

Historic Salem Incorporated

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

89 FEDERAL STREET

Built for
WILLIAM DUNCAN, merchant
in 1833

Research:
Larry Davis
February, 1995

89 FEDERAL STREET

The house currently located at 89 Federal Street was built by William Duncan, a local merchant, in 1833, according to Salem Tax Records for that same year. In 1834, Duncan paid \$11.00 in real estate taxes for the property.

The land upon which 89 Federal Street and 3 Federal Court now stands was once owned by James Barr, a local merchant who made his fortune in the flourishing Salem maritime trade of the late 18th and early 19th centuries. Barr's father, James Sr., was also a prominent Salem merchant.

Federal Court was created in 1806 through an agreement between Barr and Micah Wild (who built the house directly across the street from 3 Federal Court) that called for a "court or private way of twenty four feet wide extending from Federal Street to Nathaniel Ropes' land" [Essex County Registry of Deeds, Book 177, Leaf 149].

In 1831 Duncan purchased the property from John Reed. According to the sale agreed upon by Duncan and Reed, it appears that a schoolhouse was located on the property [E.C.R.D. Book 262, Leaf 191].

Duncan lived at the address until the 1850's. His occupation was often listed as "captain", although Essex County Deeds list his occupation as "merchant". From the mid-1850's until 1872, Harriet J. Balch, a widow, is listed as a boarder in the house. She apparently lived there alone after the death of Duncan, who died sometime in the early 1860's [Salem Directories, 1855, 1857, 1859, 1866, 1872]. Upon Harriet's death in 1872, the land was divided amongst her children [See E.C.R.D. Book 890, Leaf 280 (below)].

In 1873, John S. Williams purchased the property, and lived in the house until 1915. Williams was a banker, having worked his way from clerk at the Salem Five Cents Savings Bank to bookkeeper, and then to treasurer in the early 1900's [see attached ad and Salem Directories, 1876, 1888-1889, 1904]. Williams' family lived at 3 Federal Court, where he lived until he moved into the house at 89 Federal.

In 1915 Rose and Ralph Loring acquired the property. Ralph was employed as a "broker" [Salem Directory, 1926]. Rose Harris continued to live in the house until the mid-1930's (Ralph died sometime in the early 1930's). Katherine and Dorothy Loring are also listed as living in the house. They were probably Rose and Ralph's daughters.

In 1934 Lillian Abbot bought property, and after a period of three years, sold it to Wesley and Alice Bevins. Wesley was employed as a superintendent at New England Telephone and Telegraph Company. The Salem Directory for 1950 also lists Robert Bevins as living in the house. Robert was probably their son, and was employed as a credit manager. The Bevins family occupied the house until 1972, when the Newstetter family purchased it.

The Newstetter family owned the property from 1972 until 1994, when the property was purchased by Jane and Kevin Dwyer.

DOCUMENTATION

Essex County Registry of Deeds Book 241, Leaf 66

GRANTOR: James Barr of Salem, Merchant

GRANTEE: Timothy Chamberlain of Salem, Bricklayer

CONSIDERATION: \$1100.00

CONVEYANCE OF: "...a lot of land situate on Federal Court and Federal Street in said Salem, bounded beginning at the northeast corner thereof by land of Reed, thence running westerly on Federal Street about 62 feet four inches to Federal Court, thence running southerly 111 feet five inches on said Court as the fence now stands to a mark in a stone at the southwest corner of said lot, thence running easterly in a straight line 60 feet 9 inches on land of Rev. Elias Cornelius to a mark in a stone at the southeast corner of said lot, and thence running northerly 140 feet to the place of beginning."

DATE RECORDED: January 28, 1826

E.C.R.D. Book 249, Leaf 246

GRANTOR: Timothy Chamberlain, late of Salem, now residing in the City and County and State of New York

GRANTEE: John Reed, trader

CONSIDERATION: \$800.00

CONVEYANCE OF: "...lot of land in Salem aforesaid which I purchased of James Barr by deed...The premises are bounded Northerly on Federal Street about 62 feet and four inches Westerly on Federal Court about 111 feet and 5 inches as the fence stands to a mark in a stone at the Southwest corner of said lot then bounding Southerly on Rev'd Elias Cornelius lately now Rev'd Mr. Williams a straight line 60 feet and 9 inches to a mark in a stone at the Southeast corner of said lot and easterly on land of said Reed one hundred and forty feet to the first bounds..."

DATE RECORDED: July 21, 1828

E.C.R.D. Book 262, Leaf 191

GRANTOR: John Reed of Salem, Gentleman

GRANTEE: William Duncan of Salem, Merchant

CONSIDERATION: \$1800.00

CONVEYANCE OF: "...A piece of land situated by Federal Street and described as follows beginning at a bound stone placed in the ground west of Reeds Dwelling house lot, then running Southerly in a straight line to the North east corner of the land and house of the Reverend Wm Williams one hundred and thirty two feet, then running Westerly by said Williams' land sixty feet and six inches to a Court called Federal Court. Then running Northerly by said Court one hundred and ten feet to Federal Street, and then Easterly by said Street forty eight feet to said bound stone, being part of the land conveyed to me by Timothy Chamberlain...which lot of land hereby conveyed being subject to certain limitations as to erecting buildings therein as is set forth in a covenant made by said Chamberlain and Rev'd Elias Cornelius...together with a building occupied as a school house..."

DATE RECORDED: December 10, 1831

E.C.R.D. Book 890, Leaf 280

GRANTOR: Whereas William Duncan late of Salem...by his last will and testament...devised certain real estate in said Salem hereinafter described to George B. Foster et al in trust for the benefit of Harriet J. Balch during her life, with remainder to her children, and whereas the undersigned George B. Foster has been duly appointed Trustee under said will...

GRANTEE: William D. Balch, Annie F. Balch, and Catherine D. Nairne, wife of James D. Nairne

CONSIDERATION: \$1.00

CONVEYANCE OF: "The undivided half part of the messuage in said Salem which is bounded North by Federal Street forty eight feet East by land of Read one hundred and thirty two feet South by land of Williams sixty feet six inches and West by Federal Court one hundred and ten feet, which was held in trust under said will for the benefit of said Harriet J."

DATE RECORDED: October 7, 1873

E.C.R.D. Book 890, Page 280

GRANTOR: William D. Balch and Annie Balch, Singlewoman, both of Salem, James D. Nairne and Catherine D. Nairne of Brooklyn, New York

GRANTEE: John S. Williams

CONSIDERATION: \$4262.50

CONVEYANCE OF: See E.C.R.D. Book 890, Leaf 280 (below)

DATE RECORDED: October 10, 1873

E.C.R.D. Book 2291, Page 405

GRANTOR: J. Stoddard Williams, of Salem, Alice T. Goodhue, wife of Leonard H. Goodhue, of Malden, Ralph B. Williams and Chester Williams, both of Salem

GRANTEE: Rose Loring Harris, wife of Ralph B. Harris of Salem

CONSIDERATION: \$1.00 and other valuable considerations

CONVEYANCE OF: "...beginning at the nothwest corner of the granted premises, at the intersection of Federal Street and Federal Court, thence running easterly by said Federal Street 48 feet more or less to the land of Sarah P. Goodhue; thence rúnnng southerly by said land of Sarah P. Goodhue 132 feet more or less to land lately conveyed by us to the Trustees of the Ropes Memorial; thence turning and running westerly by said land lately conveyed by us to the Trustees of the Ropes Memorial 60.81 feet more or less, to Federal Court; thence turning and running notherly by said Federal Court 110 feet more or less, to the point of beginning."

DATE RECORDED: March 31, 1915

E.C.R.D. Book 2994, Page 110

GRANTOR: Rose Loring Harris of Salem

GRANTEE: Lilian Abbott of Salem

CONSIDERATION: For consideration paid

CONVEYANCE OF: See E.C.R.D. Book 12440, Page 505

DATE RECORDED: June 1, 1934

E.C.R.D. Book 3111, Page 420

GRANTOR: Lilian Abbott of Salem

GRANTEE: Wesley and Alice Bevins of Salem

CONSIDERATION: For consideration paid

CONVEYANCE OF: See E.C.R.D. Book 12440, Page 505

DATE RECORDED: June 1, 1937

E.C.R.D. Book 5906, Page 487

GRANTOR: Wesley E. Bevins, Jr., Executor under the will of Alice L. Bevins

GRANTEE: Wilbur and Nancy Newstetter

CONSIDERATION: \$38,070.00

CONVEYANCE OF: See E.C.R.D. Book 12440, Page 505

DATE RECORDED: September 19, 1972

E.C.R.D. Book 11822, Page 221

GRANTOR: Wilbur I. Newstetter and Nancy Newstetter

GRANTEE: Wendy C. Newstetter of Atlanta, Georgia

CONSIDERATION: Nominal Consideration

CONVEYANCE OF: See E.C.R.D. Book 12440, Page 505 (below)

DATE RECORDED: September 24, 1992

E.C.R.D. Book 12011, Page 464

GRANTOR: Wendy C. Newstetter of Atlanta, Georgia

GRANTEE: Wendy C. Newstetter, IN TRUST NEVERTHELESS, in a trust to be known as the Newstetter Trust, for the benefit of Wilbur and Nancy J. Newstetter of Salem

CONSIDERATION: For consideration paid

CONVEYANCE OF: See E.C.R.D. Book 12440, Book 505 (below)

DATE RECORDED: July 16, 1993

E.C.R.D. Book 12440, Page 505

GRANTOR: Wendy C. Newstetter of Atlanta, Georgia

GRANTEE: T. Jane Graham-Dwyer and Kevin F. Dwyer of Salem

CONSIDERATION: \$215,000.00

CONVEYANCE OF:

NORTHERLY: by Federal Street about 48 feet;

EASTERLY: by land now or formerly of Goodhue about 132 feet;

SOUTHERLY: by land (now or formerly) of Ropes Memorial about 60.81 feet;

WESTERLY: by Federal Court about 110 feet.

DATE RECORDED: February 18, 1994

Know all Men by these Presents that I Timothy Chamberlain to
 late of Salem in the County of Essex now residing in the City and County and John Reed
 State of New York bricklayer in consideration of eight hundred dollars paid me
 by John Reed of Salem aforesaid under the receipt whereof I do hereby acknowledge
 do hereby give grant sell and convey unto the said John Reed and his heirs and as-
 signs forever a lot of land in Salem aforesaid which I purchased of James Barr
 by deed of January 17. 1826 recorded in the Registry of deeds for said County
 of Essex Libro 241 Folio 66, the premises are bounded Northerly on Federal
 street about sixty two feet and four inches Westerly on Federal Court about one hun-
 dred and eleven feet and five inches as the fence stands to a mark in a stone at
 the Southwest corner of said lot there bounding Southerly on Rev^d Elias Cornelius
 lately now Rev^d Mr. Williams a straight line sixty feet and nine inches to a mark
 in a stone at the Southeast corner of said lot and Easterly on land of said
 Reed one hundred and forty feet to the first boundary with all the privileges and
 appurtenances subject to certain limitations and entitled to certain advantages
 touching the erection of any buildings within distance from the line between the prem-
 ises and the lot adjacent now owned by said Williams as particularly set forth in a
 covenant between said Chamberlain and said Cornelius dated March 1. 1826 recorded
 in the Registry aforesaid Libro 240 Folio 155. To have and to hold
 the aforesaid premises to the said John Reed his heirs and assigns to his and
 their use and behoof forever and I for myself my heirs executors and administrators
 do covenant with the said John Reed — heirs and assigns that I am lawfully seiz-
 ed in fee of the aforesaid premises that they are free of all incumbrances, that I
 have good right to sell and convey the same to the said John Reed in fee sim-
 ple and that I for myself my heirs executors and administrators will warrant and
 defend the same premises to the said John Reed his heirs and assigns forever a-
 gainst the lawful claims and demands of all persons. *ITU WITNES* whereof I
 the said Timothy and I Mary wife of said Timothy in consideration of one dol-
 lar paid me by said Reed (the receipt of which I acknowledge) do hereby release to
 him and his heirs and assigns all my right of dower in the premises hereunto set
 out

our hands and seals this eighth day of July in the year of our Lord one thousand eight hundred and twenty eight

Timothy Chamberlain - seal
Mary Chamberlain - seal

signed sealed and delivered }
in presence of us } State of New York }
William Allen. } City and County of New York } as this is to certify

that on the fourteenth day of July in the year of our Lord one thousand eight hundred and twenty eight before me William Allen a public notary in and for the State of New York duly commissioned and sworn dwelling in the City of New York personally came Timothy Chamberlain and Mary Chamberlain wife of the said Timothy Chamberlain to me personally known to be the persons in the within deed mentioned and who executed the same and signed and sealed the within deed and acknowledged the same to be their act and deed for the purposes therein mentioned. *In testimony* whereof I have hereunto subscribed my name and affixed my seal of office the said fourteenth day of July in the year one thousand eight hundred and twenty eight

William Allen
Notary Public

seal

seal

State of New York }
City and County of New York }
I Nicholas Deane, Clerk of the City and County of New York, and

Clerk of the Court of Common Pleas in and for the said City and County, do hereby certify that William Allen esq. whose name is subscribed to the certificate of the acknowledgment of the annexed indenture in writing and thereon written was on the day of the date of said certificate a public notary in and for the State of New York duly appointed and sworn. *In testimony* whereof I have hereunto set my hand and affixed the seal of the said Court and County this 14th day of July 1828.

N. Deane.

Essex ss. Received July 21. 1828. recorded and examined by Amos Choate Dry

SALEM

Five Cents Savings Bank

Salem Five Cents Savings Bank Building, 210 Essex St.

INCORPORATED 1855:

20,215 DEPOSITORS JULY 1, 1904. - - - \$6,560,251.04.

Money received every day.

Money commences interest on the first day of February, May, August and November.

Money paid every day, excepting the three weeks preceding the 8th day of February and August.

Interest payable on and after the 8th day of February and August.

Bank Hours from 8.45 o'clock A. M. to 1.15 o'clock P. M.

Open on Saturdays from 7 to 9 P. M. for Deposits.

PRESIDENT, HENRY A. HALE.

VICE-PRESIDENTS.

George M. Harris,
Walter C. Harris,

William F. Gavet,
William R. Colby,

Nathaniel G. Simonds,
Charles W. Richardson.

SECRETARY AND TREASURER.

JOHN S. WILLIAMS. ✓

TRUSTEES.

Reuben Arey,
Frank A. Brown,
Leland H. Cole,
Andrew Fitz,
George M. Harris,
Jeremiah T. Mahoney,
Charles E. Phippen,

Joseph C. Abbott,
Henry M. Batchelder,
J. Frank Dalton,
William S. Felton,
Fred P. Fuller,
Walter C. Harris,
Charles W. Richardson,
Nathaniel G. Simonds,

Walter K. Bigelow,
William O. Chapman,
William F. Gavet,
William L. Hyde,
William S. Neal,
Arthur H. Phippen,
Matthew Robson,
John S. Williams, ✓

Henry M. Bixby,
William R. Colby,
Charles H. Danforth,
Henry A. Hale,
William H. Jelly,
Francis A. Newell,
Willis H. Ropes.

COMMITTEE OF INVESTMENT.

Frank A. Brown, Henry A. Hale, Matthew Robson, Henry M. Batchelder, William R. Colby.

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nt Clerk.
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N,
MILLETT.

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1874 Map of Salem

