

60 Federal Street:

built

ca. 1818

for

David Crowell

cordwainer

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1. Site: Odell Hill

60 Federal Street, the present Rifkin Law Office, is located on the north side of Federal Street near the east side of North Street (also known as Route 114). Historically, this area of Salem was known as Odell Hill, apparently named for the family of James Odell, who owned land north of 60 Federal Street in the early 19th century [ref: 1826 deed 238:85, also early maps e.g. 1780, and 1851 maps of Salem]. "Odell Square" was the name given to a private street which traversed Odell Hill north and east of 60 Federal Street; portions of its course were located on the 1851 map of Salem. Eventually, Odell Square was discontinued as a route, and its land was adapted as common property [ref: 20th c. maps, and 1908 deed 1973:291.]

2. Marlborough Street

The portion of Federal Street east of North Street was originally laid out as a "lane" separate from Federal Street in the late 18th century. By circa 1780, the path of this road had been drawn on paper, but the lane supported no buildings, and was apparently newly established [reference: 1780 map of Salem]. By the early 19th century, the street was called "Marlborough" (or Marlboro) Street. It continued to be known as Marlborough Street until circa 1855, when it was conceived to be an extension of the existing Federal Street west of North Street. In or about 1855, Marlborough Street was renamed, and all of its buildings were given new Federal Street addresses. The building now known as 60 Federal Street was known as 28 Marlborough Street before 1855. [ref. 1853, 1855 Salem City Directories].

3. The Architecture of 60 Federal Street (28 Marlborough Street)

60 Federal Street is an early 19th century two-story Federal Style wood frame building which is oriented along a north-south axis running perpendicular to Federal Street. Federal Street runs adjacent to the structure on the building's south side, and the structure is oriented with its narrow end facing the street. Close inspection of this facade reveals that originally the building was built with a narrower end; the portion to the right of the porch is of the earliest period. In the mid-to-late 19th century, the building was extended and altered on the west side (the old front of the house) to create a wider building with a porch and larger floor plan. 60 Federal Street assumed its present size and shape between 1851

and 1874 [ref; 1851, 1874 Salem maps]. The brick foundation which runs under the whole structure, and the major re-design of the house are believed to have been created for Thomas Jefferson Hutchinson, a prominent Salem printer who occupied the building for nearly the entire second half of the 19th century (ca. 1859-ca. 1895). [research cited below]

#### 4. Earliest documented owner: David Crowell, cordwainer

David Crowell, cordwainer, is the earliest documented owner of the house at 60 Federal Street. He is believed to have been the person who originally financed its construction circa 1818. David Crowell was a cordwainer--one who worked "cordwain" or Cordovan leather--probably as a shoemaker. (Deeds 238:218 and 238:219; 1963 Funk & Wagnalls Standard College Dictionary definition of "cordwain" and "cordwainer", p. 300).

In the first decade of the 19th century, David Crowell purchased separate lands from Emery Moulton and fellow cordwainer William Pool on "Buffum's Street" in North Salem. [1806 deed 180:251; 1810 deed 188:179]. Buffum Street is located one block west of North Street on the north bank of the North River. To its west is Barr Street, perhaps named for Salem trader John Barr. [map of North Salem, Bryant Tolles Architecture in Salem, 1983, p. 254].

John Barr originally owned the land upon which 60 Federal Street was built. In 1818, John Barr leased 30 feet of frontage on the north side of Marlborough Street to David Crowell.[Deed 238:218]. Crowell sold the lease and the [new] building upon it to Hiram Pond five years later, in 1825. The deeds suggest that 60 Federal Street was first built or put upon its present site by David Crowell between the years of 1818 and 1825.

In deed 250:77, Ebenezer Perkins (a later owner of the house) described "the two story wooden building...partly on land of Barr...being the same building lately owned by Crowell and by him sold to Sanborn and by Sanborn to said Perkins" [deed 250:77]. Crowell's name as the earliest documented owner and occupant is also made evident in deeds 238:219 (1825) and 240:218 (1826). The logic of Crowell building a house shortly after he acquired a site for it, the language of these early deeds, and the architectural style of the present building on the site all suggest a circa 1818 construction date for David Crowell's house at 60 Federal Street.

The modest size (one-room deep, two stories tall) of 60 Federal Street as first built and the fact that Crowell only owned the building but not the land beneath it-- suggest that David Crowell was not a wealthy man, and that the cordwainer's lot was not especially lucrative. In the 1830s, a

cooper's shop once stood near 60 Federal Street, and in the 1850s, a cigar manufactory was located one building to the west [deed277:129, 1851 Salem map]; it appears that this neighborhood on the west end of Marlborough Street was first developed as an active, tradesman's neighborhood in the early 19th century.

#### 5. Hiram Pond, Salem trader

In 1825, Hiram Pond purchased David Crowell's lease of John Barr's land, and also purchased from David Crowell "a certain dwelling house scituate on Marlborough Street...being the same in which I now live." [Deed 238:219]. In its earliest history, the building at 60 Federal Street was owned separately from the parcels of land which lay beneath it, severely complicating its recorded history.[Deeds 238:219, 250:77, etc.] Joseph P. Pond and his wife released their interest in the property to William M. Arrington in 1847; Joseph P. Pond is assumed to have aquired his title from the earlier Hiram Pond [Deed 390:26].

#### 6. Ebenezer Perkins, housewright

Between 1826 and 1828, 60 Federal Street was owned by Ebenezer Perkins and his wife Betsey. Perkins was a Salem housewright, who removed to Albany, New York in 1828. Perkins described Crowell's building as being "partly on above land and partly on land of Barr" and noted that Crowell sold the building to one Mr. Sanborn, and Sanborn sold it to Perkins. [Deed 250:77]. Unfortunately, Sanborn's ownership can not be further substantiated. According to cooper Daniel Story, Crowell sold directly to Perkins in 1826 [Deed 240:218, also cited by Perkins]. Perkins sold the land and the house to Temple Hardy in 1828.[Deed 250:77].

#### 7. Temple Hardy, baker

Between 1828 and 1833, 60 Federal Street was owned and occupied by Mr. & Mrs. Temple and Sally Hardy. Hardy was a Salem baker, and described the "two story dwelling house theron" which he purchased from Ebenezer Perkins and the Barr estate [Deed 277:128]. In 1833, the Hardys sold this property to William M. Arrington.

#### 8. William M. Arrington, painter

William M. Arrington and his wife Lydia Arrington aquired 60 Federal Street from Temple Hardy in 1833, and owned the property until 1838. Under the Arringtons' ownership, apothecary John S. Harrison lived at 60 Federal Street in 1835-1836 [Salem Directory, 1836--lists Harrison at 28 Marlborough. 28 Marlborough was renamed 60 Federal Street under

He was in business in Boston, on Church Street, for 9 years, and then returned to Salem and established himself in the same business in the Conrad Block. He remained there for 28 years, then transferred his business to the Price Block, 15 years later removed to the Kinsman Block, and about two years ago moved to his present quarters 225 Washington Street. He at one time edited a paper in Marblehead...

He married Miss Mary E[llen] Skinner, a sister of Assistant Marshal Skinner, January 1, 1844, and four children were born to the couple, only one of whom Edward C. Hutchinson, associated with his father in business, survives. The funeral will take place from 60 Federal Street Wednesday. Essex Lodge of Masons will attend. See notice" [Salem Gazette July 16, 1895, page 1]

[NOTE: I wonder if T.J. Hutchinson's wife Mary E. Skinner might also have been related to the "Richard Skinner and Son" who had a cigar manufactory and residence one house west of 60 Federal Street in the 1850s--see 1851 McIntyre Map of Salem, also Salem City Directory listings after 1855.]

According to the Salem City Directories, T.J. Hutchinson was a "job printer" at 175-1/2 Essex Street before ca. 1859; and was established at 183 Essex Street from circa 1859 through 1874. It seems logical to conclude that the earliest was the address of the Conrad Block, and the latter was the address of the Price Block. These buildings survive on Essex Street opposite the East India Mall/ Museum Place complex. According to Salem architectural historian Bryant Tolles, the Kinsman Block was built in 1882 at 81 Washington Street, and is the magnificent four story ornamented brick building immediately north of City Hall. [Tolles, *Architecture in Salem*, 1983, pp.108-109.]

Further information on Hutchinson's printing career was recently supplied by C. Deirdre Phelps in her essay on "Printing, Publishing, and Bookselling in Salem, Massachusetts, 1825-1900" published in the Essex Institute Historical Collections edition of October, 1988. It appears that the original account books for the Salem Register survive at the Essex Institute, and from these account books it is evident that Hutchinson apprenticed at the Register from 1836 through 1839. [EHC op. cit, p. 277]. By 1849, Hutchinson was established as a printer on his own, and he exhibited some of his works at the Mechanic's Fair of 1849 in Salem. The Report of the First Exhibition of the Salem Charitable Mechanic Association (1849) noted that:

"A Card Printing Press...designated the "Star" Press...was worked by T.J. Hutchinson, who also exhibited some commendable specimens

of his own work, some of which, in different colored bronzes, were printed with a superior sizing, manufactured by Mr. Hutchinson." [EHC op. cit, p. 241]

In 1853, Hutchinson advertised "Bronze printing and printing in colors" in the Salem City Directory. Before 1860, he also printed a broadside which survives at the Essex Institute which advertised "Plain and ornamental job printing." [EHC op. cit, p.277] T. J. Hutchinson printed most of the Essex Lodge of Freemasons' by-laws and notices during the second half of the nineteenth century, and a portrait of T.J. Hutchinson may have been published in Harold Pierce Hadley's 200 Years of Masonry in Essex Lodge 1779-1979 printed in Danvers in 1979. [EHC op. cit, p. 240.] Hutchinson's career with the Masons was also documented in the mid-19th century by William Leavitt, who published biographical information on Hutchinson in Volume 3, page 267 of the Essex Institute Historical Collections.

Thomas and Mary Hutchinson's son Edward C. Hutchinson began his printing career working in his father's office. In 1871, "Eddie C. Hutchinson 12 years of Age" printed a four-page newsheet called The Young Fireman, no. 1, which opened with a poem about news editing. In 1873, young "Edward C. Hutchinson" printed a periodical called the City Mirror. From 1878-1885, Edward worked as a "printer" at his father's; from 1886-1887 he was a "foreman", and from 1888-1896 he was a "partner" in T.J. Hutchinson and Son's Salem printing office. [EHC op. cit, p. 277]

### 12. John and Kate McMorrill

Thomas J. Hutchinson's wife Mary Ellen Hutchinson purchased additional lands for the Hutchinson homestead in 1880 from William H. Gove [Deed 1042:209]; two years after her husband's death, she sold the 60 Federal Street property to John McMorrill, whose wife was named Kate McMorrill. [Deed 1502:193.] The McMorrills owned the property briefly in 1897, and sold it in May, 1897 to Clara P. Wardwell. [Deed 1512:293.]

### 13. Clara P. Wardwell, single woman

Clara P. Wardwell in 1896 purchased the property immediately east of 60 Federal Street (between the Hutchinson's and the Baptist Church)--see Deeds 1475:330-331. In May, 1897, she bought 60 Federal Street from the McMorrills, expanding her holdings on Federal Street [Deed 1512: 293.] In 1908, Clara P. Wardwell bought an additional 67' x 6' piece of property on the north from Elizabeth Odell which formerly was set off as "Odell Square," a private way. [Deed 1973:291.] In 1925, Miss Wardwell sold 60 Federal Street with the former Odell strip on the north to Nellie M. Fay [Deed 2663: 440.]

Sleeper's ownership] In 1838, the Arringtons sold the property to Maria M. Sleeper. [Deed 390:26].

9. Maria M. Sleeper, widow

Maria M. Sleeper, widow, purchased 60 Federal Street in 1838, and resided here through 1854, according to deeds 390:26, 499:207, and Salem City Directories. Under Sleeper's ownership, the property was renumbered from 28 Marlborough Street to 60 Federal Street circa 1854. [1853 and 1855 Salem directories, also deed 499:207].

10. Michael W. Shepard, merchant

In August 1854, Maria M. Sleeper conveyed the 60 Federal Street property to Salem merchant Michael Shepard, according to deed 499:207. However, Michael Shepard died shortly thereafter, and in 1854, the executors of the Shepard estate, (Thomas P. Shepard, Michael W. Shepard and Henry F. Shepard) sold the property to Salem printer T. J. Hutchinson. [deed 572:130]. Hutchinson's full name was Thomas Jefferson Hutchinson, and he was an important Salem citizen in the mid-to-late 19th century.

11. Thomas Jefferson Hutchinson, printer

Thomas Jefferson Hutchinson resided at 60 Federal Street from 1854 until his death in January, 1895--a period over forty years long! [Deed 572:130; also obituary Salem Gazette July 16, 1895 p.1]. Of equal significance, Hutchinson was a prominent Salem citizen--a printer when Salem was a vital center of the printing and publishing trade--and he left definite marks on the architecture of 60 Federal Street (the brick foundation, and west side porch and additions are late 19th century in style and were apparently added during the Hutchinson family's residence.)

Hutchinson's life is of interest to any student of Salem history, and can be reconstructed in part from his obituary which was printed in 1895. The Salem Gazette reported:

USEFUL CAREER FINISHED.

UNEXPECTED DEATH OF THOMAS J. HUTCHINSON.

For more than 50 years he engaged in printing.

Prominent in Masonic and other organizations.

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Thomas J. Hutchinson, died at his residence, 60 Federal Street, yesterday noon. He was born in Salem February 18, 1822, and during his whole life, after leaving school, engaged in the printing business, either in Salem or Boston. He learned his trade in the Salem Register office.

During Clara P. Wardwell's ownership of 60 Federal Street, others lived here including Frank Austin, painter ca. 1899) Flora Alden, a dressmaker ca. 1911 and J. G. Woodbury, a clerk ca. 1920. [Salem City Directories].

#### 14. The Fay Family

Nellie M. Fay resided in Hingham before she purchased 60 Federal Street from Miss Clara P. Wardwell in 1925. [Deed 2663: 440.] After Nellie M. Fay died, 60 Federal Street was transferred to two of her heirs Martin F. Fay, and Mary E. Deviney of Dover, Massachusetts. [Probate Docket 254,193]. Martin F. Fay and Mary E. Deviney owned the property until 1975. [Deed 6123:193.]

During the Fay ownership of 60 Federal Street, others also resided here, including clerks Lillian B. Harding and Marian Taylor ca. 1930, and Robert J. Kobierski and Mrs. Mary E. Turner ca. 1960. [Salem City Directories]

#### 15. Edward and Phyllis M. Mello

In 1975, Martin F. Fay and Mary E. Deviney sold 60 Federal Street to Edward Mello and Phyllis M. Mello [Deed 6123:193]. The Mellos sold the property in 1976 to David and Dori Rifkin [Deed 6250: 696].

#### 16. The Rifkins

David Rifkin and Dori Rifkin, "Trustees of Reuben Realty Trust" purchased 60 Federal Street from the Mellos in 1976. [Deed 6250:696]. They currently own the property as of March, 1991, and maintain the "Rifkin Law Office" here. [Historic Salem house research and plaque application form dated January 10, 1991; also field inspection of property, 1991.] The Rifkins are the latest owners of the building which served as the house for printer Thomas J. Hutchinson and his family for much of the 19th century, and which is believed to have been built for cordwainer David Crowell circa 1818.[research cited above; see also deed transcriptions, attached.]



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ABSTRACT OF DEED  
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**Book:** 238

**Page:** 218

**Grantor:** John Barr

**Grantee:** David Crowell...cordwainer

**Price:** \$20 per year (ten year lease)

**Description:** land..

[property bounded southerly 30 feet on Marlborough Street and Mrs. Cook's land; westerly by land of Barr; northerly by land of Scates; easterly by land of Lemuel Briggs]

**Source:** None cited

**Date:** January 28, 1818

\*\*\*\*\*  
ABSTRACT OF DEED  
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**Book:** 238

**Page:** 219

**Grantor:** David Crowell, cordwainer

**Grantee:** Hiram Pond, trader

**Price:** \$248 [transfers remainder of his ten year lease from John Barr]

**Description:**

" a certain dwelling house scituate on Marlborough Street...being  
the same in which I now live."

**Source:** None cited

**Date:** August 31, 1825

\*\*\*\*\*  
ABSTRACT OF DEED  
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**Book:** 250

**Page:** 77

**Grantor:** Ebenezer Perkins of Salem...lately but now of Albany NY...  
housewright...

**Grantee:** Temple Hardy, baker

**Price:** \$625

**Description:**

[piece of land with 60 feet frontage on Marlborough Street,  
bounded southerly by Marlborough Street; westerly by Story's  
land; northerly by Barr; easterly by Briggs land]

"with the whole of the two story wooden building thereon  
including the chimney cellar stones...partly on above land and  
partly on land of Barr...being the same building lately owned by  
Crowell and by him sold to Sanborn and by Sanborn to said  
Perkins"

**Source:** (land from Daniel Story, Book 240, Page 218)

**Date:** September 30, 1828

\*\*\*\*\*  
ABSTRACT OF DEED  
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**Book:** 272

**Page:** 123

**Grantor:** Henry Barr, mariner; Jonathan Holman, merchant & Sarah...wife;  
William W. Palfray, Gentleman & Mary...wife;

**Grantee:** Temple Hardy... baker

**Price:** \$300

**Description:**

[piece of land with 31 feet frontage on Marlborough Street,  
bounded southerly by Marlborough Street; westerly by Hardy,  
Barr, and others; northerly by Joseph Scates Heirs; easterly by  
Lemuel Briggs land]

**Source:** None cited.

**Date:** July 10, 1833

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ABSTRACT OF DEED  
\*\*\*\*\*

**Book:** 277

**Page:** 128

**Grantor:** Temple Hardy... baker

**Grantee:** William M. Arrington, painter

**Price:** \$825

**Description:**

[piece of land with 54 foot-3 inch feet frontage on Marlborough Street, bounded southerly by Marlborough Street; westerly by Daniel Story, and John Barr Heirs; northerly by Joseph Scates; easterly by Lemuel Briggs]

"with a two story dwelling house thereon"

**Source:** Cites Barr, and Ebenezer Perkins.

**Date:** August 12, 1833

\*\*\*\*\*  
ABSTRACT OF DEED  
\*\*\*\*\*

**Book:** 390

**Page:** 26

**Grantor:** William M. Arrington, painter

**Grantee:** Maria M. Sleeper, widow

**Price:** \$1300

**Description:**

[land with 31 foot 6 inch frontage on Marlborough Street, bounded southerly by Marlborough Street; westerly by William M. Arrington, Barr Estate, and James P. Pond; northerly by land of Odell; easterly by land of Briggs]

"with buildings"

**Source:** None cited.

**Date:** November 13, 1847

\*\*\*\*\*  
ABSTRACT OF DEED  
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**Book:** 499

**Page:** 207

**Grantor:** Maria M. Sleeper, widow

**Grantee:** Michael Shepard of Salem, merchant

**Price:** \$1300

**Description:**

[land with 31 foot 6 inch frontage on "Federal Street (late Marlboro)", bounded southerly by "Federal Street (late Marlboro); northerly by Odell; easterly by Odell]

"with privileges and appurtenances"

**Source:** Cites William M. Arrington, Book 390, Page 26; also John Dodge Book 390, Page 27.

**Date:** August 14, 1854

\*\*\*\*\*  
ABSTRACT OF DEED  
\*\*\*\*\*

**Book:** 572

**Page:** 130

**Grantor:** Thomas P. Shepard of Providence...Michael W. Shepard and  
Henry F. Shepard of Salem...executors of estate of Michael  
Shepard, deceased

**Grantee:** Thomas J. Hutchinson, Salem, printer

**Price:** \$1300

**Description:**

[land with 31 foot 6 inch inch frontage on "Federal Street  
bounded southerly by "Federal Street; northerly by Odell;  
easterly by Odell]

"land with dwelling house"

**Source:** Cites Maria Sleeper to Michael Shepard, Book 499, Page 207.

**Date:** June 14, 1858



\*\*\*\*\*  
ABSTRACT OF DEED  
\*\*\*\*\*

**Book:** 1042

**Page:** 209

**Grantor:** William H. Gove

**Grantee:** Mary Ellen Hutchinson, wife of Thomas J. Hutchinson

**Price:** \$2500

**Description:**

[land with 31 foot 6 inch inch frontage on "Federal Street  
bounded southerly by "Federal Street; westerly by land now or  
formerly Skinner; northerly by land now or formerly Odell;  
easterly by land now or formerly Ebenezer Buswell Heirs]

"with all the priviledges and appurtenances..."

**Source:** None Cited.

**Date:** August 10, 1880

\*\*\*\*\*  
ABSTRACT OF DEED  
\*\*\*\*\*

**Book:** 1502

**Page:** 193

**Grantor:** Mary Ellen Hutchinson

**Grantee:** John McMorrill

**Price:** \$1

**Description:**

[land with 31 foot 6 inch frontage on "Federal Street  
bounded southerly by "Federal Street; westerly by land now or  
formerly Skinner; northerly by land now or formerly Odell;  
easterly by land now or formerly Ebenezer Buswell Heirs]

"with buildings"

**Source:** Cites William H. Gove, Book 1042, Page 209.

**Date:** January 21, 1897

\*\*\*\*\*  
ABSTRACT OF DEED  
\*\*\*\*\*

**Book:** 1512

**Page:** 293

**Grantor:** John McMorrell

**Grantee:** Clara P. Wardwell

**Price:** \$1

**Description:**

[land with 31 foot 6 inch frontage on "Federal Street  
bounded southerly by "Federal Street; westerly by land now or  
formerly Skinner; northerly by land now or formerly Odell;  
easterly by land now or formerly Ebenezer Buswell Heirs]

"with buildings"

**Source:** Cites Mary E. Hutchinson, Book 1502, Page 193.

**Date:** May 14, 1897

.....  
**A B S T R A C T   O F   D E E D**  
.....

**Book:** 2663

**Page:** 440

**Grantor:** Clara P. Wardwell, unmarried...

**Grantee:** Nellie M. Fay of Hingham...

**Price:** (None Listed)

**Description:**

[land with 31 foot 6 inch frontage on Federal Street, bounded southerly by Federal Street; westerly by land now or formerly Goodell; northerly by land now or formerly Odell; easterly by land of Irish]

**Source:** Cites John McMorrill, Book 1512 Page 293; also Elizabeth Odell Book 1973, Page 291 [Odell for strip on north side formerly Odell Square]

**Date:** December 1, 1925

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**A B S T R A C T   O F   D E E D**  
\*\*\*\*\*

**Book:** 6123

**Page:** 193

**Grantor:** Martin F. Fay and Mary E. Deviney of  
Dover...Massachusetts...devises under will of Nellie M. Fay

**Grantee:** Edward Mello and Phyllis M. Mello...

**Price:** \$30,000

**Description:**

[land with 31 foot 6 inch frontage on Federal Street, bounded southerly by Federal Street; westerly by land now or formerly Goodell 66'-9"; northerly by land now or formerly Odell 28'-6"; easterly by land now or formerly of Irish 58.14 feet]

"with buildings..."

"subject to restriction in deed to Clara P. Wardwell Book 1973, Page 291;

"subject to ..easements...deed to Alphonso D. Irish & wife...Book 2588, Page 591..."

**Source:** Cites Nellie M. Fay probate docket # 254,193.

**Date:** January 14, 1975

\*\*\*\*\*  
**ABSTRACT OF DEED**  
\*\*\*\*\*

**Book:** 6250

**Page:** 696

**Grantor:** Edward Mello and Phyllis M. Mello, Trustees of Federal Street Trust...of Peabody...

**Grantee:** David Rifkin and Dori Rifkin, Trustees of Reuben Realty Trust...of Ipswich...

**Price:** \$35,000

**Description:**

[land with 31 foot 6 inch frontage on Federal Street, bounded southerly by Federal Street; westerly by land now or formerly Goodell 66'-9"; northerly by land now or formerly Odell 28'-6"; easterly by land now or formerly of Irish 58.14 feet]

"with buildings..."

"subject to restriction in deed to Clara P. Wardwell Book 1973, Page 291;

"subject to ..easements...deed to Alphonso D. Irish & wife...Book 2588, Page 591..."

**Source:** Cites Martin F. Fay and Mary E. Deviney, Book 6123, Page 123..

**Date:** June 16, 1976