

HISTORIC SALEM INC

67-69 Dearborn Street

Built for
Charles F. Ropes
and wife
Margaret L. Robertson
c. 1900

Served as the
Margaret L. Ropes Memorial House
Nurses Residence for the
North Shore Babies Hospital
1948-1960

Researched by Sally McMurry, January 2024

Historic Salem Inc.
The Bowditch House
9 North Street, Salem, MA 01970
(978) 745-0799 | historicsalem.org
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Undated photo, Realtor.com, accessed January 2024

Note: this house was once part of a Ropes family “compound” on “Ropes Point” in North Salem. The Ropes property at its peak consisted of three large houses plus land: the Charles A. Ropes house (1856, later the North Shore Babies Hospital, no longer extant), the Reuben W. Ropes house (1895, now 18 Felt Street), and the Charles F. Ropes house (c. 1900, now 67-69 Dearborn Street). Reuben W. Ropes and Charles F. Ropes were brothers, sons of Charles A. Ropes and his wife Lucinda Whipple Ropes. For additional information please refer to the house history for 18 Felt Street.

Note: I have used the most common historical spelling for the North Shore Babies Hospital, that is without an apostrophe at the end.

Summary

The house at present #67-69 Dearborn Street was built between 1897 and 1907, probably around 1900 when Charles Fischer Ropes (1865-1944) married Margaret Robertson (1877-1946). After Margaret died in 1946 the house was sold to the North Shore Babies Hospital next door, which formerly had been the Charles A. Ropes estate. Numbered 67 Dearborn at the time, it served as a nurses' residence named in honor of Margaret Ropes. After the Babies Hospital moved to the Salem Hospital campus around 1960 the house reverted to a private residence, probably of two units. The two-unit dwelling was converted to a two-unit condominium in 1983.

Background: Growing up on Ropes Point

Charles Fischer Ropes was born into a well-off North Salem family in 1865. His grandfather Benjamin Ropes (1772-1845) had been a cooper, shipping merchant, and soldier in the War of 1812. Charles's parents were Charles Augustus Ropes, a merchant, and Lucinda Whipple Ropes. Both parents held substantial property; Charles claimed \$12,000 in real estate and \$75,000 in personal property, and Lucinda had \$4,000 worth in her own personal property. In 1865 Charles A. Ropes was reported to have the fourth largest income among Salem residents.¹ His obituary noted that he "came from a sterling family, the members of which all achieved success in mercantile life." It explained that he had "established a regular line of coasting vessels between Salem and New York, which for some years did a large freighting business." Charles's company evidently worked with other family connections to bring hides from South America as well as corn and grain from the Midwest. As well, he worked in partnership with a wax leather manufacturer for a time.² He and his brothers Reuben W. Ropes (the elder) and Ripley Ropes operated a flour and grain business in central Salem which later became Charles Ropes and Son.³

Charles A. Ropes married twice; his first marriage (1843) was to Mary Ann Barker, who had four children before she passed away in 1853. Two of these children died before their father remarried. The other two grew up in their father's household. In 1854 Charles A. Ropes remarried Lucinda Whipple. A year later he purchased property at the foot of Dearborn Street (from a James Ropes, an uncle) for \$4100.⁴ In 1856 he contracted with Harris & Hutchins, Carpenters, to "build a Dwelling house and outbuildings in conformity with the plans prepared by Emmerton & Foster, Architects" for a total price of \$8995.00. The

¹ 1860 US Census; *New York Evening Post*, August 22, 1865

² According to Alexander Watt, *Leather manufacture, a Practical Handbook*. 5th edition. (London: Crosby Lockwood, 1919), p. 372, "wax leathers" were "leathers finished black on the flesh side." These leathers were "specially suitable for the heavy hard wear of the mechanic, agriculturalist, and other wearers who require a boot fairly waterproof, with a certain amount of porosity and at a low price." Watt noted that the advent of cheaper modern chrome process caused some to believe that the "total extinction of wax leathers... is only a question of time." Directories and atlases show that Joseph A. Dalton had a tannery on Mason Street. It seems likely that the role Charles A. Ropes played in the business was as investor.

³ Information on Charles A. Ropes from obituaries in the *Boston Daily Journal*, March 20, 1890, and the *New York Tribune*, March 21, 1890. Ad for the first iteration of Ropes Brothers in the *Salem Directory*, 1857, p 154.

⁴ Essex County Deed Book 512, page 7, April 26, 1855 (James Ropes to Charles A. Ropes); 1851 McIntyre Map of Salem showing a J (?) Ropes beyond the end of Dearborn Street

designers and carpenters were both located in Salem.⁵ This house is no longer extant, but it is discussed in this history for two reasons. First, it gives an idea about the Ropes brothers' early lives and surroundings. Second, the Charles A. Ropes Estate later became the North Shore Babies' Hospital, which for a time owned the Charles Fischer Ropes house at 67-69 Dearborn Street and operated it as a nurses' residence.

Charles grew up with seven siblings (including Reuben W. Ropes, b. 1861, owner at 18 Felt Street) and two stepsiblings here. Other relatives came and went, as did "domestics" – usually young immigrant women -- who would have cooked, cleaned, and provided child care. For example, in 1865 Margaret Flemming, 26, and Joanna Kelley, 23, both Irish born, lived in the household.⁶ The house specifications and later images make clear that this was a grand mansion trimmed with stylized Italianate ornament. It consisted of thirteen rooms in all and included a main block and large ell, a piazza, a cellar, up to date plumbing (bath room and water closet), central heating, fully equipped kitchen, and expensive materials like black Italian marble in the parlor. Ground floor rooms included "Drawing Room, Library, Hall, Parlor, and Dining Room," the ceilings of which were to have a "marble finish." Margaret and Joanna likely used a system of bells: one in the kitchen connected to the front door, and there were bells "from each of the Southern chambers with the kitchen, all to be hung in the best manner."⁷

⁵ Ropes Family Papers, 1826-1899, Box 1. Phillips Library. The 1855 Salem business directory, shows Emmerton and Foster, Architects, with an office at 6 Central Street in Salem, very near the Ropes grain business. (p. 161) In the regular directory, William H. Emmerton is listed as a partner in Emmerton and Foster with a house at 13 Summer Street. (p. 68). Joseph C. Foster is listed as an engineer with Emmerton & Foster, with a house at 357 Essex Street. (p.73) On page 163 of the business directory there is a carpenter, D. M. Harris, at 36 North Street, but no Hutchins. Harris is listed in the regular directory as Daniel M. Harris, 36 North Street, with a house at 12 Upham. (p. 83). Augustus Hutchings, carpenter, has a house at 66 North Street (p. 90).

⁶ 1865 Massachusetts state census

⁷"Specifications of a Dwelling House for Chas. A. Ropes." Ropes Family Papers, 1826-1899, Box 1, Phillips Library collection.



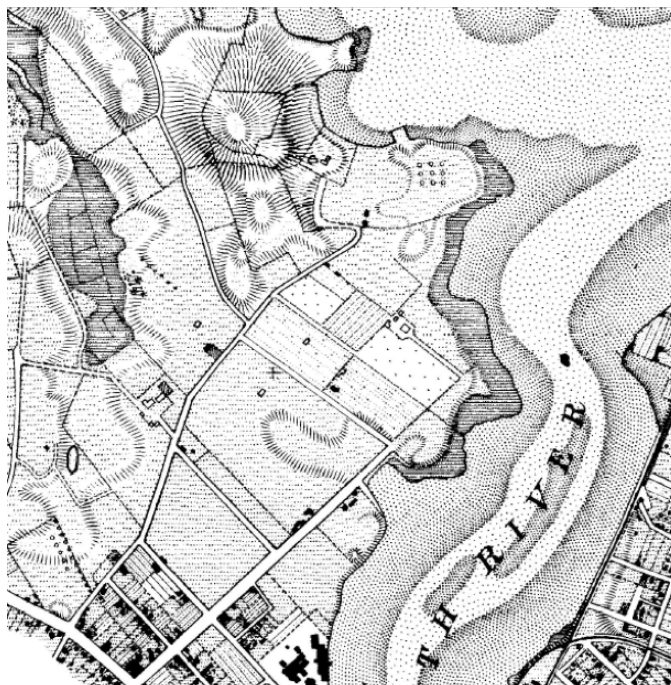
Charles A. Ropes house, later North Shore Babies Hospital, c. 1856, no longer extant. 1927 image, Salem State University Archives. The long ell at right was a c. 1926 addition; the flanking shed roof wings on either side of the main house had been added about 1909, as “fresh air wards” for the young patients.

At this time North Salem was still quite rural, and in fact the property was farmed. Much later it still had nine acres planted with shade trees and fruit trees.⁸ Indeed, Charles A. Ropes joined in the North Salem horticultural activity by exhibiting more than twenty varieties of apples and pears at the Essex Institute Horticulture Exhibition in 1876.⁹ Barns and other agricultural outbuildings were added. In 1870 the agricultural census reported that the 10-acre farm produced potatoes and tree fruit, probably to supply the household. Three cows produced milk. This operation was run by wage workers who performed the actual labor. Here the children would have been surrounded by “horses, cows, livestock, carriages, tools, and machines.”¹⁰ In this environment Charles F. Ropes and his brothers must have acquired a good preparation for the grain business.

⁸ North Shore Babies Hospital Society Annual Report, 1911. Phillips Library.

⁹ *Salem Register* Sept 14, 1876

¹⁰ 1870 US Agricultural census; Charles A. Ropes will, 1889, Essex Probate Records 1889-90, p 401-402.



1875 US Geodetic and Coast Survey Map, Salem Harbor, detail. The Charles A. Ropes Estate shows cultivated fields and probably gardens closer to the house.

By the 1880s a new generation joined the Ropes grain business and it became Charles A. Ropes and Son. Charles F. and his brother Reuben W. were employed there as clerks while their older brother Willis occupied the more senior role of “Son.” The firm carried on a wholesale and retail trade in grain, hay, and animal feed, as well as household staples like flour, lard, dried apples, and beans.¹¹ This enterprise was a more prosaic relative to the Far Eastern trade that had enriched Salem in the eighteenth century. The firm’s ads suggest that Charles A. Ropes and Son’s major market must have been farm households and agricultural retailers in the rural hinterland.¹² The New England farming economy relied increasingly on dairying and poultry. Farmland was mostly put into pasture and hay rather than grains. Farming households purchased grain and flour from companies like Ropes and Son, who in turn likely obtained most of their goods from sources in the Midwest or South. For example, among the ingredients in Reuben Ropes’s advertised “poultry hash” were wheat meal, cottonseed, and alfalfa meal.¹³ Another market for the Ropes company would have been urban: as long as horses supplied motive power for transport and industry, horse owners would buy feed and hay. Salem and other nearby towns had livery stables as well as plenty of family equines. The firm’s goods were transported by water and (later) rail. Charles A. Ropes used wharves for his substantial fleet, including one just off Derby Street. His sons continued to use it into the 1890s.¹⁴

¹¹ 1888 Salem Directory, page 898.

¹² Salem Directory, 1905, no page number

¹³ Philip H. Smith, “Inspection of Commercial Feedstuffs,” Massachusetts Agricultural Experiment Station Control Series Bulletin No. 55, December 1930, p. 36.

¹⁴ Charles A. Ropes extended the wharf in 1874 (DB 901/222)



Salem Atlas of 1897, Plate 3, detail. Reuben W. Ropes wharf in the South River off Derby street, center of image. To the west, on Central Street, see Ropes Brothers Feed and Grain. The 1890 Salem Sanborn map, Sheet 8, also shows a Ropes' Wharf off 125 Derby Street.

898 SALEM ADVERTISING DEPARTMENT.

CHAS. A. ROPES & SON,
WHOLESALE AND RETAIL DEALERS IN
HIGHEST GRADES OF
FAMILY and BAKERS' FLOURS.
GRAIN,
Meal, Fine Feed and Shorts.

A FULL ASSORTMENT OF
POULTRY SUPPLIES.

ALL GRADES OF
BALED HAY AND BEDDING.

LARD, BEANS AND DRIED APPLES.

49, 51, 53 & 55 Central Street, Salem.

Ad for Charles A. Ropes and Son, Salem Directory, 1888

ROPE BROTHERS
 49, 51, 53 and 55 CENTRAL ST., SALEM.
 Telephone 71-4. P. O. Box 283.

ROPE BROTHERS GRAIN STORES.
 ESTABLISHED 1835.
 WILLIS H. ROPES. CHARLES F. ROPES. REUBEN W. ROPES.

WHOLESALE AND RETAIL DEALERS IN

FLOUR, GRAIN, MEALS AND FEEDS.

BALED HAY, STRAW AND SHAVINGS.
 SALT, all kinds for table, manufacturing and farm use.
 POTATOES, BEANS and PEAS, FODDER and GRASSSEEDS
 HORSE, DAIRY and POULTRY SUPPLIES.

SPECIAL AGENTS FOR
*Armour's Animal Fertilizers, Whitney-Eckstein Co.'s Grass
 Seeds, Worcester Salt Co.'s Table Salt, H. O. Horse, Dairy and
 Poultry Feed, Belknap's Acle Paste "Lubriteen", Labaree's
 (Warranted) Veterinary Medicines, Rust's Poultry Specialties.*

Goods Delivered Promptly in Salem, Danvers and
 Surrounding Towns.

ROPE BROTHERS,
 HOBART STREET, Branch Store, DANVERS.
 Division Depot. Telephone 10-3

Ad for Ropes Brothers, 1905 Salem Directory

In 1890 Charles A. Ropes died. He left the house and land to Lucinda, plus \$30,000 "in money." His sons Willis H., Charles F., and Reuben W. took over the firm and renamed it Ropes Brothers. By 1897 they had opened a branch on Hobart Street in Danvers, where Charles F. worked while continuing to live with his mother.¹⁵ In 1900, Charles F. Ropes married Margaret L. Robertson. Margaret, born 1877 in Beverly, worked as a bookkeeper at her father's business. Robert Robertson, "Plumber and Sanitary Engineer, Agent for Gurney Steam and Hot Water Heaters, Pratt's Gasolene [sic] for Light and Heat," had offices in Beverly, Beverly Farms, and Manchester. He and his wife Helen had emigrated from Scotland; they and their children resided at 21 Pond Street in Beverly. Two hundred people were invited there to a reception where the newlyweds (according to the Salem Evening News) received many "elegant and costly presents."¹⁶

1900-1947: Charles F. and Margaret L. Ropes Family Home

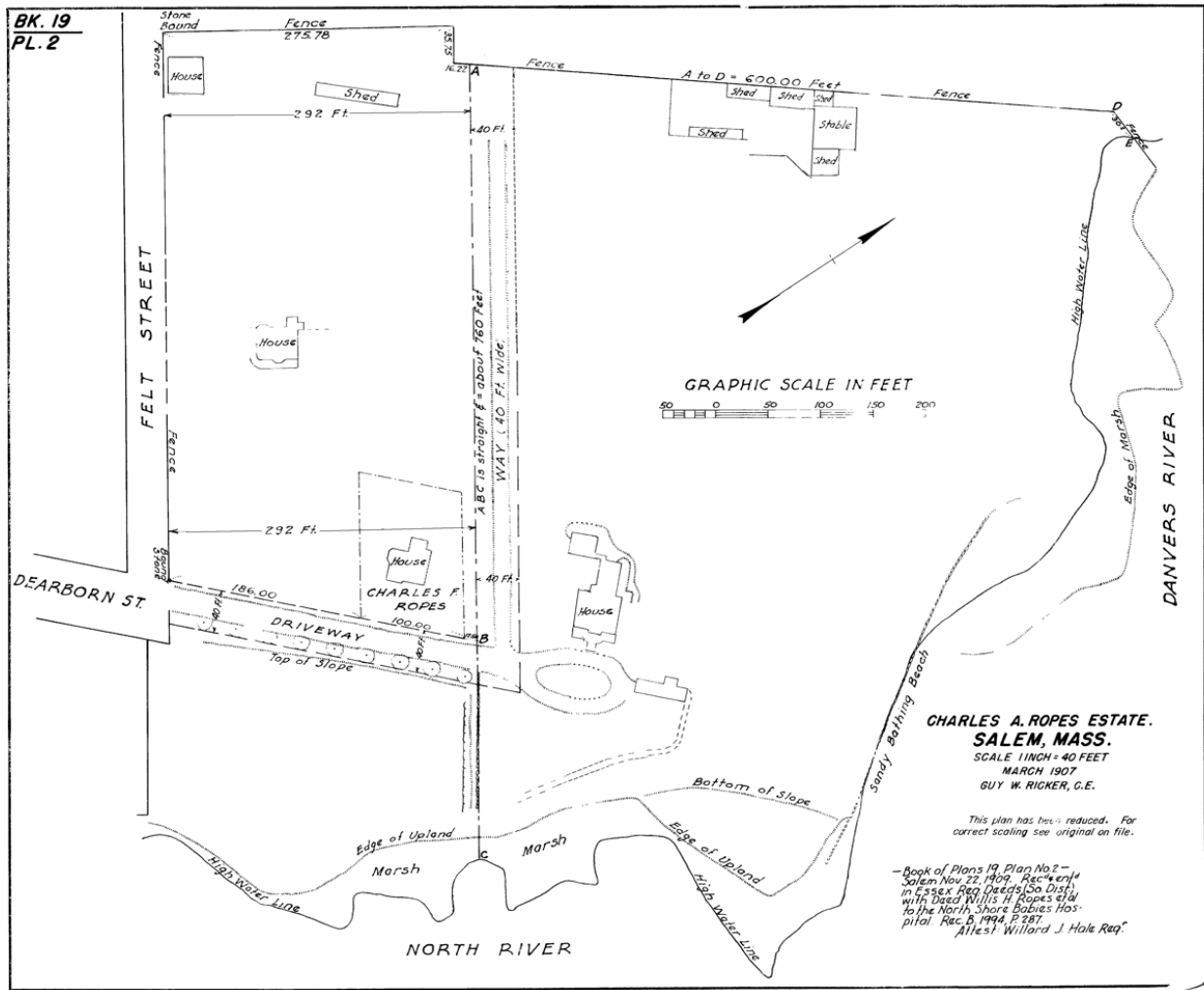
In 1901 Charles's mother, Lucinda, gave him the lot where the present house at 67-69 Dearborn Street stands. That same year Charles and Margaret borrowed \$3,000 from Charles's sister Mary and her husband Frederick Cates. In all the couple borrowed \$7,000 in three mortgages dated 1901, 1908, and 1916.¹⁷ These funds must have financed the house construction. The first visual evidence found for the house is a 1907 plan of the Ropes Point property that was made in preparation for the transfer of the Charles A. and Lucinda Ropes Estate to the North Shore Babies Hospital that year. Likely the house had been built nearer the time of their marriage. The couple had four children by 1910: Charlie A, Margaret, Anna, and John S. Charles continued in the grain business, shifting back and forth between the original Central Street location and the Danvers store.¹⁸

¹⁵ 1897 Salem Directory

¹⁶ 1900 US Census; 1899 Salem Directory; 1897 Salem Directory; Salem *Evening News*, June 20, 1900, p. 2

¹⁷ DB 1632 page 44; DB 1809 p 144; DB 2353 p 457. The second and third loans were from Salem Savings Bank. All were discharged by 1922.

¹⁸ Salem Directories for 1903, 1905, 1906, 1922; 1910 US Census



Essex Deeds Plan (Plan Book 19 page 2) dated 1907 showing the Charles F. Ropes house. The area to the right of the line running "A-B-C" went to the North Shore Babies Hospital in 1907, DB 1994 pp 287 to 297.



1911 Atlas of Salem, Sheet 9, showing C. Ropes house next to the new North Shore Babies Hospital. It has not been established why the area adjacent to North Shore Babies Hospital was marked Lucinda W. Ropes Hrs. (heirs)

The Massachusetts Historical Commission form for this property characterizes it as “one of Salem’s rare examples of the Shingle Style.”¹⁹ Architectural historians often classify the Shingle Style as a regional expression that drew inspiration from several sources. The Queen Anne lent its asymmetrical forms, use of shingles, expansive porches; the Colonial Revival offered gambrel roofs, “rambling lean-to additions”; and vernacular practices contributed the outer envelope of “naturally weathered shingle siding.” Interior plans tended to be open and flowing.²⁰ The house at 67-69 Dearborn does exhibit these qualities, notably the gambrel roof, shingle-like cladding, and lean-to elements. Though the style was uncommon in Salem proper, the nearby area boasted many distinguished Shingle Style houses, especially on dramatic oceanside sites. Inspiration was accessible for people who wanted to build in a current fashion. This house shared some qualities with brother Reuben Ropes’s house at 18 Felt Street, but it lacked outbuildings and elaborate grounds. It seemed more emphatically suburban than rural.

¹⁹ Massachusetts Historical Commission form SAL.1867, 1986. Available via MACRIS.

²⁰ Virginia McAlester, *A Field Guide to American Houses* revised edition. (New York: Alfred A. Knopf, 2023), 374; John Milnes Baker, *A Concise Guide to American House Styles* (New York: Countryman Press, 2018), 92



Undated photos from Realtor.com, retrieved January 2024. Left, elevation facing Dearborn Street; right, gambrel roof end facing Larch Avenue.

Charles and Margaret Ropes were active and prominent citizens in the Salem community. They participated in numerous civic and charitable affairs. Charles was especially well known for his leadership in the Second Corps of Cadets, a local volunteer militia that traced its history to 1786. An independent entity until 1915 (when it became part of the National Guard), the Second Corps was a bona fide military organization in the sense that it held training, provided coastal defense during the Spanish American War, helped to fight the 1914 fire, and even policed a workers' strike in Lawrence. It was a large social presence in Salem; its parades, plays, dances, and band performances made the local headlines. Membership afforded opportunities for what we now would call networking since the corps attracted businessmen, bankers, and professionals to its ranks. Charles F. Ropes distinguished himself in the Corps, joining in 1884 and rising to commanding officer by 1908. The Corps was so central to his public identity that his obituary headline read "Col. Charles F. Ropes, Cadet Corps Veteran, Dies."²¹

The couple also supported the local Red Cross, Girl Scouts, and North Shore Babies Hospital. The last would have a special impact where 67-69 Dearborn Street was concerned. The Babies Hospital originated from the Fresh Air Fund during an epidemic in 1904. First it was a summer-only service based on Bakers Island, but when the Charles A. Ropes estate became available after Lucinda Ropes's death in 1906, it shifted locations and repurposed the 1856 house for the Babies Hospital. This institution evolved to a full-service hospital for very young children, with professional care offered without regard to race, creed, color, or ability to pay. Margaret Ropes played an important role in the Babies' Hospital Society as a vice president, secretary, member of the executive committee, and member of the Ways and Means committee. Committee members vigorously sought donations from among the North Shore's wealthy; opened a thrift shop; ran a yearly "Tag Day" that generated significant income for the institution; sold garden surplus; opened the beach to the public in cooperation with a neighborhood association; and solicited in-kind donations.²² As the Society secretary Margaret Ropes was responsible for writing the introductory summaries in the group's

²¹ Emily Murphy, "Merchants, Clerks, Citizens, and Soldiers, the Second Corps of Cadets in Salem, Massachusetts." Undated pamphlet, National Park Service, Salem Maritime National Historic Site; *Salem Evening News* August 7, 1944.

²²For example, the noted Marblehead seed company, Gregory's, gave seeds for the vegetable garden which supplied the hospital.

annual reports. She ably explained how the Society raised funds for the hospital—and made pitches to potential donors too. For example in 1911 she wrote hopefully: “the need of suitable sleeping apartments for the nurses has been more apparent than ever this year – their quarters being very much overcrowded. Here is a splendid opportunity, for some one who is interested, to found a nurse’s memorial home.” Other events would intervene before this dream was realized. In 1914 Salem suffered a devastating fire. Margaret Ropes and her colleagues stepped in to help the hospital care for fire refugees. 67-69 Dearborn became a site for fire relief work: “Eighty quarts of cocoa was made daily at the home of Mrs. Charles F. Ropes and distributed at the Forest River Camp.”²³

Margaret Ropes’s work with the Babies Hospital exemplified a wider movement of middle-class women into public-spirited activism. Progressive-era women founded and ran important institutions from libraries to settlement houses to hospitals. Like the men, they networked. In Salem, for example, among the Babies Hospital patrons were the Emmertons, North Salem neighbors who also supported the John Bertram Home, the Salem Hospital, and the House of Seven Gables Settlement. As well, Margaret Ropes and her colleagues helped to facilitate the rise of nursing as a respected “pink collar” occupation for educated women. Trained nurses staffed the Babies Hospital; eventually the Society helped establish a nursing school geared specifically to pediatric nursing.

By 1930 there were signs of change. For one thing, Charles F. Ropes was apparently no longer actively involved in the family business, for he now was listed in censuses and directories as a nurseryman. First, he worked in Boxford, then in 1936 he became superintendent of Greenlawn Cemetery in Salem.²⁴ Though this was respectable employment, it probably was not highly remunerative. Under these circumstances the house (its mortgage had been paid off in 1922) became an important economic asset for the family. Sometime around 1934 boarders began to appear at 67 Dearborn Street. Converting extra house room to generate income was a widely used Depression era strategy. It is not clear how space use was divided, but currently there are four bedrooms on the second floor and an additional third floor room. It does not seem likely that extensive (and expensive) renovations would have taken place to accommodate boarders, though an ambiguous 1932 Sanborn map suggests that the footprint may have changed from the original 1907 plan. In 1934 daughter Anna Ropes (a nurse working in Boston), Gordon Clifford (“sta[tionary] eng[ineer]”), and John F. Wilson (factory worker) all lived at “r[ear] 67 Dearborn” while Charles and Margaret lived at 67 Dearborn. In 1940 the census showed Charles and Margaret at 67 Dearborn Street with two “roomers”: an engineer with Hygrade named Lawrence Kimball, and a Kenneth Connery. After Charles F. Ropes died in 1944, his widow lived at 67 Dearborn—continuing to have “roomers” -- until she too passed away in 1946.

²³ “To Begin Anew,” 1958 pamphlet, North Shore Babies’ and Children’s Hospital, Phillips Library; Babies’ Summer Hospital Society Annual Reports, Phillips Library, 1905, 1911, 1913, 1914; “North Shore Baby Hospital Tag Day Produced \$5900,” *Boston Globe* June 11, 1918, 7.

²⁴ 1930 US Census; Salem Directory for 1932, 1934, 1935, 1936, 1937, 1938, 1940, 1942, 1943



Sanborn Map of Salem, 1906-1950, Sheet 70: "New Sheet, September 1932", detail. Library of Congress. The Charles F. Ropes house is numbered 67 in this view. Note the "Nurses Home" in the pink-colored section of the North Shore Babies Hospital. This was the c. 1926 addition seen in the first photo above.

Behind these changes was a deepening crisis at the Ropes Brothers company, culminating in 1936 when Reuben W. Ropes was declared a bankrupt and his entire property (including his home) was seized by a court-appointed official. Charles and Willis got caught up in the proceedings too; they defaulted on their mother's loan for the Central Street business premises and ironically Reuben, as trustee, had to enter the grounds to formally repossess the firm's store and warehouses. Available research to date has not firmly established how such a wealthy family ended up bankrupt, but it is indisputable that local businesses like the Ropes Brothers faced an increasingly daunting competitive climate in early 20th century. The shift from sail to steam power disadvantaged businesses (like the Ropes's) that had been founded on large sail fleets. Moreover, the grain and flour business was also undergoing dramatic changes related to agriculture and food retailing. A deep agricultural depression had preceded the Wall Street crash by a decade. Global competition intensified with European recovery from war. In the US farming became more specialized, mechanized, and capital intensive. As farm output rose, prices dropped steeply, plunging farmers into an escalating "cost-price squeeze" (higher costs, lower prices for their products). The number of farms steadily declined. In New England these forces were amplified by urbanization and high land costs. To add to the stress, urbanites were trading horses for automobiles, and farmers were swapping out draft horses for tractors; dairymen found that growing their own silage for winter feed was a better strategy than purchasing grain. In sum, both rural and town markets for grain and hay were contracting. Competition from newer, large nationwide companies like Ralston-Purina also disadvantaged local distributors. Meanwhile the food retail sector was undergoing a major shift to chain stores; consumers who formerly might have patronized Ropes Brothers for household staples could now buy them at a chain store, probably more cheaply. Thus, the household market for

Ropes Brothers goods was probably dwindling too. These circumstances help to explain how a formerly profitable grain business like Ropes Brothers could be forced out of business.

1947-1961: Margaret L. Ropes Memorial House

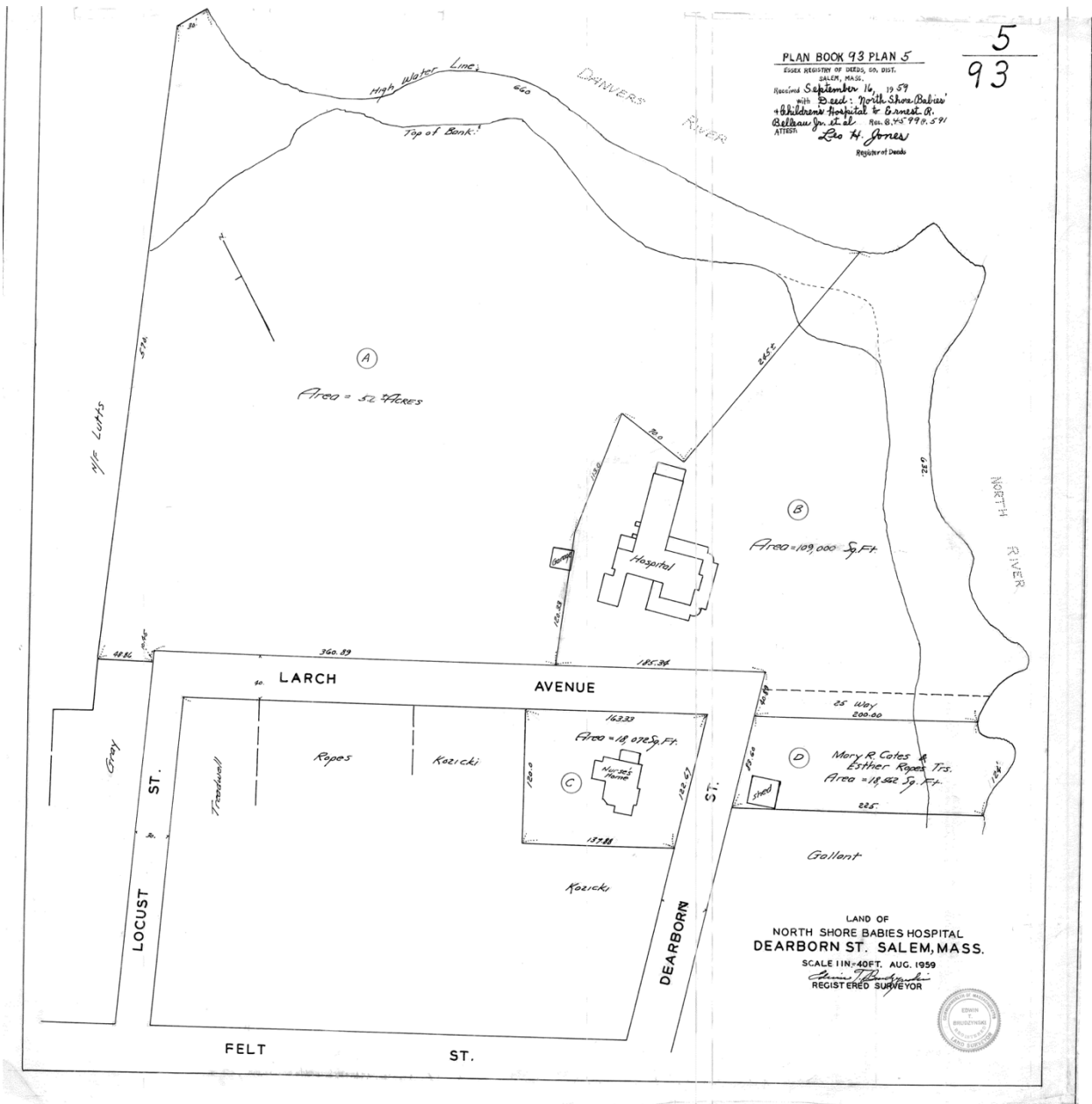
After Margaret's passing in 1946 the house entered a new phase in its history. Her executors sold the house and lot to the North Shore Babies Hospital. This was a fitting move. Years before, Margaret had advocated for a "nurse's memorial home." The hospital had added a residential wing for nurses in 1926 but with the passing of a prominent supporter, a new opportunity arose. Now the house at 67 Dearborn Street became the Margaret Ropes Memorial House, a nurses' residence for the North Shore Babies Hospital. A building permit was issued in 1947 to "remodel dwelling into apartments (Nurses)."²⁵ The residence was up and running by 1948. A 1959 site plan (Book 5, Plan 93) showed the footprint of the "Nurse's Home." The main change from the 1907 footprint was the addition of two rectangular shaped extensions to each gable end, currently where the Unit B porch/deck and Unit A entry are located today.²⁶ The available documentary record (city directories only)²⁷ is hard to interpret for clues about exactly how the Margaret L. Ropes Memorial House functioned, because the cryptic, unpunctuated wording in directories leaves so much ambiguity. To confuse matters further, the extensive residential wing at the Babies' Hospital itself was also labeled "Nurses Home" on the 1932 Sanborn map (see image above). The best guess is that the house at 67 Dearborn provided accommodation for a few nurses and a "house mother." The superintendents in charge of the entire hospital also were responsible for the nurses' residence but did not apparently live at 67 Dearborn.²⁸

²⁵ City of Salem public records, Property Card for 67 Dearborn Street. The permit number was # 137, April 4, 1947. A visit to the city building department on January 25, 2024 disclosed that no further information is available besides this number and date.

²⁶ The 1932 map shows rectangular extensions too, but this drawing seems to be an outlier; all the other map footprints share elements that this one lacks.

²⁷ No record of entries in the 1950 census could be found, and Margaret L. Ropes's will also was not located.

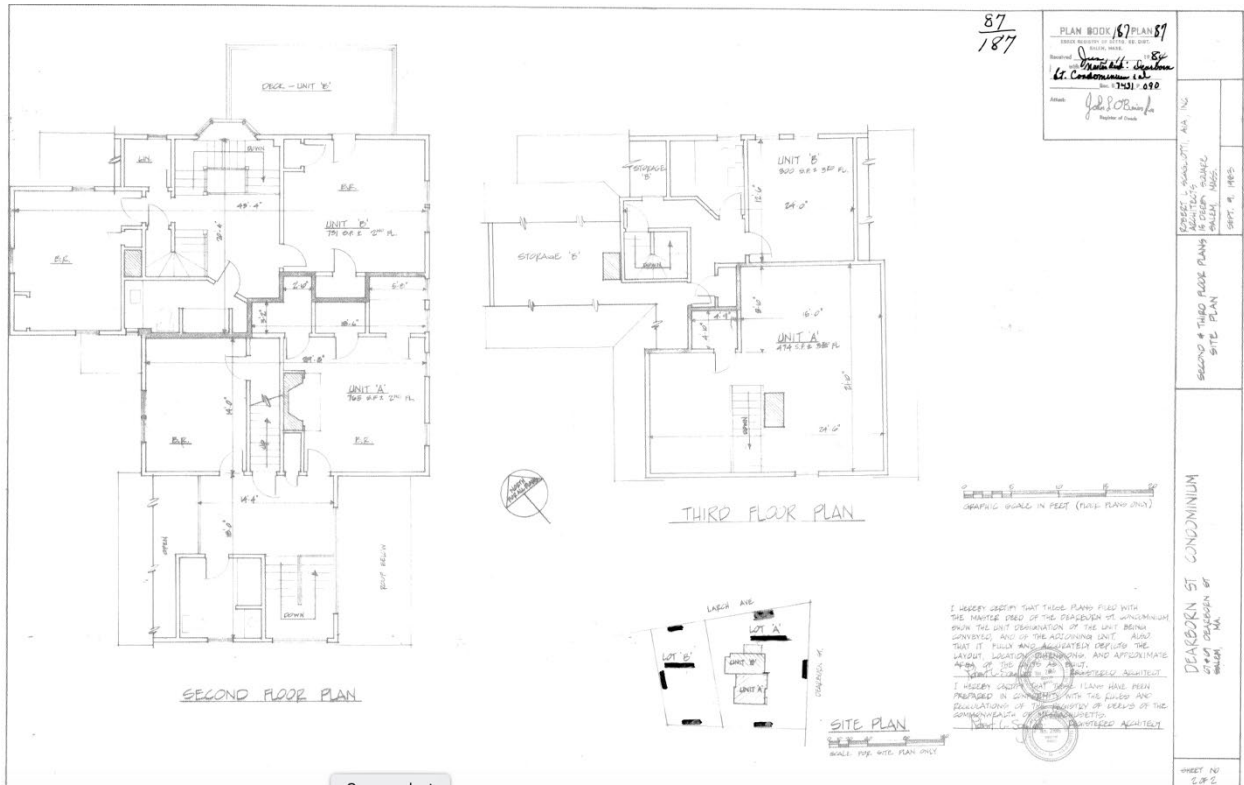
²⁸ Salem Directories for 1948 through 1962, street lists and alphabetical lists; City of Salem Property Card for 67 Dearborn Street, noting an April 4, 1947 building permit issued to North Shore Babie's [sic] Hospital to "remodel dwelling into apartments (nurses)." Unfortunately the actual permit is not available so it could not be determined just how the building was renovated. The latest year in the collection of Annual Reports for the Babies Hospital Society at the Phillips Library is 1940, but if later annual reports could be located it would probably clear up this confusion quickly. After the Babies Hospital moved away from Dearborn Street, the 1966 Salem Street List showed Helen G. Burke, House mother, appears at address 67 Dearborn along with the new owner, Joanne McManus. Salem Public Library Local History Room



1959 plan of the North Shore Babies Hospital land, showing Nurse's Home, then called 67 Dearborn Street, now 67-69 Dearborn Street.

1962-1983: two family private dwelling
 1983-present, two unit condominium

The North Shore Babies Hospital moved to the Salem Hospital campus around 1960. In 1962 the property -- along with the Babies Hospital buildings and some of its land (Parcels B, C, and D on the 1959 map above) -- passed to Charles and Joanne McManus of Lynn, who then moved to 67 Dearborn. The hospital was converted to the Salem Commercial School, of which Charles H. McManus was President. The 1965 and 1966 Salem Street lists showed the



Plans submitted when 67 Dearborn was converted to condominiums, 1983. Plan Book 187 page 87, salemdeeds.com

Conclusion

The house at 67-69 Dearborn has seen nearly a century and a quarter of service. First it sheltered Charles F. Ropes, his wife Margaret, and their growing family. It must have seen many gatherings for social, civic, and charitable purposes, for Charles and Margaret were both very active community members. During the Depression years, paying boarders apparently helped bring in needed income as the Ropes business faltered. After Margaret's passing the house became a nurses' residence named in her honor and owned by the North Shore Babies Hospital. It was renovated around 1947 to accommodate this new purpose. When the Babies Hospital moved to join up with the Salem Hospital around 1960, the hospital and house were sold. Soon after the two properties were separated and the house continued as a two-family dwelling, later as a two-unit condominium. These changes reflected broader shifts in Salem residential patterns.

List of Sources:

Note: if not footnoted, primary source information comes from Salemdeeds.com or Ancestry.

Secondary work:

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McAlester, Virginia. *A Field Guide to American Houses* revised edition. (New York: Alfred A. Knopf, 2023)

Murphy, Emily. "Merchants, Clerks, Citizens, and Soldiers, the Second Corps of Cadets in Salem, Massachusetts." Undated pamphlet, National Park Service, Salem Maritime National Historic Site. (Salem Public Library)

Maps of Salem: (I include a hotlink only when the site is tricky to navigate or find)

Henry McIntyre, Map of the City of Salem, Mass. 1851. Online at Leventhal Maps Library, Boston Public Library.

G. M. Hopkins, Atlas of the City of Salem. 1874. Available online through the Massachusetts State Library, <https://archives.lib.state.ma.us/handle/2452/206060>

US Geodetic and Coast Survey Map, Salem Harbor, 1875.

Atlas of the City of Salem. 1897. Online through the Massachusetts State Library, <https://archives.lib.state.ma.us/handle/2452/205576>

Atlas of the City of Salem, Massachusetts. 1911. Online at Leventhal Maps Library, Boston Public Library.

Sanborn Insurance Maps of Salem, Massachusetts, 1906-1950. Sheet 70. Library of Congress website, select Maps in search bar

Deeds:

The Southern Essex Registry of Deeds, Salemdeeds.com, has digitized all deeds executed in the county. <https://salemdeeds.com/salemdeeds/Default2.aspx>

Newspapers:

Author has Penn State library access to search Salem newspapers. Not all the major Salem papers are included in the databases and they only go up to about 1900 but I was able to find obituaries for Charles A. Ropes.

Charles F. Ropes obituary, *Salem Evening News*, August 7, 1944, Front Page. Salem Public Library.

Biographical details:

Ancestry.com compiles digitized census, vital statistics, city directories, and other sources.

Other:

Hathi Trust gives access to historical publications, for example lists of ships owned by Charles A. Ropes.

Phillips Library Collections: North Shore Babies Hospital collection, 1958 pamphlet, "To Begin Anew"; North Shore Babies Hospital Society Annual Reports; Ropes Family Papers, 1826-1899 (Specifications for Charles A. Ropes House, 1856).

Salem State University Archives, digitized photos and post cards collection.

City of Salem Public Records (digital collection available via the city website)

Property Ownership History

DATE	GRANTOR	GRANTEE	DB/PAGE #	REMARKS (price, wording, etc)
March 31, 2023	Charles M. Lipson and Barbara S. Bulriss, married	Alex D. Sivo and Mary Ellen Kerr (married)	41500/153	This transaction is for Unit B of a condo unit established in 1984, DB 7431/90, (see below)
June 14, 2013	Barbara S. Bulriss	Charles M. Lipson	32563/430	
October 18, 1990	Richard A. and Carolyn M. Maddocks of Salem	Barbara Bulriss	10602/589	
June 7, 1984	Joanne A. McManus aka Joanne Paolini	Richard A. and Carolyn M. Maddocks of Salem	7431/142	This transaction is for Unit B and is the first condominium sale.
June 7, 1984 (Master Deed)			7431/90	This is the Master Deed for the condominium. See Plan Book 157 of 1962 and DB 4895/1. (couldn't find the latter) 67 and 69 Dearborn Streets are thereby combined. (Lots A and B). Building is described as "a three story free standing and unattached structure and having a stone foundation, wood frame structure and slate roof."
December 21, 1983 (petition)	Joanne McManus is the petitioner		5130/510, 513, 519 and special permit, 7321/365	5130 Refers to a Street Acceptance Plan of 1963 in which Dearborn is extended and a portion of Larch Ave. established. Among those involved as property owners are Esther Ropes and Mary Gates. 7321 is Special Permit to convert "an existing two family dwelling into a two unit condominium in this R-1

DATE	GRANTOR	GRANTEE	DB/PAGE #	REMARKS (price, wording, etc)
				district." The house was certified in 1980 as an existing two family house—see salem city Properties in Online portion of the city website
May 4, 1970	Mary T. Duffy	Joanne A. McManus of 67 Dearborn Street	5680/765	Premises conveyed is the lot and buildings as laid out today (Parcel 1). Price is \$36,000
September 19, 1969	Merchants-Warren Bank	Mary T. Duffy of Lynn	5639/318	Foreclosure Deed. Merchants- Warren National Bank of Salem, holder of a mortgage from Charles H. and Joanne A. McManus. This includes the present house and lot (Parcel I) and two other parcels.
September 13, 1962	Charles and Joanne McManus of Lynn	Merchants-Warren bank	4982/25. Later documents show a stepped process by which the Merchants-Warren bank forecloses for nonpayment	Mortgage for the three parcels, \$25,000 in 10 years at 6% interest
April 13, 1962	North Shore Babies' and Children's Hospital	Charles and Joanne McManus of Lynn	4759/342 and 346	This transaction involves three parcels: Lot B, C and Lot D on Plan Book 93 Plan 5.
November 8, 1946	Frederick H. Klein of Wyomissing PA and Anna Ropes Hall of Salem, executors of the will of Margaret L. Ropes (widow of Charles F. Ropes)	North Shore Babies' Hospital	3515/178	\$15,000 See plan 2182/579 of 1912. This is when the Charles F. Ropes house becomes property of North Shore Babies Hospital, and is turned into a nurses' residence—see plan of 1959. The transaction involves more than just the house/lot.

DATE	GRANTOR	GRANTEE	DB/PAGE #	REMARKS (price, wording, etc)
January 9, 1901	Lucinda W. Ropes	Charles F. Ropes	1632/43	\$1.00 transaction. This is the lot 100 by 140 feet , "bounded on all sides by land of L. W. Ropes, with right of way to same over the driveway running in front of said lot, said driveway running from Dearborn St. to residence of Lucinda W. Ropes".
FOR TRANSACTIONS LEADING TO LUCINDA ROPES'S ACQUISITION OF THIS PROPERTY SEE HOUSE HISTORY FOR 18 FELT STREET. IN 1859 LUCINDA ROPES BOUGHT A LARGER TRACT FROM WHICH THIS LOT WAS CARVED IN 1901				

Property Ownership Summary (in chronological order):

1859-1901: Lucinda W. Ropes

1901-1946: Charles F. Ropes and Margaret Ropes, then Margaret Ropes (d. 1946), then her heirs

1946-1962: North Shore Babies' and Children's Hospital

1962-1970: Charles and Joanne McManus (present 67-69 Dearborn plus North Shore Babies Hospital)

1970-1983: Joanne A. McManus

1983: Joanne A. McManus petitions to convert an existing two family dwelling into a two unit condominium. Petition is granted.

1984-present: Units A and B have various different owners.



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City of Salem, Massachusetts
Board of Appeal

RECEIVED

83 OCT 17 AM 12

DECISION ON PETITION OF JOSEPH A. CHORVAK FOR A
SPECIAL PERMIT FOR 67 DEARBORN ST., SALEM

CITY ENGINEER'S OFFICE
SALEM, MASS.

A hearing on this petition was held on September 28, 1983 with the following Board Members present: James Ecker, Chairman; Messrs., Chorvack, Hopper, Lusinski and Piccolo. Notice of said hearing was sent to abutters and others and notices of the hearing were properly published in the Salem Evening News in accordance with Massachusetts General Laws Chapter 40A.

Petitioner requests a Special Permit to allow her to convert an existing two family dwelling into a two unit condominium in this R-1 district.

This proposed condominium conversion is covered by the terms of the City's Condominium Conversion Ordinance. The Special Permit that has been requested may therefore only be granted upon a finding by the Board of Appeal that (1) the grant of the Special Permit will not adversely impact upon the City's existing stock of rental units for low and moderate income families and elderly people on fixed incomes; (2) that the grant of the Special Permit is not contrary to the City's Master Plan, and (3) the grant of the Special Permit will not have an adverse effect on the neighborhood.

The Board of Appeal, after hearing the evidence presented at the hearing, and after viewing the plans, makes the following findings of fact:

1. Proper notice was given under Section 7-B (3)(6) of the Salem Zoning Ordinance;
2. There is currently one tenant in the building;
3. No construction work will be needed to accomplish this condominium conversion;
4. There is no evidence by which the Board could conclude that petitioner's plan would have a negative impact on the neighborhood or on the existing stock of low and moderate income housing in the City.

On the basis of the above findings of fact and on the evidence presented at the hearing, Board of Appeal concludes as follows:

1. Petitioner's plan does not detract from the Master Plan of the City of Salem;
2. The plan will not have a substantial negative impact on the existing stock of low or moderate income rental units in the City;
3. The existing tenant will be given substantial time to find substitute housing;
4. Petitioner's plan does not detract from the public good.

DECISION ON PETITION OF JOANNE MCMANUS
FOR A SPECIAL PERMIT FOR 67 DEARBORN ST.
page two

Therefore, the Board of Zoning Appeal voted unanimously to grant the petitioner a Special Permit allowing her to convert the existing two family dwelling into a two unit condominium, provided that:

1. The conversion not begin or take place until six (6) months from the date this decision is filed, or until the tenant currently residing in the building voluntarily vacates the premises, whichever comes first;
2. Ownership of lots A and B as shown on a plan submitted to the Board, be merged so that A and B become one lot owned by one person or entity;
3. A Certificate of Occupancy be obtained.

RECEIVED
83 OCT 17 AM 26
CITY CLERK'S OFFICE

Date Dec. 21, 1983
Scott E. Charnas
I hereby certify that 20 days have expired from the date this instrument was received, and that NO APPEAL has been filed in this



A True Copy
ATTEST: Josephine P. Treco
CITY CLERK, Salem, Mass.

THE DECISION OF THE BOARD OF ZONING APPEALS MADE PURSUANT TO SECTION 12 OF THE CHARTER OF THE CITY OF SALEM, MASSACHUSETTS, IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL AS THE SAME APPEARS IN THE OFFICE OF THE CITY CLERK.

BOARD OF APPEAL

A COPY OF THIS DECISION HAS BEEN FILED WITH THE PLANNING BOARD AND THE CITY CLERK

Exec. ss. RECORDED 1-27-84 55 N. EAST 1 P.R. INST. 7179

BK 5680 PG 765 MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 031

I, Mary T. Duffy of Lynn, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Joanne A. McManus, of 67 Dearborn Street, Salem, Essex County, Massachusetts,

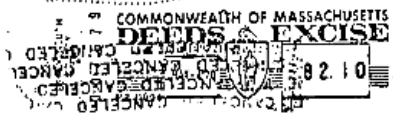
with quitclaim covenants a certain parcel of land together with the buildings thereon, situated on the Northwest side of Dearborn Street in said Salem, at the corner of Larch Avenue, so-called, and being bounded and described as follows:

- SOUTHEASTERLY by Dearborn Street one hundred thirty-two and seventy-two hundredths (132.72) feet;
- SOUTHWESTERLY by land now or formerly of Kozicki et al one hundred forty-three and seventy-six hundredths (143.76) feet;
- NORTHWESTERLY by land now or formerly of Kozicki et al one hundred and seventy-eight hundredths (100.78) feet; and
- NORTHEASTERLY by Larch Avenue one hundred sixty-eight and thirty-three hundredths (168.33) feet.

Being PARCEL 1 conveyed to me by Merchants-Warren National Bank of Salem in deed dated September 19, 1969, recorded with said Registry of Deeds, Book 5639, Page 318.

Said premises are conveyed subject to 1970 taxes.

Full consideration \$36,000.00



Notary Public

Witness my hand and seal this fourth day of May, 1970. Mary T. Duffy

The Commonwealth of Massachusetts

Essex, ss. May 4, 1970

Then personally appeared the above named Mary T. Duffy and acknowledged the foregoing instrument to be her free act and deed before me. Harry J. [Signature] Notary Public

(*Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

CHAPTER 183 SEC 6 AS AMENDED BY CHAPTER 351 OF 1967 Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Essex ss. Recorded May 4, 1970. 2 m. past 11 A. M. #79

BK 5680 PG 765 MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) DB1

I, Mary T. Duffy

of Lynn, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Joanne A. McManus, of 67 Dearborn Street, Salem, Essex County, Massachusetts,

with quitclaim covenants

to have a certain parcel of land together with the buildings thereon, situated on the Northwesterly side of Dearborn Street in said Salem, at the corner of Larch Avenue, so-called, and being bounded and described as follows:

- SOUTHEASTERLY by Dearborn Street one hundred thirty-two and seventy-two hundredths (132.72) feet;
- SOUTHWESTERLY by land now or formerly of Kozicki et al one hundred forty-three and seventy-six hundredths (143.76) feet;
- NORTHWESTERLY by land now or formerly of Kozicki et al one hundred and seventy-eight hundredths (100.78) feet; and
- NORTHEASTERLY by Larch Avenue one hundred sixty-eight and thirty-three hundredths (168.33) feet.

Being PARCEL 1 conveyed to me by Merchants-Warren National Bank of Salem in deed dated September 19, 1969, recorded with said Registry of Deeds, Book 5639, Page 318.

Said premises are conveyed subject to 1970 taxes.

Full consideration \$36,000.00



REGISTRY OF DEEDS

Notary Public

Witness my hand and seal this fourth day of May, 1970

Mary T. Duffy

The Commonwealth of Massachusetts

Essex, ss.

May 4, 1970

Then personally appeared the above named Mary T. Duffy and acknowledged the foregoing instrument to be her free act and deed before me

Notary Public

My commission expires

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 38B SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967 Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Essex ss. Recorded May 4, 1970, 2 p. past 11 A. M. #79

BK5639 PG318

FORECLOSURE DEED

(BY CORPORATION)

Merchants-Warren National Bank of Salem
 a corporation duly established under the laws of United States of America

and having its usual place of business at Salem, Essex County
 from Charles H. McManus and Joanne A. McManus holder of a mortgage

to us

dated September 12, 1962 recorded with Essex, Southern District/ Registry of Deeds

book 4982 , page 25 , by the power conferred by said mortgage and

every other power, for ---SIXTY-FOUR THOUSAND (\$64,000.00)-----dollars

paid, grant to Mary T. Duffy, of 100 Bellevue Road, Lynn

the premises conveyed by said mortgage.

PARCEL I A certain parcel of land together with the buildings thereon, situated on the Northwesterly side of Dearborn Street in said Salem, at the corner of Larch Avenue, so-called, and being bounded and described as follows:

SOUTHEASTERLY by Dearborn Street on a hundred thirty-two and seventy-two hundredths (132.72) feet;
 SOUTHWESTERLY by land now or formerly of Kozicki et al one hundred forty-three and seventy-six hundredths (143.76) feet;
 NORTHWESTERLY by land now or formerly of Kozicki et al one hundred and seventy-eight hundredths (100.78) feet;
 NORTHEASTERLY by Larch Avenue one hundred .sixty-eight and thirty-three hundredths (168.33) feet.

PARCEL II The land in said Salem, together with the buildings thereon, situate on the Easterly side of Dearborn Street, and bounded and described as follows: Beginning at the Southwesterly corner thereof on Dearborn Street at land now or formerly of Gallant, and thence running Northeasterly by said Dearborn Street eighty-three and sixty hundredths (83.60) feet to Lot B on the plan of North Shore Babies Hospital, recorded with Essex South District Registry of Deeds in Plan Book 93, Plan 5; thence running Southeasterly by said Lot B, two hundred (200) feet to the high water line of the North River; thence running Southerly by the high water line of North river, one hundred twenty-four (124) feet to said land of Gallant; thence running Northwesterly by said Gallant land, two hundred twenty-five (225) feet to Dearborn Street and point of beginning. Containing 18,562 square feet and being shown as Lot D on said plan.

PARCEL III The land in said Salem, together with the buildings thereon, situated on the Northeasterly side of Larch Avenue and bounded and described as follows: Beginning at the Southwesterly corner thereof on Larch Avenue by Lot A on the above mentioned plan, thence running North-easterly by said Lot A on two courses, one hundred twenty and thirty-three hundredths (120.33) feet and one hundred thirteen (113) feet, respectively, to a point; thence running Southeasterly by said Lot A, seventy (70) feet to a point; thence running Northeasterly by said Lot A, two hundred forty-five (245) feet, more or less, to the high water line of the Danvers River; thence running Easterly by the high water line of the Danvers River and Southerly by the high water line of the North River, six hundred thirty-two (632) feet more or less to Lot D on said plan; thence running Northwesterly by said Lot D, two hundred (200) feet to Dearborn Street; thence running Northeasterly by Dearborn Street, forty and eighty-nine hundredths (40.89) feet to a point; thence running Northwesterly by Larch Avenue, one hundred eighty-five and thirty-four hundredths (185.34) feet to Lot A and the point of beginning. Containing 109,000 square feet and being shown as Lot B on the above mentioned plan.

Together with all our right, title and interest in and to any and all streets, avenues or ways shown on said plan, subject to the right of any others that may be entitled thereto to use the same.

Also all our right, title and interest in and to the flats between the

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3 4 2STATUTE FORM OF QUITCLAIM DEED

NORTH SHORE BABIES' AND CHILDREN'S HOSPITAL,
a charitable corporation duly organized under the laws of the Commonwealth
of Massachusetts, with its place of business in Salem, Essex County,
Massachusetts, for consideration paid, grants to Charles H. McManus and
Joanne A. McManus, husband and wife, as tenants by the entirety, both of
Lynn in said County of Essex, with QUITCLAIM COVENANTS, the land in
said Salem, together with the buildings thereon situate on Dearborn Street
and Larch Avenue, bounded and described as follows:

PARCEL 1: The land together with the buildings thereon
situate at the junction of Dearborn Street and Larch Avenue and shown as
Lot C on a Plan of Land of North Shore Babies Hospital, Dearborn St.
Salem, Mass. August, 1959, Edwin T. Brudzynski, Registered Surveyor,
and recorded with Essex South District Registry of Deeds, Plan Book 93,
Plan 5, and bounded:

NORTHEASTERLY	by Larch Avenue, One hundred sixty-three and thirty-three hundredths (163.33) feet;
SOUTHEASTERLY	by Dearborn Street, One hundred twenty-two and sixty-seven hundredths (122.67) feet;
SOUTHWESTERLY	by land now or formerly of Kozicki, One hundred thirty-seven and eighty-eight hundredths (137.88) feet; and
NORTHWESTERLY	by said land of Kozicki, One hundred twenty (120) feet.

Containing 18,072 square feet, according to said plan.

PARCEL 2: The land in said Salem, together with the
buildings thereon, situate on the Easterly side of Dearborn Street, and
bounded and described as follows:

Beginning at the Southwesterly corner thereof on Dearborn
Street at land now or formerly of Gallant, and thence running Northeasterly
by said Dearborn Street, Eighty-three and sixty hundredths (83.60) feet to
Lot B on the plan above referred to; thence running Southeasterly by said
Lot B, Two hundred (200) feet to the high water line of the North River;
thence running Southerly by the high water line of North River, One hundred
twenty-four (124) feet to said land of Gallant; thence running Northwesterly
by said Gallant land, Two hundred twenty-five (225) feet to Dearborn Street
and point of beginning.

Containing 18,562 square feet and being shown as Lot D on
said plan.

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PARCEL 3: The land in said Salem, together with the buildings thereon situate on the Northeasterly side of Larch Avenue and bounded and described as follows:

Beginning at the Southwesterly corner thereof on Larch Avenue by Lot A on the above mentioned plan, thence running Northeasterly by said Lot A on two courses, One hundred twenty and thirty-three hundredths (120.33) feet and One hundred thirteen (113) feet, respectively, to a point; thence running Southeasterly by said Lot A, Seventy (70) feet to a point; thence running Northeasterly by said Lot A, Two hundred forty-five (245) feet, more or less, to the high water line of the Danvers River; thence running Easterly by the high water line of the Danvers River and Southerly by the high water line of the North River, Six hundred thirty-two (632) feet more or less to Lot D on said plan; thence running Northwesterly by said Lot D, Two hundred (200) feet to Dearborn Street; thence running North-easterly by Dearborn Street, Forty and eighty-nine hundredths (40.89) feet to a point; thence running Northwesterly by Larch Avenue, One hundred eighty-five and thirty-four hundredths (185.34) feet to Lot A and the point of beginning.

Containing 109,000 square feet and being shown as Lot B on the above mentioned plan.

Together with all our right, title and interest in and to any and all streets, avenues or ways shown on said plan, subject to the right of any others that may be entitled thereto to use the same.

Also all our right, title and interest in and to the flats between the high water line shown on said plan and the low water line of Danvers River and North River between the Northerly boundary line of Lot B extended to low water line of Danvers River and the Southerly boundary line of Lot D extended to low water line of North River.

IN WITNESS WHEREOF, the said North Shore Babies' and Children's Hospital has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Paul M. Pilcher, its Treasurer, hereto duly authorized, this

13th day of April, 1961.

NORTH SHORE BABIES' AND CHILDREN'S HOSPITAL

By Paul M. Pilcher
Treasurer



1962 N Shore Babies Hosp to McManus DB 4759 p 342-3

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free act and deed of the Economy Co-operative Bank before me
 C. Howard Phillips Justice of the Peace. (Justice of the Peace seal)
 Showing My Commission Expires Mar. 19 1948
 Approved - Attorney.
 Essex ss. Received Nov. 8, 1946. 50 m. past 10 A.M. Recorded and Examined.

Notice of
 Filing Petn.
 Dahlen et al

COMMONWEALTH OF MASSACHUSETTS Land Court To All Whom It May Concern: We,
 Gustaf E. Dahlen and Susie A. Dahlen both of Saugus, County of Essex,
 Commonwealth of Massachusetts hereby give notice that, on the first day of
 November 1946, we filed a petition in said Court to have the title to cer-
 tain land therein described, registered and confirmed pursuant to Chapter
 185 of the General Laws. Said land is situated in Saugus in the County of
 Essex and said Commonwealth, and bounded, and described as follows: South-
 easterly by Kenwood Avenue, 86 feet; Southerly by lands now or formerly of
 Albert S. Silva et al and John Tennant et al, 109.08 feet; Westerly by lan
 now or formerly of the Town of Saugus, 100 feet; and Northerly by Winter
 Street, 133.47-. Gustaf E.Dahlen Susie A.Dahlen By their Attorneys,
 Greenhood, Cunningham & Eggleston By C. Carroll Cunningham
 Essex ss. Received Dec. 17, 1946. 3 m. past 10 A.M. Recorded and Examined.

Discharge
 Salem Sav. Bk.
 On Back M. Deed
 Rec. B. 2507
 P. 588

The Salem Savings Bank, the holder of the within mortgage, hereby acknow-
 ledges satisfaction of and discharges the same. IN WITNESS WHEREOF, the
 said Salem Savings Bank has caused its corporate seal to be hereto affixed
 and these presents to be signed in its name and behalf by Roland A. Stanley
 its Treasurer, hereunto duly authorized, this eighth day of November in
 the year nineteen hundred and forty-six.

COMMONWEALTH OF MASSACHUSETTS) Salem Savings Bank (Corporate seal)
 Essex, ss. On this eighth day) By Roland A. Stanley Treasurer.
 of November 1946, before me appeared Roland A. Stanley, to me personally
 known, who being by me duly sworn, did say that he is the Treasurer of said
 Salem Savings Bank and that the seal affixed to the foregoing instrument
 is the corporate seal of said Corporation, and that said instrument was
 signed and sealed in behalf of said Corporation by authority of its By-Law
 and acknowledged said instrument to be the free act and deed of said Cor-
 poration. Edgar W. Johnson Notary Public
 Essex ss. Received Nov. 8, 1946. 15 m. past 11 A.M. Recorded and Examined.

Klein et al,
 Exors.
 to
 North Shore
 Babies Hospital

Frederick H. Klein of Wyomissing, State of Pennsylvania and Anna Ropes
 Hall of Salem, Essex County, Massachusetts, Executors of the Will of Mar-
 garet L. Ropes, deceased, late of Salem, by power conferred by Essex Pro-

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bate Court by license dated October 29th, 1946, and every other power, for Fifteen Thousand Dollars paid, grant to The North Shore Babies Hospital a corporation duly organized according to law and having its usual place of business in said Salem, the land in said SALEM with the buildings thereon bounded and described as follows: Beginning at a point 186 feet 4 inches Easterly from Felt Street and running Northeasterly 100 feet, Northwesterly 140 feet, Southwesterly 100 feet and Southeasterly 140 feet to the point of beginning, bounded on all sides by land now or formerly of the estate of Lucinda W. Ropes, deceased, with a right of way to and from the same over the driveway running in front of said lot from Dearborn Street to the late residence of said Lucinda W. Ropes, over her land, the lot herein conveyed being on the Northwesterly side of her way, and being the premises conveyed by said Lucinda W. Ropes to Charles F. Ropes by deed dated January 9, 1901, recorded with Essex South District Registry, Book 1632, Page 43. Also the land in said Salem adjoining, bounded Northeasterly by land of North Shore Babies Hospital 163.33 feet, Northwesterly by land now or late of Ropes, 120 feet, Southeasterly by the above parcel 100 feet, Southwesterly by the same 140 feet and Southeasterly by Dearborn Street extended, being said way above described, 12.5 feet; containing 2994 square feet. Also the land in said Salem, adjoining said first parcel described herein, and bounded Northeasterly by the same 140 feet, Northwesterly by land now or late of Ropes 10 feet, Southwesterly by land now or late of Tuttle 137.86 feet, and Southeasterly by Dearborn Street extended, 10 feet; Containing 1399 square feet. Also a certain parcel of land situate in said Salem, on a private way 40 feet wide which forms a straight continuation of Dearborn Street toward the Northeast, said way being shown on the plan hereinafter referred to and thereon marked "Dearborn St.", the granted premises being described as follows: Beginning at the Northerly corner thereof on said way at land of the North Shore Babies' Hospital and thence running Southeasterly by land of said hospital 145.6 feet to the edge of the upland along the shore of the North River; thence turning and running Southwesterly by the line of the edge of said upland about 94 feet; thence turning and running Northwesterly by other land of the devisees under the will of Lucinda W. Ropes upon a line parallel with the first course above described 184.2 feet to said way; thence turning and running Northeasterly by said way ^{93.7}925 feet to the point begun at. Also the parcel of land of irregular shape adjoining the premises above described bounded Westerly by the edge of said upland, Northerly by a straight continuation toward the river of the first course in the description of the foregoing parcel about 25 feet; Easterly by the high water line of the North River; Southerly by a straight continuation toward the river of the third

Three \$5.,
One \$1. &
One .50
R. Stamps
Documentary
Canceled

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course in the description of the foregoing parcel about 36 feet, meaning hereby to convey so much of the land between the said upland and the high water mark of the North River as is included between straight extentions of the parallel sides of the parcel first above described in this last description. All of said land is shown upon a plan by Thomas A. Appleton, C. E. August, 1912, recorded with deed Willis H. Ropes, et al to Charles F. Ropes, recorded in said Registry, Book 2182, Page 579. Each of said parcels is to have a right in common with others to use for all purposes the way shown on said plan as "Dearborn Street" and running from property of The North Shore Babies Hospital Association to Dearborn Street. WITNESS our hands and seals this 30th day of October 1946

THE COMMONWEALTH) Frederick H. Klein
 OF MASSACHUSETTS) Anna R. Hall Executors
 Essex ss. October) u/w Margaret L. Ropes

30th 1946 Then personally appeared the above named Anna Ropes Hall and acknowledged the foregoing instrument to be her free act and deed as executrix aforesaid, before me Wm. D. Chapple Notary Public
 Essex ss. Received Nov. 8, 1946. 15 m. past 11 A.M. Recorded and Examined.

Discharge
 Beverly
 Co-op. Bk.
 On Back M. Deed
 Rec. B. 3314
 P. 144

The Beverly Co-operative Bank, the mortgagee within named, hereby acknowledges satisfaction of this mortgage. IN WITNESS WHEREOF the said Beverly Co-operative Bank has caused these presents to be signed, sealed, acknowledged, and delivered in its name and behalf by Herbert C. Noren its Treasurer, this eighth day of November A. D., 1946.

COMMONWEALTH OF) Beverly Co-operative Bank (Corporate seal)
 MASSACHUSETTS) by Herbert C. Noren Treasurer.

Essex, ss. Beverly, November 8 1946 Then personally appeared the above-named Herbert C. Noren and acknowledged the foregoing instrument to be the free act and deed of the Beverly Co-operative Bank, before me,
 Benjamin Lederman Notary Public.
 Essex ss. Received Nov. 8, 1946. 19 m. past 11 A.M. Recorded and Examined.

Roulo et ux
 to
 Beverly Co-op.
 Bk.

Discharge
 B.3647 P.539

We, Alfred J. Roulo and Pearle Ann Roulo, husband and wife, as tenants by the entirety, of Beverly, Essex County, Massachusetts, for consideration paid, grant to the Beverly Co-operative Bank, situated in Beverly, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Four thousand one hundred fifty (4150) dollars payable in twelve years from this date, with interest thereon, payable in equal monthly installments on the first day of each month hereafter, which payments shall first be applied to interest then due and the balance thereof remaining applied to principal,

1946 Ropes

finch, Herbert P. Johnson, Louise H. Johnson, Samuel S. Synmes and Minerva K. Synmes have herewith set our hands and seals this first day of October in the year one thousand nine hundred.

E. O. Schoen Johnson	Seal	Almira C. Johnson	Seal
Phillip B. Johnson	Seal	Edwin W. Johnson	Seal
Jeannette F. Johnson	Seal	May T. Johnson	Seal
J. Harvey Brumblough	Seal	Herbert C. Johnson	Seal
Amelia H. Brumblough	Seal	Cynthia A. Johnson	Seal
Rose Culfinch	Seal	Francis H. Johnson	Seal
Charles Culfinch	Seal	Ida Johnson	Seal
Herbert P. Johnson	Seal	Samuel M. Johnson	Seal
Samuel S. Synmes	Seal	Clara A. Jones	Seal
Minerva K. Synmes	Seal	Adelaide M. Stevens	Seal
Louise H. Johnson	Seal	Melville A. Johnson	Seal
	Seal	Eliza M. Johnson	Seal
		W. Martin Johnson	Seal

Commonwealth of Massachusetts, Suffolk ss. October 30, 1900. Then personally appeared the above named Francis H. Johnson and acknowledged the foregoing instrument to be his free act and deed, before me,

Geo. A. Day, Justice of the Peace.

Essex ss. Rec'd Jan. 22, 1901, 20 m. past 12 P.M. Rec. 1 m. by *Willard J. Hale* Reg.

Know all men by these presents that Lucinda W. Kopes, of Salem, Essex County, Massachusetts, in consideration of one dollar and other considerations paid by Charles F. Kopes the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Charles F. Kopes his heirs and assigns a lot of land described as follows: beginning at a point one hundred and eighty-six feet and four inches from Felt St. running one hundred feet north. easterly thence one hundred and forty feet north. westerly thence one hundred feet south. westerly thence one hundred and forty feet south-easterly to point begun at bounded on all sides by land of E. W. Kopes, with right of way to same over the driveway running in front of said lot, said driveway running from Dearborn St. to residence of Lucinda W. Kopes over land of Lucinda W. Kopes. The above lot being on North western side of said drive

E. W. Kopes
to
C. F. Kopes
One 50¢ N. Stamp
Documentary
Cancelled

way. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Charles F. Ropes and his heirs and assigns, to their own use and behoof forever. And I hereby for myself and my heirs, executors and administrators, covenant with the grantee and his heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof I the said Lucinda W. Ropes hereto set my hand and seal this ninth day of January in the year one thousand nine hundred and one.

Signed, sealed and delivered in presence of } Lucinda W. Ropes Seal
 Frederick Bate } Commonwealth of Massachusetts. Essex ss. January 9, 1901.

Then personally appeared the above named Lucinda W. Ropes and acknowledged the foregoing instrument to be her free act and deed, before me,
 Frederick Bate, Justice of the Peace.

Essex ss. Recd. Jan. 23, 1901, 10 am post 12 P.M. Recd. by *Willard J. Hale* Reg-

Ch. F. Ropes
 to
 F. Bate Trust

One \$1.00 one 25¢
 N. stamps
 Documentary
 canceled.

I know all men by these presents, that I, Charles F. Ropes of Salem, in the County of Essex and Commonwealth of Massachusetts, in consideration of three thousand dollars paid by Frederick Bate trustee under the will of the said M. Bate late of said Salem, deceased, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Frederick Bate trustee as aforesaid and his successor or successors in said trust and their heirs and assigns a certain lot of land situate in said Salem bounded as follows: beginning at a point one hundred and eighty-six feet and four inches from Felt Street thence running north-easterly one hundred feet, thence north-westerly one hundred and forty feet thence south-westerly one hundred feet, thence south-easterly one hundred and forty feet to the point begun at, being bounded on all