

Historic Salem incorporated

P.O. BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

10 HAMILTON STREET

Built for
JOHN WILSON, stonecutter
1879

Researach:
Larry Davis
November, 1994

10 HAMILTON STREET

The house at 10 Hamilton Street was built in 1879 by John Wilson, who was employed as a stonecutter. Tax records for that year indicate Wilson paid \$33.75 in real estate taxes on property located in Ward 3. The property was sold to Wilson by Charles and Eliza Hoffman, who lived around the corner at 26 Chestnut Street. As the attached 1874 map of Salem shows, the Hoffmans owned a sizeable lot, with greenhouses and a shed located on the property. The 1897 map of Salem presents the house in its current shape, with Wilson's name on the parcel [Salem Maps, 1874, 1897].

John Wilson lived in the house until the late 1910's, when G. Willis Whipple and his wife Harriet moved in [Salem Directories, 1881, 1890-1920]. Whipple was a local businessman who owned his own business with his brother Everett (see business ads). G.W. and Everett specialized in jewelry and optometry, by today's standards an unusual combination. The Whipple family lived in the house until 1946, when Charles and Emily Stevens purchased the house. Charles was employed as a purchasing agent for General Electric. The Stevens family owned the property until it was sold to Barry Paul and Victoria Kelly in November 1991.

NOTE: The attached deed dated May 29, 1845 represents a small plot that Charles Hoffman sold to Samuel Safford. Safford probably lived outside Salem, for his name does not appear in the Salem Directories for the 1840's and 1850's.

DOCUMENTATION

*** Essex County Registry of Deeds Book 641, Leaf 41

Grantor: Charles Hoffman of Salem

Grantee: Samuel A. Safford

Consideration: \$221.74

Conveyance of: "...a parcel of land situated in Hamilton Street in said Salem, and bounded as follows viz: beginning at said Safford's fence on his northern boundary, and running northerly nine feet four inches on Hamilton Street, to the fence of said Hoffman; thence running westerly, bounded northerly by land of said Hoffman fortyseven feet six inches, be the same more or less, to a boundary stone, thence running southerly, bounded westerly by land of said Hoffman, nine feet, four inches, more or less, to said Safford's fence; thence running easterly, bounded southerly by land of said Safford forty seven feet six inches more or less, to Hamilton Street, the point begun at...the above described premises being part of a lot of land conveyed to said Hoffman...by his deed dated 29th May 1845."

Date Recorded: August 2, 1862

*** E.C.R.D. Book 995, Page 218

Grantor: Charles Hoffman of Salem

Grantee: John Wilson

Consideration: \$888.00

Conveyance of: See E.C.R.D. Book 1058, Page 293 (see below)

Date Recorded: April 9, 1878

*** E.C.R.D. Book 1058, Page 293

Grantor: Eliza A. Hoffman of Salem

Grantee: John Wilson of Salem

Consideration: \$238.25

Conveyance of: "...a certain parcel of land, situate on Hamilton Street in said Salem, and bounded as follows, beginning at the Northeast corner of land of Gardner, thence running Northerly by Hamilton Street, ten feet, thence running Westerly by land of grantee, forty-seven feet, nine inches, thence running Southerly by land of grantor, ten feet, thence running Easterly by land of Gardner, forty-seven feet, nine inches, to point begun at on Hamilton Street."

Date Recorded: May 31, 1881

*** E.C.R.D. Book 2710, Page 467

Grantor: John Wilson of Lowell

Grantee: Harriet G. Whipple of Salem

Consideration: For consideration paid

Conveyance of: "...bounded northerly by land formerly of Hoffman, now or late of Phillips, forty-seven feet nine inches, easterly by Hamilton Street forty-seven feet three inches, southerly by land now or late of Gardner forty-seven feet nine inches, and westerly by land formerly of Hoffman, now or late of Simpson, forty-seven feet three inches."

Date Recorded: February 10, 1927

*** E.C.R.D. Book 3460, Page 583

Grantor: Harriet G. Whipple of Salem

Grantee: Emily Stevens, wife of Charles R. Stevens, both of Marblehead

Consideration: For consideration paid

Conveyance of: "Northerly by land now or formerly of Phillips forty-seven and seventy-five one-hundredths (47.75 feet), easterly by Hamilton Street forty-seven and twenty-five one-hundredths (47.25 feet), southerly by land now or formerly of Gardner forty-seven and seventy-five one-hundredths (47.75 feet), and westerly by land now or formerly of Simpson forty-seven and twenty-five one-hundredths (47.25 feet)..."

Date Recorded: May 9, 1946

*** E.C.R.D. Book 11028, Page 410

Grantor: Charles R. Stevens

Grantee: Barry J. Paul and Victoria E. Kelly

Consideration: \$152,500.00

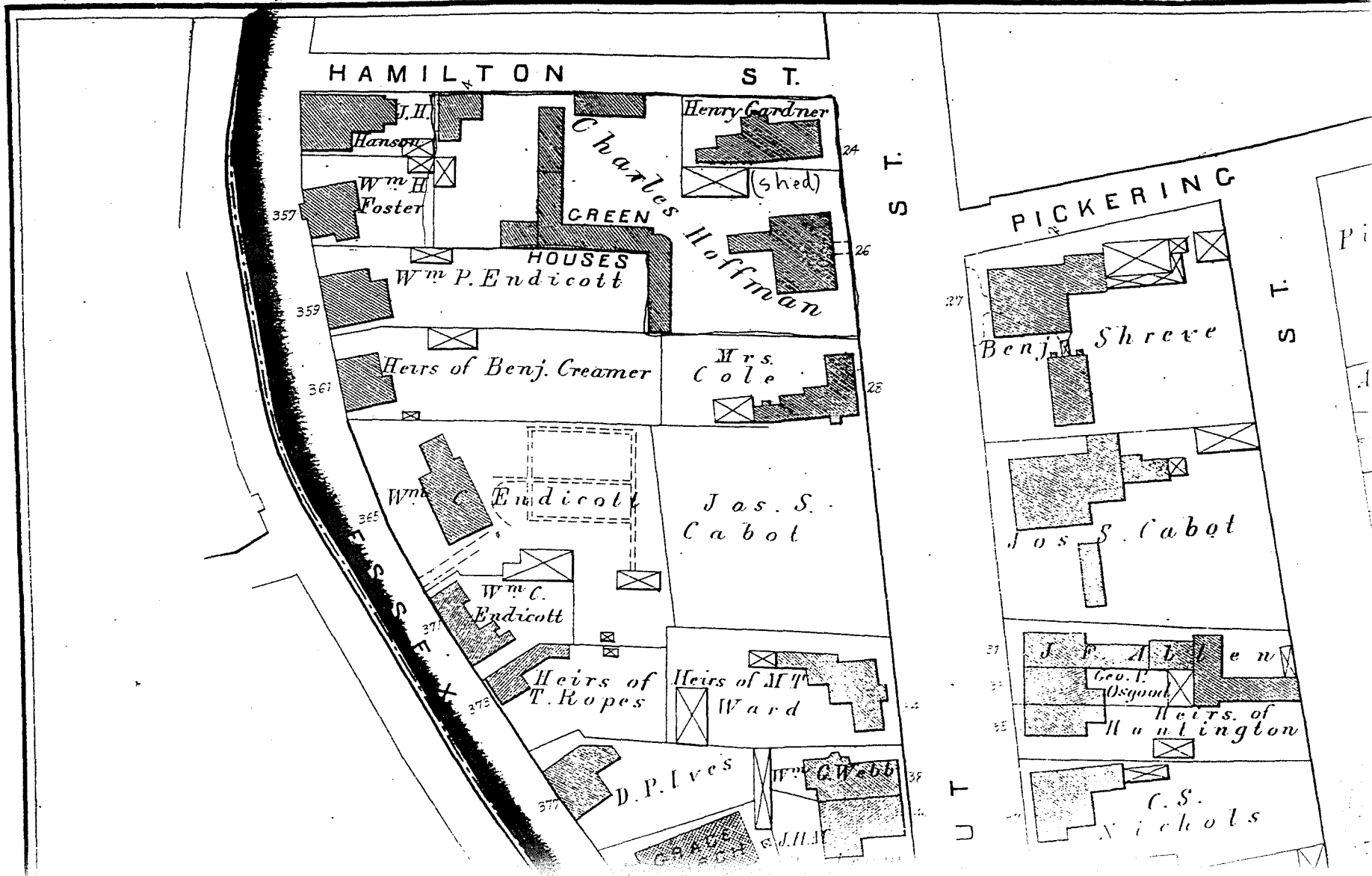
Conveyance of:

Northerly: by land now or formerly of Phillips forty-seven and seventy-five one-hundredths (47.75) feet;
Easterly: by Hamilton Street forty-seven and twenty-five one hundredths (47.25) feet;
Southerly: by land now or formerly of Gardner forty-seven and seventy-five one-hundredths (47.75) feet;
Westerly: by land now or formerly of Simpson forty-seven and twenty-five one-hundredths (47.25) feet.

Date Recorded: November 25, 1991

1874 Map of Salem

34.





ST VINCENT

MONROE ST.

ESSEX

FEDERAL

HAMILTON ST.

BECKFORD

Map of Salem 1897

EST. OF
BENJ. SHREVE

ANW M. WHEATLAND

ELIZA J. LOW

E. B. WILSON
EST.

BENJ. GREAMER EST

ELIZA A. HOFFMAN

GEO. E. PERCY

GEO WEST

B. W. STONE
EST.

J. H. FALLON

H. W. PEABODY

BENJ. SHREVE EST.

H. GARDNER
EST.

J. WILSON

M. D. PHILLIPS

H. WILSON

E. A. GALLUP
E. PERKINS

N. ENDICOTT EST.

JOS. PRICE
S. B. CLOUTMAN

CLOUTMAN &
GOODHUE

DANIEL LOW

JOS. SMITH
EST.

F. BROWN
ET AL.

F. BROWN

F. H. LEE

F. BROWN

POTTER
SWEDENBORGIAN
CHURCH

C. F. CURWEN
(TR.)

E. & H. COUSINS

EMILY C. F. WEST

J. A. GILLIS

LUCRETIA LITTLE

MARY D. C. YEN

MARY BERTRAM

ANNA ST. JOHNSON

ABBY W. TAY

JOS. WINN EST.

E. MACK
EST.

G. W. SAUNDERS

MRS. N. A. FRYE

J. F. UPTON

L. A. RUSSELL

E. A. HOFFMAN

A. S. ROGERS

S. A. SILVER

MRS.
S. G. OLIVER

M. C. TRAPP

HOSE CO. NO. 3

1ST BAPTIST
CHURCH

W. M. PENN

M. L. ASHTON

M. W. CHISHOLM

M. J. MARRINGTON
EST.

A. R. WARREN

MRS. H. L. WILLIAMS

MARY L. ASHTON

MARY E. PRICE

JENNIE W. EMMERT

MARY A. TRASK

JOHN TANGH

M. L. HILL

F. MOULTON
EST.

BENJ.

SCH.

SHREVE

ST. VINCENT

ST.

CHERING

LAKE

BRIDGE

EST.

H. W. WATERS

J. MEMMERSON

J. WATERS

J. WATERS

J. WATERS

J. WATERS

ST. VINCENT

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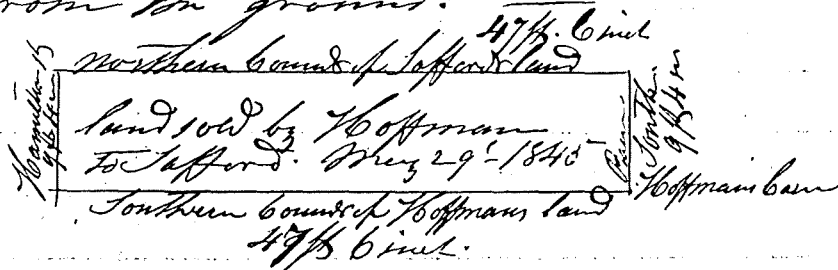
ST. VINCENT

ST. VINCENT

ST. VINCENT

Salem, May 29th 1845.

Chas. Hoffman sold to S. N. Safford a lot of land on Hamilton st for two hundred twenty one ⁷⁷/₁₀₀ dollars; commencing at said Safford's fence on Hamilton st thence running northwly on said st to fence of said Hoffman nine feet four inches, more or less, thence westwly by land of said Hoffman forty seven feet six inches, more or less, to the boundary line of the southern of the barn of said Hoffman, thence northwly nine feet four inches, more or less, to fence of said Safford, thence by land of said Safford eastwly forty seven feet six inches, more or less, to Hamilton st; Provided that: no vault, or building of any description shall be placed within nine feet on the southside of the northern bound of the above described piece of land; nor shall any plant, shrub or tree, be grown on the southside of the northern bound, against the fence, nor within two feet thereof, which shall measure in high over seven feet from the ground.



Know all men by these Presents

that *Eliza A. Hoffman* of *Salem*, in the
County of *Essex* and Commonwealth of
Massachusetts

in consideration of *Three hundred thirty eight $\frac{25}{100}$* Dollars to me
paid by *John Wilson* of said *Salem*

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the
said *John Wilson*, his heirs and assigns forever

a certain parcel of land situate on *Hamilton*
Street, in said *Salem*, and bounded
as follows. Beginning at the North
East corner of land of *Gardner*, thence
running Northwesterly by *Hamilton Street* ten feet,
thence running Westerly by land of *Grantor*
forty seven feet nine inches; thence running
Southerly by land of *Grantor*, ten feet;
thence running Easterly by land of *Gardner*
forty seven feet nine inches, to point begun
at *Hamilton Street*

To have and to hold the granted premises, with all the privileges and appurtenances thereto
belonging, to the said *John Wilson* and
his heirs and assigns, to their own use and behoof forever.

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 said grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

~~And for the consideration aforesaid~~

~~do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises.~~

In witness whereof
(Widow)

the said

Eliza A. Hoffman

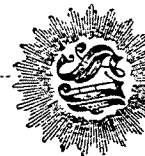
hereto set my hand and seal this thirtieth day of May in the year one thousand eight hundred and eighty one

Signed, sealed, and delivered

in presence of

Chas. B. Fowler

Eliza A. Hoffman



Commonwealth of Massachusetts.

Essex May 30 1881. Then personally appeared the above-named Eliza A. Hoffman and acknowledged the foregoing instrument to be her free act and deed before me

Chas. B. Fowler

Justice of the Peace.

Salem, May 31, 1881, at 9 o'clock and 45 minutes
A.M. Received and entered with Essex, South District, Deeds, libro 1058,

Know all men by these presents

that Charles Hoffman of Salem County
of Essex and Commonwealth of Massachusetts.

in consideration of Eight hundred and Eighty Eight Dollars
paid by John Wilson of said Salem

the receipt whereof is hereby acknowledged, do hereby give, grant/bargain, sell, and convey unto the
said John Wilson a certain parcel of land
situated in said Salem - and described
as follows. beginning at a point on Hamilton
Street, ten feet from the North Eastern corner
of land of Gardner - thence running North
on said Hamilton Street, Thirty seven feet,
three inches - thence running Westward by
land of Grantor Forty seven feet, nine inches,
thence running Southward by land of Grantor
thirty seven feet three inches, & thence running
Eastward by land of Grantor, Forty seven feet
nine inches to point begun at on Hamilton
Street.

To have and to hold the granted premises, with all the privileges and appurtenances thereto
belonging, to the said John Wilson and
his heirs and assigns, to their own use and behoof forever.

And I do hereby, for myself and my heirs, executors and administrators, covenant with the said 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 and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons.

and for the consideration aforesaid I Eliza A. Hoffman wife of Charles Hoffman

do hereby release unto the said grantee and his heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof we the said Charles Hoffman and Eliza A. Hoffman wife of said Charles

hereunto set our hands and seals this eight day of April in the year one thousand eight hundred and seventy-eight

Signed, sealed, and delivered in presence of

Chas. B. Fowler

Charles Hoffman

Eliza A. Hoffman

Commonwealth of Massachusetts.

Essex ss. April 8th 1878. Then personally appeared the above-named Charles Hoffman and acknowledged the foregoing instrument to be his free act and deed, before me

Chas. B. Fowler

Justice of the Peace.

187, at o'clock and minutes M. Received and entered with Deeds, libro

folio

Salem April 9, 1878, 6 m. before 1 P.M. Rec'd Vent. with Exec Deeds, c. Attest: District, Book 995 leaf 5.13

Wm. Ephraim Brown Reg.
Register

thence running Westerly by said other land of mortgagor, about fifty-four and one-half feet, to the point began at. To have and to hold the same to the said Eugene Pilling, and his heirs and assigns, to their own use and behoof forever. But this release shall not in any way affect or impair our right to hold under the said mortgage and as security for the sum remaining due thereon, all the remainder of the premises therein conveyed and not hereby released. In witness whereof, - hereunto set my hand and seal, this twenty-fifth day of May, A.D. 1881. Waverhill Savings Bank Seal
 Signed and sealed in presence of, Pr. Jas. A. Appleton, Pres.
 Essex, ss. May 25. 1881. Then personally appeared the above-named John A. Appleton, Pres. and acknowledged the foregoing instrument to be free act and deed, before me, A. B. Jaynes. Justice of the Peace
 Essex, ss. Rec: May 31. 1881. 10 am past 9 a.m. Rec: 952. by ~~Charles Coffey~~

Agreement. Whereas, Henry Gardner, of South Danvers, has purchased the C. Hoffman lot of land conveyed to Samuel A. Safford, by Charles Hoffman and 74 Gardner by deed bearing date May 29 th. A.D. 1845. and recorded in the Registry of Deeds for Essex County in Book 641. leaf 41. Now it is agreed between said Gardner & Hoffman, that any use said Gardner, his heirs or assigns may make of the same which conflicts with the reservations and conditions contained in said deed shall be regarded as permissive and said Gardner, his heirs or assigns shall remove any vault, building, plant, shrub, or tree, which is now or hereafter may be placed upon the premises inconsistent with the conditions and reservations contained in said deed when thereto requested. It being agreed however that so much of said Gardner's building as now stands on the premises can remain there during the time that said Gardner shall personally occupy the premises. Signed and sealed

this twenty-fourth day of November, in the year eighteen hundred & sixty-three. Chas. Hoffman. Seal
 W. T. W. S. S. A. }
 Henry Gardner. Seal
 Geo. Wheatland, }
 } Commencell of Massachusetts, Essex, ss. January 13. 1864. Then personally appeared the within-named Henry Gardner, and acknowledged the within agreement by him subscribed to be his free act and deed.

Before me, Geo. Wheatland. Justice of the Peace.
 Essex, ss. Rec: May 31. 1881. 4.5 am past 9 a.m. Rec: 952. by ~~Charles Coffey~~

Know all men by these presents, that S, Edija A. Hoffman, Co. A. Hoffman of Salem, in the County of Essex, and Commonwealth of Massachusetts, in consideration of two hundred, thirty-eight 25/100 dollars, to me paid by John Wilson, of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said John Wilson his heirs and assigns forever, a certain parcel of land, situate on Hamilton Street in said Salem, and bounded as follows, beginning at the Northeast corner of land of Gardner, thence running Northerly by Hamilton Street, ten feet, thence running Westerly by land of grantee, forty-seven feet, nine inches, thence running Southerly by land of grantor, ten feet, thence running Easterly by land of Gardner, forty-seven feet, nine inches, to point begun at on Hamilton Street. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said John Wilson, and his heirs and assigns, to their own use and behoof forever. And S, do hereby for myself and my heirs, executors, and administrators, covenant with the said grantee and his heirs and assigns, that S, am lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, that S, have good right to sell and convey the same

BK
 1058

to
 J. Wilson

as aforesaid, and that S, will and my heirs, executors, and administrators, shall warrant and defend the title to the said grantee and his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, I, the said Eliza A. Hoffman (widow) hereto do let my hand and seal this twentieth day of May, in the year one thousand eight hundred and eighty one. Signed, sealed, and delivered, } Eliza A. Hoffman. seal
 in presence of, Chas. B. Fowler. } Commonwealth of Massachusetts
 Essex, ss. May 30. 1881. Then personally appeared the above named Eliza A. Hoffman, and acknowledged the foregoing instrument to be her free act and deed, before me, Chas. B. Fowler, Justice of the Peace.
 Essex, ss. Rec. May 31. 1881. 45mpast 9 a. M. Rec. 8 by ~~Chas. B. Fowler~~

Know all men by these presents, that S, Jacob W. Moss, of North Andover, in the County of Essex, and Commonwealth of Massachusetts, in consideration of Seven hundred dollars, paid by William E. Shaples, of West Newbury, in the County and Commonwealth aforesaid, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said William E. Shaples, a piece or parcel of land, with the buildings thereon, situate in the town of West Newbury, on Bridge Street, in the County, and Commonwealth aforesaid, bounded Westerly by said Bridge Street Northerly and Easterly by land now or formerly of William Quisted, and Southerly by a lot of ledge belonging to a Company unknown, containing one-half acre more or less. It being the same premises S, purchased of William Young by deed dated May 12th. 1856. and recorded - Essex Registry, May 17th. 1856. Book 532. Leaf 16. To have and to hold the above premises, with all the privileges and appurtenances thereto belonging, to the said William E. Shaples, and his heirs and assigns, to their own use and behoof forever. And I, do hereby for myself and my heirs, executors, and ad-

J. W. Moss
 to
 W. E. Shaples

ministrators, covenant with the said grantee and his heirs and assigns, that S, will lawfully seized in fee-simple of the granted premises, that they are free from all incumbrances, that S, have good right to sell and convey the same as aforesaid, and that S, will and my heirs, executors, and administrators, shall warrant and defend the same to the said grantee and his heirs and assigns forever, against the lawful claims and demands of all persons. And for the consideration aforesaid S, Elizabeth Moss, wife of Jacob W. Moss, do hereby release unto the said grantee and his heirs and assigns, all right of or to both dower and homestead in the granted premises. In witness whereof, we the said Jacob W. Moss, and Elizabeth Moss, his wife, have hereto set our hand and seal this (18th.) eighth day of May in the year one thousand eight hundred and eighty one. Signed, sealed, and delivered, } Jacob W. Moss. seal
 in presence of, John G. Brown. } Elizabeth Moss. seal
 John G. Brown. } Commonwealth of Massachusetts
 Essex, ss. May 18. 1881. Then personally appeared the above named Elizabeth Moss, and acknowledged the foregoing instrument to be her free act and deed, before me, John G. Brown, Justice of the Peace.
 Essex, ss. Rec. May 31. 1881. 45mpast 10 a. M. Rec. 8 by ~~Chas. B. Fowler~~

Know all men by these presents, that S, William E. Shaples, of West Newbury, in the County of Essex, and Commonwealth of Massachusetts, in consideration of five hundred dollars, paid by the inhabitants of said town of West Newbury in their Corporate capacity as a Town, by the hands of their Selectmen, and out of the Elliott Fund (so called) the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said inhabitants of said town of West Newbury in their Corporate capacity as a Town, and their successors as aforesaid and assigns forever, a certain piece or parcel of land, with the

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17)

Investments

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Felton William S & Co 118 Wash
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ton rm 24 Tels 2900-2902 (See page
17)

Jackson & Curtis 126 Wash rm 3
Nicols William S 357 Essex
SALEM MORRIS PLAN CO THE
35 New Derby Tel 2060 (See page
12)

Trumbull Walter H 126 Wash rm 3
Waters Ernest A 118 Wash

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Myers Simon 50 North

Iron & Steel

GOODELL ZINA CORP 86-92 Laf-
ayette Tel 780 (See page 16)

Jewel Boxes

FRIEND BOX CO 21 Endicott Tel
287 (See page 12)

Jewelers

Chouinard Joseph H 120 Laf
Filion George H 172 Essex
Hewitt Starr C 158 Essex
Hodkinson Harrison 172 Essex
LOW DANIEL & CO 231 Essex c
Wash Tel 535 (See page 17)
Macul Adolph 139 Essex
Madore Edmond P 111 Laf
MAXWELL ERVING O 218 Essex
over **Moustakis** (See page 13)
Mohr Harry F 213 Essex
Pearce The Jeweler 260 Essex
Weare W Samuel 10 Central
Wheeler Ezbon Inc 244 Essex
Whipple G Willis & Co 243½ Essex

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Heller Jacob 70 Summer
Liss Samuel 91 Tremont

Litman Charles 44 Irving
Maron David 52 Mason
Morris Theodore 21 Turner
Myers & Williams 54 North
Ostrer Julius 25 Irving
Raymond Abraham 10 Mall
Talkowsky Isaac 18 Phillips
Thorn Samuel 7 English
Yoffa Israel 54 Beaver

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Andrews Ellis M
Archung Mary A
Bachorowski Alphonse
Barton Walter F
Batchelder Henry M
Batchelder James S
Batchelder Samuel H
Blake Richard E
Brown Lucy S
Bushek Henry
Campbell Samuel A
Caron Joseph E
CHAPMAN WILLIAM O
Chapple William D
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Connelly John J
Cook John V
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Doyle Joseph F
Dubin Isadore
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Felton W Sidney
Felton William S
Fiske Arthur E
Ford Arthur S
FRYE DAVID
Frye Daniel
Gagnon Ernest A
GIFFORD JOSIAH H
Goldberg Max
Goss George C
Gould Roscoe W
Green Charles A
Griffin Henry P
Harris Alfred S
Hay Edward W
Hubon William P
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Kimball Howard C
Liebsch Elmer W
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