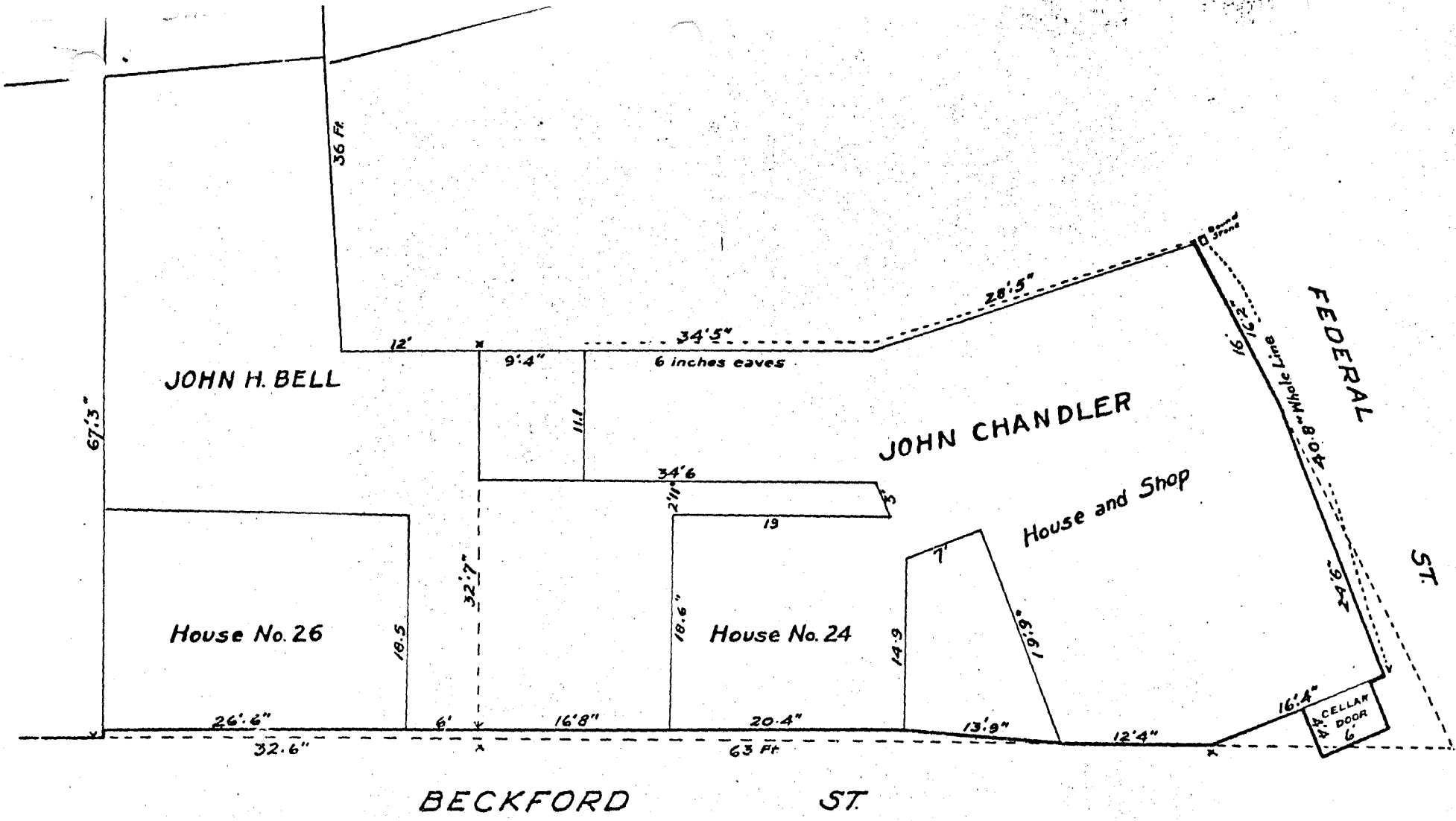
Ward 4		real estate tax
1878	John Chandler 107 Federal St.	\$140
1880	" " "	\$146.45
1882	" " "	\$156.55
1883	" " "	\$161.60
1884	" " "	\$211.75
1886	" " "	\$187.55
1888	" " "	\$193.60
1890	" " "	\$205.70
1892	" " "	\$196.80
1894	" " "	\$206.64
1896	" " "	\$188.80
1898	" " "	\$230.56
1900	" " "	\$280
1902	" " "	\$280
1904	Heirs of John Chandler	\$280
1906	Wallace Chisholm trustee under the will of John Chandler	\$280
1908	(same as above)	\$316.20
1910	" " "	\$297.85
1912	(no listing. property was changing hands)	

SUMMARY

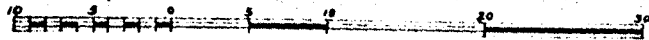
At some point in the Chandler family's long tenure at 107 Federal St. the much older combination house and shop plus long ells was taken down and a new house and shop of smaller total ground area was built. I have been unable to locate any Salem building permit records that would pin the year exactly. In 1883 when the property of the late Joseph Chandler was sold to his son John, the plan of the estate shows the old structure standing on that corner plot. By the time the Salem City Map of 1897 was published, the outline of the new building was there. We know from City directories that son John Chandler, "grocer" was living in his father's house and operating the store well before he bought the property in 1883. Tax records, often incomplete and inexact, show an increase in the assessment by 1884. It was not a large increase however, but this could be explained in that more area of old buildings had been torn down than new built up.

My opinion, considering the taxes, maps, and all other information is that John Chandler tore down the old and put up the present structure by the next year after he acquired title to his father's property. This would make the building 1884, which is quite consistent with its handsome architectural style.

Sally Dee, researcher, April 8 1975



GRAPHIC SCALE



This plan has been reduced for correct scaling see original on file

Book of Plans No. 2, Plan No. 6
 Salem Aug 3, 1883. Recd and ent^d Essex So
 District Deeds See deed from H.P. Sanborn
 admr to John Chandler Book 1112, leaf 250

PLAN
 OF THE
 CHANDLER ESTATE
 ON
 FEDERAL AND BECKFORD STS

SCALE 10 FEET TO AN INCH
 JULY 17, 1883.

CHAS. A. PUTNAM
 CIV. ENG. & LAND SURV.