

10 Pleasant St
Salem, Mass.

built for
JOHN RHODES
mariner
1809

Robert Booth
6 Jan 1978

Ten Pleasant Street

This house was built for John Rhodes, Salem mariner, perhaps in 1809.

Few houses in Salem have a more baffling provenience than this one. In 1800 the house lot was part of the land belonging to the homestead at the corner of Bridge and Pleasant Streets, belonging to Isaac Smith. After Mr Smith's death, his widow & executrix, Elizabeth Smith of Boston, on 11 June 1804, for \$501, sold this 24-pole lot, bounded 61' on Pleasant Street, to Richard Gardner, Salem merchant (185:278). Mr Gardner owned this lot for five years; on 31 May 1809 for \$700 he sold it to John Rhoads, Salem mariner (187:158).

Very little is known of John Rhoads (or Rhodes, as the family seems to have spelled it) beyond the fact that he married Lydia Gardner in Salem on 8 Jan 1809, and that they had three children: Samuel, John Selman, and Susan Gardner Rhodes. Lydia Gardner appears not to have been a close relative of the Richard Gardner who sold the land to John Rhodes. It is not known if John Rhoads was simply a mariner (sailor) or a master mariner (ship-master). The Salem valuation books make no mention of a John Rhodes in ward two at this time.

Based on available evidence, it seems likely that John Rhodes had this house built as rental property; this would mean that the tenant paid taxes on the place, and that the valuation would be under the tenant's name, which name is now unknown. John Rhodes and family soon moved to Boston from Salem, leaving no trace here, except for the 1835 marriage of John S Rhodes of Boston to Lavinia Very of Salem. It could be that John Rhodes was a Marblehead man, for the name Rhoads or Rhodes was quite common in that town, and John Selman had been a Marblehead Revolutionary hero.

John Rhodes was dead by 12 Oct 1846; on that date his heirs (Samuel Rhodes, Charlestown sailmaker; John Selman Rhodes, Boston artist; and Susan Gardner Rhodes, wife of Boston merchant Theodore Harrington) released to their mother, Mrs Lydia Rhodes of Boston, all their right to the land with buildings thereon on Pleasant Street in Salem (380:6). Mrs Rhodes did not long own the premises; on 27 Jan 1847 for \$1120 she sold the same to Peter E Webster, Salem trader, who lived in the large house at the corner of Bridge and Pleasant Streets (380:7).

Mr Webster, a grocer and shipowner, rented out the house and land for two years; on 8 June 1849 (a year before his death), for \$2500 he granted to Capt Isaac Needham Chapman, Salem master-mariner, the land and buildings that he had bought from Mrs Rhodes, "together with all the additions and improvements by me since made" (412:262).

As has been set forth, the house was occupied by tenants for the first 40 years of its existence; diligent research has established that the house was inhabited by Nathaniel C Jackman, a brass founder, from 1842 to 1844; by Luke E Dodge, a chair painter, in 1845-1846 (see Salem Directories and Salem street books; Directories at Essex Institute; Street books at City Hall vault). In 1847, according to the street book, the house was uninhabited, was worth \$1000, belonged to Lydia Rhoades of Boston, whose agent was Benjamin Stone.

Capt Isaac N Chapman (1809?-1859) was evidently the first owner to occupy the house. He and his wife Ursula S (Phippen) had four children, Francis N, Henry A, Hardy P, Sarah U. Capt Chapman was a shipmaster; among his commands was the brig Nereus of Salem, owned by the firm of NL Rogers & Bros., which he commanded on a voyage to the Far East in 1839-40 (Essex Institute Historical Collections, 58:127).

Capt Chapman died on 20 Feb 1859, having willed his entire estate to his wife Ursula; he left a personal estate of \$13,118.42; this house & land, numbered 38 Pleasant Street, was valued at \$2900 (#34913). Mrs Chapman outlived her husband by many years, dying 3 Oct 1887 (#65482). At this time her children inherited the premises equally.

Henry A Chapman died 24 Ap 1912, a bachelor; his right descended to his three siblings (#113559). Sarah U Chapman died unmarried on 5 May 1918, her right descending to her two surviving brothers (#129738). The eldest, Francis N Chapman, died 1 Jan 1920; he was survived by his wife Caroline A and his two daughters, Mrs Martha Millett and Miss Marion U Chapman (#135316). The last Chapman heirs, Hardy P, died 13 Oct 1924, leaving his wife Sarah Elizabeth and no children (#149998). After the death of Mrs Sarah E Chapman, the whole estate came into the possession of Francis N Chapman's daughters, Miss Chapman & Mrs Millett.

On 23 May 1957 they granted the premises to Mr & Mrs Stanislaw Sinkowski of Salem (4370:527). The house and land had been in the Chapman family for 108 years. On 12 Dec 1963 the Sinkowskis granted the premises to William E Quirk of Peabody (5134:559).

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Notes: A figure such as (123:4) refers to So. Essex County Registry of Deeds, book 123, page or leaf 4. A figure such as (#1234) refers to So. Essex County Registry of Probate, docket #1234.

The 1838 valuation book indicates that the house had then been occupied by a sailor, Thomas Johnson, whose place had been taken by ropemakers Frederick Bird and William Reeves; Lydia Rhoades was given as the owner.

CHAPMAN

Capt. Isaac Needham (1808?-59) m. (1) 26 Ap 1837 Sarah Fogg (she died "suddenly" on 10 Oct 1838, a. 30y); m. (2) 10 Mar 1840 Ursula Symonds Phippen (born 21 Sept 1809, dtr of Hardy & Ursula (Symonds) Phippen of Salem); he, the son of Isaac Needham and Rebecca Symonds Chapman of Salem, died on 20 Feb 1859, aged abt 51 years; his wife Ursula died 3 Oct 1887, aged 78 years. Their children:

- 1) Francis Needham, 21 Oct 1844, m. Caroline A; 2 ch; d. 1 Jan 1920.
- 2) Henry Augustus, 12 Ap 1845, d. 24 Ap 1912.
- 3) Hardy Phippen, 20 Aug 1846, m. Sarah Elizabeth; no ch; d. 13 Oct 1924.
- 4) Sarah Ursula, b. ?, d. unmarried 5 May 1918.

Richard Gardner
to
John Rhoads

KNOW all men by these Presents That I, Richard, Gardner of Salem in
the County of Essex merchant in consideration of seven hundred dollars paid by
John Rhoads of said Salem mariner the receipt whereof I do hereby acknowledge,
do hereby give grant sell and convey unto the said Rhoads his heirs and assigns, a
certain lot of land in said Salem situate and bounded as follows (viz) fronting on
Pleasant street and there measuring sixty one feet thence running westerly bounding
northerly on Messrs Butcher and Dodge's land, there measuring one hundred & fifteen
feet six inches, thence southerly bounding westerly on McLois's heirs and there
measuring sixty one feet, thence running easterly bounding southerly on Richards
street one hundred and two feet two inches to the first named boundary in Pleasant
street containing by estimation about twenty four poles more or less, with the privileges
and appurtenances thereto belonging it being the same piece of land which Elizabeth
Smith conveyed to me by her Deed Recorded in the Registry of Deeds Book 185 Leaf 278.
To have and to hold the granted premises with the appurtenances to the said Rhoads
his heirs and assigns to their use and benefit forever. and I the sd Gardner for myself
my heirs executors and administrators do hereby covenant with the said Rhoads his
heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of
all incumbrances, that I have good right to sell and convey the same to the said Rhoads
and that I will and my heirs executors and administrators shall warrant and
defend the same to the said Rhoads his heirs and assigns forever against the lawful
claims and demands of any persons. and I Elizabeth wife of said Richard in
consideration of one dollar paid by said John the receipt whereof I do hereby
acknowledge, do hereby release to him and his assigns all right to dower in
the premises. In Witness whereof we the said Richard & Elizabeth have
hereunto set our hands and seals this thirty first day of May in the year of our Lord
one thousand eight hundred and nine

Richard Gardner --- seal
Eliz^a Gardner --- seal
signed sealed & deliv^d
in presence of us }
John Prince } Esq^s May 31. 1809. When the above named Richard & Eliz^a
Edward S. Lang } Gardner severally acknowledged the above instrument to be their
free act & deed } before me John Prince J^r Just. of Peace
Esq^s. Received May 31. 1809. recorded and examined by Amos Charles Reg.