

# Historic Salem incorporated

7 CAMBRIDGE STREET SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

21 Flint Street

Built in 1871

for

George W. Bruce, Currier

Research by Donna Vinson  
January, 1992

**21 Flint Street  
The Bruce-Tuttle House  
Built in 1871 for George W. Bruce, Carrier**

**History of the Property:**

21 Flint Street is situated on the seventeenth-century land grant of one of Salem's founding settlers, Thomas Goldthwaite (Sidney Perley, History of Salem, Massachusetts Salem, 1924). Goldthwaite's ten-acre lot was acquired by newcomer William Flint at some point between 1650 and his death in 1673. The brothers William and Thomas Flint emigrated to greater Salem from Wales between 1642 and 1650. While Thomas established his homestead on the Danvers River in what was then Salem Village, William Flint ultimately settled near the street that would later bear his name. According to the Genealogical Register of the Flint family, William "owned the land from the corner of Flint and Essex Streets, running through to Broad Street, and from thence easterly, nearly or quite, to Pickering Street, and from thence to Essex Street" (Genealogical Register of the Descendants of Thomas Flint of Salem, compiled by John Flint and John H. Stone, Andover, 1860). In his 1673 will and attached inventory, William Flint's estate was valued at £911 15s. 00d. and bequeathed to his sons Thomas and Edward, although his widow Alice was to retain a life's interest. Consequently the estate was not partitioned until nearly twenty years later.

Following the 1694 partition (Essex County Registry of Deeds, Book 10, leaf 90), The lot adjoining the lane alternatively called "Goldthwaite's Lane", "Putnam's Lane", "the lane from the Main Street to Marblehead", and finally Flint Street (after 1800) came into the possession of Edward Flint and later his son David (see inserted map labelled "Part of Salem in 1700. No.6" from Sidney Perley's "Part of Salem in 1700. No.6", The Essex Antiquarian 5 (1901): 33-37"). Both before and after David Flint's death in 1736, the property was gradually partitioned by successive sales and pieces went to the Fogg, Lindall and Andrews families, among others (E.C.R.D. Book 75, leaves 106 and 122; E.C.R.D. Book 208, leaf 119; E.C.R.D. Book 215, leaf 273; E.C.R.D. Book 267, leaf 196). In the later eighteenth and early nineteenth centuries, the plot on which 21 Flint Street would later be built probably served as a garden for either the Fogg house on Flint Street, or the Lindall house on Essex Street (acquired by John P. Andrews in 1816). The 1851 Map of Salem (inserted) indicates that there was a structure on the property at the time, but there is no record of it serving as a residence.

George W. and Eliza A. Bruce, former residents of nearby Warren Street, purchased the plot from Samuel P. Andrews in 1871 and also

acquired a substantial mortgage from the latter for the purpose of constructing a new house (E.C.R.D. Book 818, leaves 71 and 272; Building Permit #7 (April 3, 1871) among Salem Building Permits, 1871-1889 in the Essex Institute). The mortgage deed stipulated that "upon any default in the performance of the foregoing conditions, the said grantee, or his executors, administrators, or assigns, may sell the granted premises, with all improvements that may be thereon, by public auction in said Salem first publishing a notice of the time and place of sale once each week for three successive weeks in one or more newspapers published in said Salem and convey the same by proper deed or deeds to the purchaser or purchasers absolutely in fee simple...." (E.C.R.D. Book 818, leaf 71). This is precisely what happened; in 1875, two years after the note came due, Samuel P. Andrews made "an open, peaceable, and unopposed entry on the premises described in said mortgage for the purpose, by him declared, of foreclosing said mortgage for breach of the conditions thereof" (E.C.R.D. Book 937, leaf 18). Andrews waited for two more years, until after the death of Eliza Bruce, to sell the house. The administrator of Mrs. Bruce's estate, Leverett S. Tuckerman, released both the debt and the estate to John Culliton, a successful leather merchant and resident of Federal Street in Salem, in two transactions, one private and one public, of July 25, 1877 (E.C.R.D. Book 980, leaves 236-237). Following Culliton's death in 1888, the wife of his former business partner and present administrator, Charles H. Tuttle, purchased "one undivided fourth part of the dwelling house numbered twenty-one on Flint Street in said Salem with the land under and adjoining said house" through a conduit and an additional "undivided half part" from Culliton's sons and heirs, James E. Culliton and Edward J. Culliton (E.C.R.D. Book 1233, pages 501-503). The Cullitons retained a minority interest in the property.

The Tuttle family had actually occupied the house, designated 6 Flint Street from 1871 to 1878, 4 Flint Street between 1878 and 1881, and 21 Flint Street thereafter, as early as 1878 (Salem Directories, 1872-1888). Succeeding members of the family would remain residents of 21 Flint Street until 1969. Charles H. Tuttle was a Boston accountant who also maintained several Salem businesses, such as "Culliton, Tuttle & Co.", located at 105 rear Mason Street in the 1880s. Tuttle's son and heir, Charles C. Tuttle, was also an accountant and continued to reside at 21 Flint Street after his father's death in 1934 (Salem Directories, 1934-). Tuttle's heirs, the Coffins, sold all interests in the the property to his second wife, Lenna B. Tuttle, in 1963 (E.C.R.D. Book 5110, page 515-516). Mrs. Tuttle sold the property to Robert B. and Erika G. Murray in 1969, thus bringing the Tuttle family's nearly century-long connection to 21 Flint Street to an end (E.C.R.D. Book 5610, page 185). The Murrays sold the estate to its present owners, Michael and Maria Buckley, in 1983 (E.C.R.D. Book 7213, page 344).

Documentation:

**Essex County Registry of Deeds, Book 10, leaf 90**

Partition of Flint property on "Goldthwaite's Lane" between Thomas and Edward Flint, 1694.

**E.C.R.D. Book 208, leaf 119**

**Grantor:** John Hale of Salem, trader

**Grantee:** Stephen Fogg of Salem, housewright and trader

**Consideration:** \$600

**Conveyance of:** "....one undivided majority half part of a certain lot of land and of all the buildings thereon situated in Salem aforesaid, and bounded in the whole as follows, to wit, beginning at the Northeasterly corner of Flint Street and running Southerly to land of Nathaniel Osgood, thence running Westerly on land of said Osgood to land of James Odell, then Northerly....to Essex Street....then Easterly by Essex Street to the first bounds."

**Date recorded:** September 4, 1815

**E.C.R.D. Book 215, leaf 273**

**Grantor:** Peter E. Webster of Salem, baker

**Grantee:** Stephen Fogg of Salem, housewright and trader

**Consideration:** \$600

**Conveyance of:** "....one undivided half" of the above lot.

**Date recorded:** January 12, 1818

**E.C.R.D. Book 267, leaf 196**

**Grantor:** Stephen Fogg of Salem, trader

**Grantee:** John P. Andrews of Salem, gentleman

**Consideration:** \$224

**Conveyance of:** a piece of land situated in Salem bounded by Flint Street, Fogg's land on the corner of Flint and Essex Streets, and Andrews' land to the south and west.

**Date recorded:** December 4, 1832

**E.C.R.D. Book 481, leaf 160**

**Grantors:** George and John P. Andrews, both of Salem

**Grantee:** Samuel P. Andrews of Salem

**Consideration:** \$1000 and other valuable considerations

**Conveyance of:** "....a certain parcel of land with the dwelling house, and all the buildings thereon standing, situate(d) on Essex Street in Salem aforesaid, bounded and described as follows, viz. northerly by Essex Street, one hundred and twenty-eight feet, four inches; westerly on land of Ezra Northey and Timothy Ropes, and on land recently of William Calley, three

hundred and thirty-one feet, two inches; southerly on Warren Street, ninety-seven feet, nine inches; easterly on Flint Street, two hundred and seventy feet, nine inches; and northerly on land of Stephen Fogg, forty-one feet; and easterly on land of said Fogg, eighty-three feet, nine inches; the whole containing forty-five thousand, six hundred and seventy feet, more or less."  
Date recorded: August 10, 1853

**E.C.R.D. Book 513, leaf 22**

Grantor: John P. Andrews of Salem  
Grantee: Samuel P. Andrews of Salem  
Consideration: \$2500  
Conveyance of: another "part of the same estate conveyed to the said Samuel P. Andrews by George and John P. Andrews by deed dated August 10th, 1853 and recorded in Book 481, leaf 160 in Essex Registry of Deeds."  
Date recorded: May 2, 1855

**E.C.R.D. Book 818, leaf 272**

Grantor: Samuel P. Andrews  
Grantee: Eliza Ann Bruce of Salem, wife of George W. Bruce  
Consideration: \$3300  
Conveyance of: "....a certain parcel of land situate(d) in said Salem, and bounded and described as follows, to wit. beginning at the Northerly corner of said land by land of Fogg, thence running Southerly about sixty-four feet by Flint Street, thence Westerly by other land of the said Samuel P. about eighty-seven feet, thence Northwesterly by land of John P. Andrews about seventy feet, thence Easterly by land of Fogg about forty-one feet to the point begun at; the whole containing six thousand one hundred and thirty feet more or less."  
Date recorded: March 17, 1871

**E.C.R.D. Book 818, leaf 71**

**Mortgage Deed** granted by George and Eliza Bruce to Samuel P. Andrews in consideration of \$2500 for construction of a new dwelling. Recorded March 7, 1871

**Salem Building Permits, 1871-1889, Essex Institute**

**Building Permit #7 (April 3, 1871):** granted to George W. Bruce

**E.C.R.D. Book 819, leaf 99**

Grantor: Leonard Harrington of Salem

**Grantee:** Eliza A. Bruce  
**Consideration:** \$1  
**Conveyance of:** adjoining land on Flint Street  
**Date recorded:** April 4, 1871

**E.C.R.D. Book 937, leaf 18**

Foreclosure of the Bruce's mortgage. Samuel P. Andrews makes "an open, peaceable, and unopposed entry on the premises described in said mortgage for the purpose, by him declared, of foreclosing said mortgage for breach of the condition thereof." Recorded September 21, 1875

**E.C.R.D. Book 980, pages 236-237**

Release of mortgage granted to John Culliton of Salem by Leverett S. Tuckerman, administrator of Eliza A. Bruce's estate. Recorded July 25, 1877 and sale of same estate to Culliton at public auction on July 12, 1877:

**Grantor:** Leverett S. Tuckerman, administrator of the estate of Eliza A. Bruce, late of Salem deceased  
**Grantee:** John Culliton, carrier  
**Consideration:** \$6700 (highest bid)  
**Conveyance of:** "....a certain parcel of land with the dwelling house and barn thereon standing situated on Flint Street in said Salem and bounded as follows: Easterly by Flint Street, Southerly by land of Harrington, Westerly by land of Andrews, and Northerly by lands of Andrews and Fogg, and contains about six thousand square feet and is subject to the taxes of the present year...."  
**Date recorded:** July 25, 1877

**E.C.R.D. Book 1233, page 501**

**Grantors:** James E. Culliton and Edward J. Culliton, both of Salem  
**Grantee:** Catherine E. Tuttle, wife of Charles H. Tuttle  
**Consideration:** \$2550  
**Conveyance of:** "....one undivided half of the dwelling house numbered twenty-one on Flint Street in said Salem with the land under and adjoining said house...."  
**Date recorded:** October 2, 1888

**E.C.R.D. Book 1233, page 502**

**Grantor:** Charles H. Tuttle of Salem, trustee under the last will of John Culliton, late of Salem deceased  
**Grantee:** Joseph B.F. Osgood of Salem

**Consideration:** \$1275  
**Conveyance of:** "...one undivided fourth part of the dwelling house numbered twenty-one on Flint Street in said Salem...."  
**Date recorded:** October 2, 1888

**E.C.R.D. Book 1233, page 503**

**Grantor:** Joseph B.F. Osgood of Salem  
**Grantee:** Catherine E. Tuttle, wife of Charles H. Tuttle  
**Consideration:** \$1275  
**Conveyance of:** "one undivided fourth part" of 21 Flint Street  
**Date recorded:** October 2, 1888

**Essex County Registry of Probate**

**Titles to 21 Flint Street in:**

No. 65503: estate of John Culliton  
No. 138066: estate of Catherine E. Tuttle  
No. 178486: estate of Charles H. Tuttle

**E.C.R.D. Book 4897, page 112**

**Grantor:** John C. Tuttle of Akron, Ohio  
**Grantee:** Charles C. Tuttle of Salem  
**Consideration:** paid  
**Conveyance of:** all John C. Tuttle's "right, title and interest in an undivided one-third interest of the dwelling house numbered twenty-one on Flint Street in said Salem, with the land under and adjoining the same house...."  
**Date recorded:** March 29, 1962

**E.C.R.D. Book 5044, page 179**

**Grantor:** Lucy T. Coffin of Newburyport  
**Grantees:** John J.C. Coffin of Rowley and David P. Coffin of Alexandria, Virginia  
**Consideration:** paid  
**Conveyance of:** one "undivided third part" of 21 Flint Street  
**Date recorded:** March 14, 1963

**E.C.R.D. Book 5110, pages 515-516**

**Grantors:** John J.C. Coffin of Newbury and David P. Coffin of Alexandria, Virginia  
**Grantee:** Lenna B. Tuttle  
**Consideration:** paid  
**Conveyance of:** three "undivided third parts" of 21 Flint Street

Date recorded: September 27, 1963

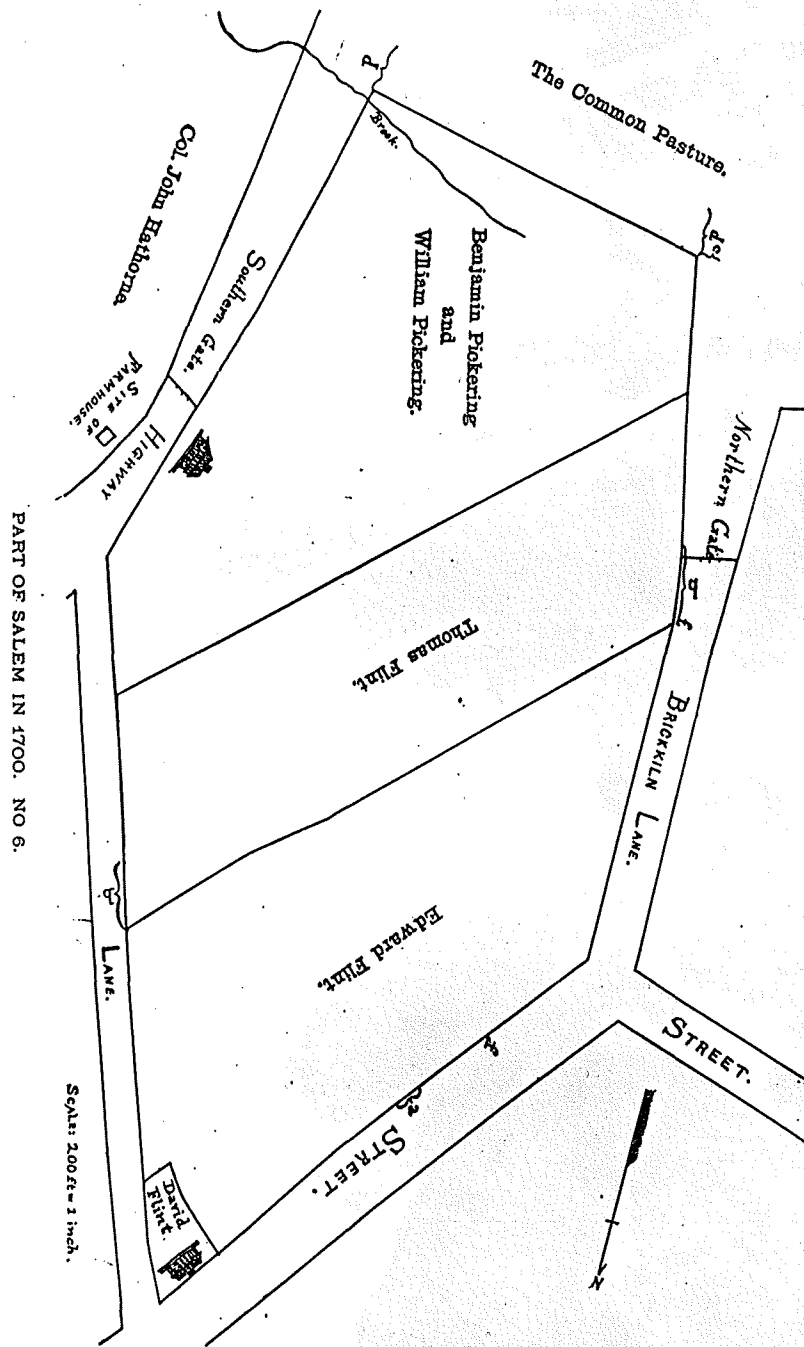
E.C.R.D. Book 5610, page 185

Grantor: Lenna B. Tuttle  
Grantees: Robert B. Murray and Erika G. Murray  
Consideration: paid  
Conveyance of: 21 Flint Street  
Date recorded: May 23, 1969

E.C.R.D. Book 7213, page 344

Grantors: Robert B. Murray and Erika G. Murray of Aspen,  
Colorado  
Grantees: Michael Buckley and Maria D. Buckley  
Consideration: paid.  
Conveyance of: 21 Flint Street  
Date recorded: September 9, 1983



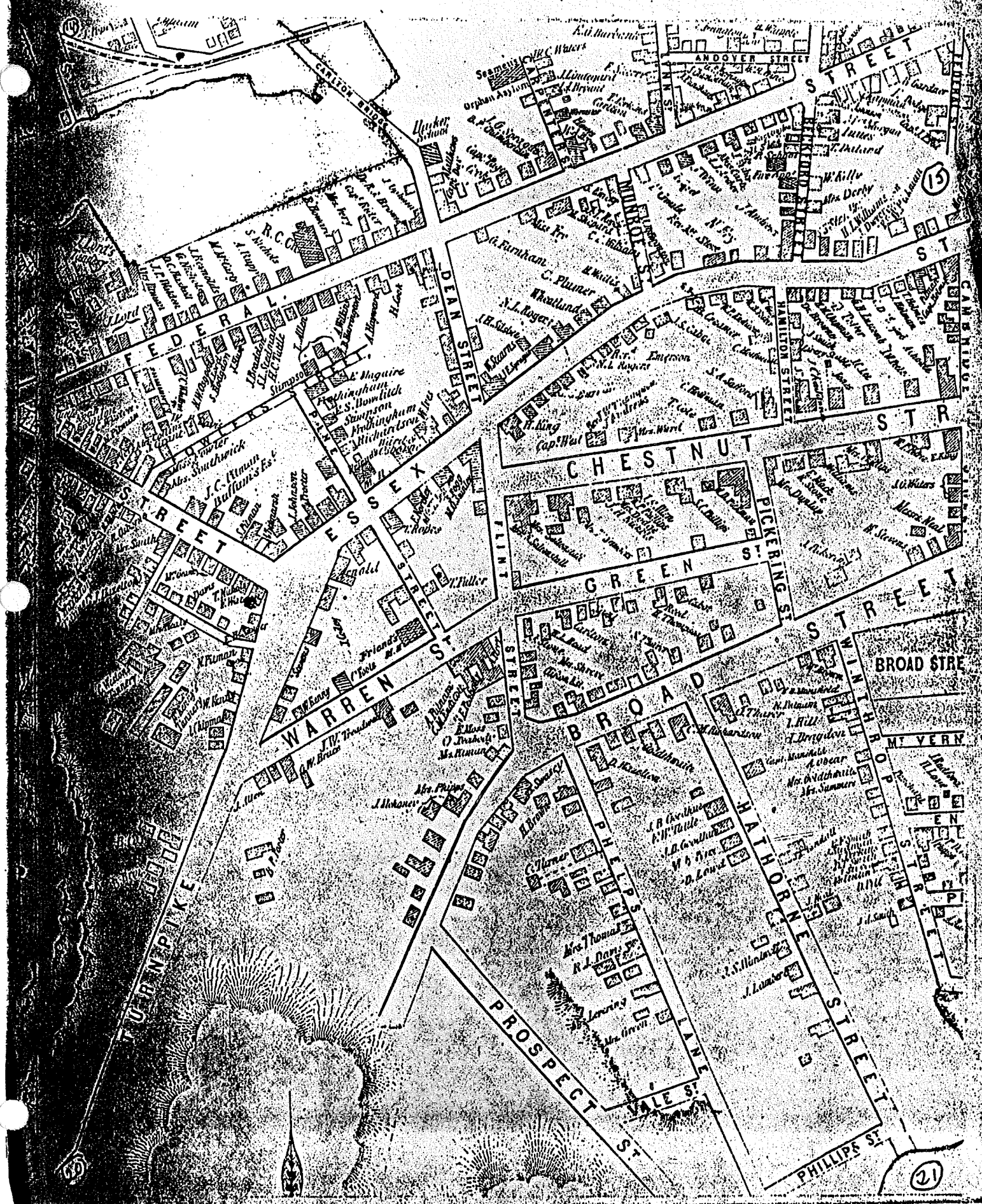


PART OF SALEM IN 1700. NO 6.

Scale: 200 FT. = 1 Inch.

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1851 Map of Salem



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