

HISTORIC  
SALEM INC

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**18 Felt Street**

Built for  
Reuben W. Ropes  
and wife  
Grace Tuttle  
1895

Researched by Sally McMurry, February 2024

Historic Salem Inc.  
The Bowditch House  
9 North Street, Salem, MA 01970  
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Undated photo, 18 Felt Street, Redfin

Note: this house was once part of a Ropes family “compound” that once consisted of three large houses plus land in North Salem: the Charles A. Ropes house (1856, later the North Shore Babies Hospital, no longer extant), the Reuben W. Ropes house (1895, now 18 Felt Street), and the Charles F. Ropes house, (c. 1900, now 67-69 Dearborn Street). Reuben W. Ropes and Charles F. Ropes were brothers, sons of Charles A. Ropes and his wife Lucinda Whipple Ropes. For additional information please refer to the house history for 67-69 Dearborn Street.

Footnotes appear only for items that are not in the Property Ownership History or in Ancestry sources.

Over time this house has had two numbers: Between the 1900 (US Census) and 1914 (World War I tax assessments), Reuben W. Ropes's address was listed at # 6 Felt Street. By 1920 it was # 18 Felt Street.

The house at # 18 Felt Street was built in 1895 for Reuben W. Ropes and his bride Grace Austin Ropes. The house remained in the Ropes family until 2012 when their grandson Austin T. Ropes Jr. passed away.

Reuben Wilkins Ropes was born into a well-off North Salem family in 1861. His grandfather Benjamin Ropes (1772-1845) had been a cooper and shipping merchant. Reuben's parents were Charles Augustus Ropes, a merchant, and Lucinda Whipple Ropes. Reuben was named for his uncle Reuben Wilkins Ropes, who had relocated from Salem to New York and become quite wealthy there. In 1860 the manuscript census recorded that Charles A. Ropes's household included five Ropes children, two of whom were Lucinda's stepchildren born to Charles's first wife, Mary Ann Barker Ropes.<sup>1</sup> Lucinda's widowed mother Mary Whipple had joined her daughter's household. A live-in servant named Ann Bryan worked for the family. Charles A. and Lucinda Ropes held substantial property; Charles claimed \$12,000 in real estate and \$75,000 in personal property, and Lucinda had \$4,000 worth in her own personal property. In 1865 Charles A. Ropes was reported to possess the fourth largest income among Salem residents.<sup>2</sup> His obituary noted that he "came from a sterling family, the members of which all achieved success in mercantile life." It explained that he had "established a regular line of coasting vessels between Salem and New York, which for some years did a large freighting business." Charles's company evidently worked with other family connections to bring hides from South America as well as corn and grain from the Midwest. As well, he worked in partnership with a wax leather manufacturer for a time. He and two brothers were partners in Ropes Brothers, a flour and grain business in central Salem.<sup>3</sup>

A year after his marriage to Lucinda Whipple, Charles A. Ropes purchased property at what was called the foot of Dearborn Street (from a James Ropes, an uncle) for \$4100.<sup>4</sup> In 1856 he contracted with Harris & Hutchins, Carpenters, to "build a Dwelling house and outbuildings in conformity with the plans prepared by Emmerton & Foster, Architects" for a total price of \$8995.00. The designers and carpenters were both located in Salem.<sup>5</sup> This house is no longer extant, but it is discussed in this history for two reasons. First, it gives an idea about the Ropes brothers' early lives

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<sup>1</sup>Mary Ann Barker Ropes died in 1853. In addition two other boys named Enrique and Alberto Ropes lived with Lucinda and Charles in 1860; they were born in Brazil. They were nephews of Charles A. Ropes, sons of his brother Henry Ropes.

<sup>2</sup> 1860 US Census; 1865 Massachusetts state census; *New York Evening Post*, August 22, 1865

<sup>3</sup> Quotes are from two Charles A. Ropes obituaries: *Boston Daily Journal*, March 20, 1890, and *New York Tribune*, March 21, 1890; Ropes Brothers ad, Salem Directory, 1857, p. 154

<sup>4</sup> Essex County Deed Book 512, page 7, April 26, 1855 (James Ropes to Charles A. Ropes); 1851 McIntyre Map of Salem showing a J (?) Ropes beyond the end of Dearborn Street

<sup>5</sup> "Specifications of a Dwelling House for Chas. A. Ropes." Ropes Family Papers, 1826-1899, Box 1, Phillips Library collection. The 1855 Salem business directory, shows Emmerton and Foster, Architects, with an office at 6 Central Street in Salem, very near the Ropes grain business. (p. 161) In the regular directory, William H. Emmerton is listed as a partner in Emmerton and Foster with a house at 13 Summer Street. (p. 68). Joseph C. Foster is listed as an engineer with Emmerton & Foster, with a house at 357 Essex Street. (p.73) On page 163 of the business directory there is a carpenter, D. M. Harris, at 36 North Street, but no Hutchins. Harris is listed in the regular directory as Daniel M. Harris, 36 North Street, with a house at 12 Upham. (p. 83). Augustus Hutchings, carpenter, has a house at 66 North Street (p. 90).

and surroundings. Second, the Charles A. Ropes Estate later became the North Shore Babies' Hospital, which for a time owned the Charles Fischer Ropes house at 67-69 Dearborn Street and operated it as a nurses' residence.

Reuben grew up with his numerous siblings (including Charles Fischer Ropes) and stepsiblings here. Other relatives came and went, as did "domestics" – usually young immigrant women -- who would have cooked, cleaned, and provided child care. The house specifications and later images make clear that this was a grand mansion, consisting of a main block and large ell, a piazza, a cellar, up to date plumbing (bath room and water closet), central heating, fully equipped kitchen, and expensive materials like black Italian marble in the parlor. Ground floor rooms included "Drawing Room, Library, Hall, Parlor, and Dining Room," the ceilings of which were to have a "marble finish." The servant Ann Bryan and her successors likely used a system of bells: a bell in the kitchen connected to the front door, and there were bells "from each of the Southern chambers with the kitchen, all to be hung in the best manner."<sup>6</sup>

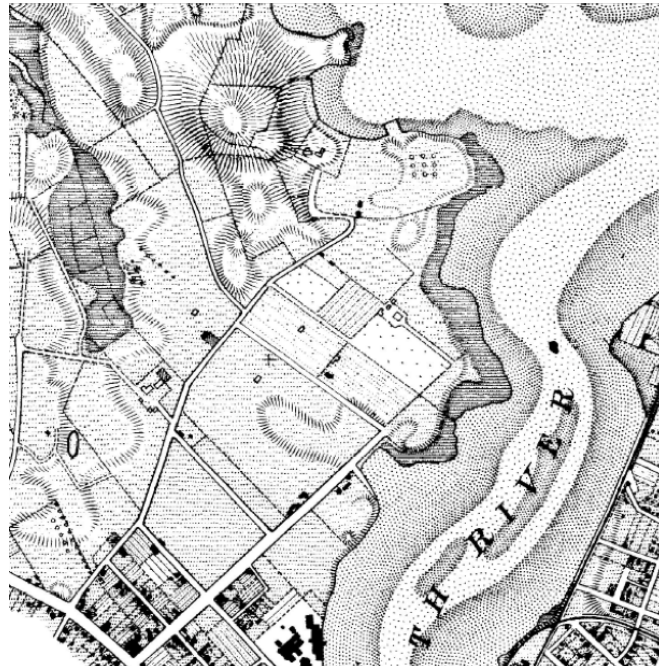


Charles A. Ropes house, later North Shore Babies Hospital, c. 1856, no longer extant. 1927 image, Salem State University Archives. The long ell at right was a c. 1926 addition; the flanking shed roof wings on either side of the main house were added c. 1909, as "fresh-air wards" for the young patients.

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<sup>6</sup>"Specifications of a Dwelling House for Chas. A. Ropes." Ropes Family Papers, 1826-1899, Box 1, Phillips Library collection.

At this time North Salem was still quite rural, and in fact the property was farmed. Much later it still had nine acres planted with shade trees and fruit trees.<sup>7</sup> Indeed, Charles A. Ropes joined in the North Salem horticultural activity by exhibiting more than twenty varieties of apples and pears at the Essex Institute Horticulture Exhibition in 1876.<sup>8</sup> Barns and other agricultural outbuildings were added over the years. In 1870 the agricultural census reported that the 10-acre farm produced potatoes and tree fruit, probably to supply the household. Three cows produced milk. This operation was run by wage workers who performed the actual labor. Here the children would have been surrounded by “horses, cows, livestock, carriages, tools, and machines.”<sup>9</sup> In this environment Reuben Ropes and his brothers must have acquired a good preparation for the grain business.



1875 US Geodetic and Coast Survey Map, Salem Harbor, detail. The Charles A. Ropes Estate shows cultivated fields and probably gardens closer to the house.

By the early 1880s Charles A. Ropes headed the family business, now called Charles A. Ropes and Son. Reuben and his brother Charles F. were employed there as clerks while their older brother Willis occupied a more senior role of “Son.” The firm carried on a wholesale and retail trade in grain, hay, and animal feed, as well as household staples like flour, lard, dried apples, and beans.<sup>10</sup> This enterprise was a prosaic relative to the Far Eastern trade that had enriched Salem in the eighteenth century. The firm’s ads suggest that Charles A. Ropes and Son’s major market must have been farm households and agricultural retailers in the rural hinterland.<sup>11</sup> The New England farming economy relied increasingly on dairying and poultry, and farmland was mostly put into pasture and hay rather than grains. Farming households purchased their grain and flour from local distributors like the

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<sup>7</sup> North Shore Babies Hospital Society Annual Report, 1911. Phillips Library.

<sup>8</sup> *Salem Register* Sept 14, 1876

<sup>9</sup> 1870 US Agricultural census; Charles A. Ropes will, 1889, Essex Probate Records 1889-90, p 401-402.

<sup>10</sup> Ad for Charles A. Ropes and Son, 1888 Salem Directory, page 898; 1880 US Census for the Charles A. Ropes household; 1882 Salem directory; 1888 Salem Directory, entries for Reuben W. and Charles F. Ropes

<sup>11</sup> Ad for Ropes Brothers, Salem Directory, 1905, no page number



Ropes family, who in turn likely obtained most of their goods from sources in the Midwest or South. For example, later on among the ingredients in Reuben Ropes's advertised "poultry hash" were wheat meal, cottonseed, and alfalfa meal.<sup>12</sup> Another market would have been urban. As long as horses supplied motive power for transport and industry, horse owners would buy feed and hay. Salem and other nearby towns had livery stables as well as plenty of family equines. The firm's goods were transported by water and rail. Charles A. Ropes used wharves for his substantial fleet, including one just off Derby Street. His sons continued to use it into the 1890s.<sup>13</sup>



Salem Atlas of 1897, Plate 3. Reuben W. Ropes wharf in the South River off Derby street, center of image. To the west, on Central Street, see Ropes Brothers Feed and Grain. The 1890 Salem Sanborn map, Sheet 8, also shows a Ropes' Wharf off 125 Derby Street.

Although young Reuben worked in the family business he also followed his own interests. Salem directories in the late 19<sup>th</sup> century list him as a "poulterer," "Dealer in Fancy Fowls and Eggs," or "Fowl Fancier."<sup>14</sup> In 1888 he earned a mention in the *Salem Register* for winning prizes for several birds he had raised at his "poultry yard at Orne Point."<sup>15</sup> This yard must have been on his parents' place since at the time he still lived there; he probably used the barns and outbuildings.

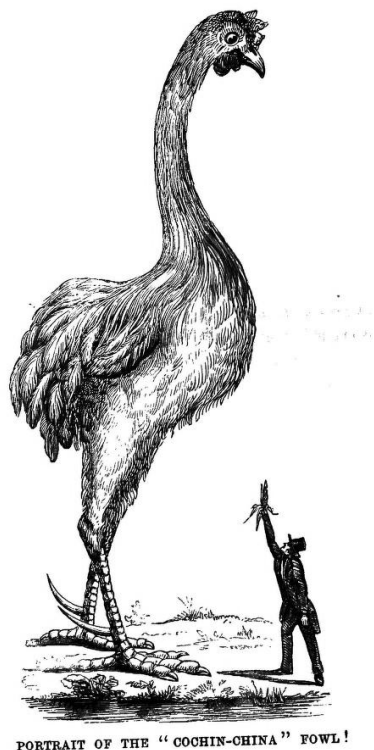
<sup>12</sup> Philip H. Smith, "Inspection of Commercial Feedstuffs," Massachusetts Agricultural Experiment Station Control Series Bulletin No. 55, December 1930, p. 36.

<sup>13</sup> Charles A. Ropes extended the wharf in 1874 (DB 901/222)

<sup>14</sup> Salem Directory, 1886, 1888, 1893, entries for Reuben W. Ropes

<sup>15</sup> *Salem Register*, December 10, 1888

Young Reuben's apparent passion for poultry had strong regional precedents. Around 1850 a so-called "hen fever" had broken out in New England, and Boston was its epicenter. A mania took off for breeds like the Cochin-China and Shanghai, which were hyped to the skies. Both the birds and their eggs sold for absurdly high prices. One satirical writer wrote that the "Boston people have no equals in the way of amusing themselves. We hope...that they will succeed beyond measure in selling eggs at \$3 per dozen and hens at \$10 a pair – *to each other.*"<sup>16</sup> The poultry mania was essentially a speculative bubble. People were seized with the hope of breeding a fowl that would become a new standard in egg or meat production and make them a fortune. Of course, the notion was just as illusory as most other agricultural crazes like Osage<sup>17</sup> orange fences; the "hen fever" broke almost as quickly as it had risen. However, poultry fanciers did not disappear; they settled into more conventional grooves. One branch developed as a recreational pastime with organized clubs and societies. In the agricultural world poultry breeding and management became serious scientific endeavors, especially after the land-grant university research system was established. Reuben Ropes' abiding interest in poultry combined both the hobbyist and practical paths. As Reuben became more involved in the business, poultry feed became a specialty. At some point the firm must have sold birds too, because there was a substantial hen house at the Danvers location.<sup>18</sup>



George P. Burnham, *The History of the Hen Fever, a Humorous Record*. Boston, 1852, p 19


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<sup>16</sup> Arthur H. Cole, "Agricultural Crazes: A Neglected Chapter in American Economic History," *The American Economic Review*, December 1926, 636.

<sup>17</sup> Paul Wallace Gates, *The Farmer's Age, 1815-1860* (Armonk, NY: M. E. Sharpe, 1960), 187, notes that the Osage orange had limited success as fencing material in the pre-barbed wire era because winter kill left gaps, thorns hindered draft animals, the hedges were big water consumers, and the "land for a distance of ten or twelve on each side of the hedge was useless for crops."

<sup>18</sup> Sanborn Map of Danvers, Massachusetts, 1927, plate 2. Library of Congress

from Berlin, announces a concert at Academy Hall on Thursday evening, Dec. 20, when he will be assisted by a quartet of strings and other eminent talent. Mr. Weiss has made a good impression in musical circles, and we bespeak for him a liberal patronage.

 **Reuben W. Ropes** had on exhibition at the Waltham Farmers' Show, some fine specimens from his poultry yard at Orne's Point. He received several prizes including the four leading ones on White Pekin Ducks—the 1st and 2d on Drakes and the 1st and 2d on ducks. He also took the 1st and 2d prizes on White Leghorn Cockerels and the 1st and 2d on Pullets. The exhibition was a large one, some 800 entries of birds being made.

 Prof. C. R. Bill of this city gave on Saturday the first of a course of ten lectures on "Vocal Music in the Public Schools,"

*Salem Register, December 10, 1888*



**CHAS. A. ROPES & SON,**

WHOLESALE AND RETAIL DEALERS IN

**HIGHEST GRADES OF**

**FAMILY and BAKERS' FLOURS.**

**GRAIN,**

**Meal, Fine Feed and Shorts.**

A FULL ASSORTMENT OF

**POULTRY SUPPLIES.**

ALL GRADES OF

**BALED HAY AND BEDDING.**

**LARD, BEANS AND DRIED APPLES.**

**49, 51, 53 & 55 Central Street, Salem.**

Ad, Salem Directory, 1888

**ROPES BROTHERS**

**49, 51, 53 and 55 CENTRAL ST., SALEM.**

Telephone 71-4.

P. O. Box 283.

**ROPES BROTHERS GRAIN STORES.**

ESTABLISHED 1835.

WILLIS H. ROPES. CHARLES F. ROPES. REUBEN W. ROPES.

WHOLESALE AND RETAIL DEALERS IN

**FLOUR, GRAIN, MEALS AND FEEDS.**

BALED HAY, STRAW AND SHAVINGS.  
SALT, all kinds for table, manufacturing and farm use.  
POTATOES, BEANS and PEAS, FODDER and GRASSSEEDS  
HORSE, DAIRY and POULTRY SUPPLIES.

**SPECIAL AGENTS FOR**

*Armour's Animal Fertilizers, Whitney-Eckstein Co.'s Grass Seeds, Worcester Salt Co.'s Table Salt, H. O. Horse, Dairy and Poultry Feed, Belknap's Axle Paste "Lubriteen", Labaree's (Warranted) Veterinary Medicines, Rust's Poultry Specialties.*

Goods Delivered Promptly in Salem, Danvers and Surrounding Towns.

**ROPES BROTHERS,**

MOBART STREET, Branch Store, DANVERS.

Division Depot.

Telephone 10-3

Ad, 1905 Salem Directory, for Ropes Brothers

In 1890 Charles A. Ropes died. He left the house and land to Lucinda, plus \$30,000 “in money.” His sons Willis H., Charles F., and Reuben W. took over the firm and renamed it Ropes Brothers. In 1895 Reuben married Grace Austin Tuttle of Salem. Brother Charles F. served as best man. Grace’s wedding album includes a handwritten account of the couple’s honeymoon; at the very end, she described their return to Salem, and concluded by recording that “[we] began housekeeping in our new home, Saturday, the twenty-ninth of June, eighteen hundred and ninety-five.”<sup>19</sup> In 1897 Lucinda Ropes formalized Reuben’s legal claim to the property by selling him the lot at present #18 Felt Street for \$600.

The dwelling built for the newlyweds was executed in the “Queen Anne” style. As Bryant Tolles writes in his *Architecture in Salem*, “Salem’s half dozen outstanding Queen Anne houses share in common irregularity in plan and mass, and variety in building materials, wall textures, and color. Windows and doors are of many forms, with either flat or round-arched headings. Often present are tall, modeled brick chimneys, bays, corner towers, turrets, intersecting pitched roofs with pronounced gables, large porches, and projecting upper stories.”<sup>20</sup> As the 1895 photo shows, the new Ropes house displayed all these features nicely.



Reuben W. and Grace Tuttle Ropes house, 18 Felt Street, 1895 photograph. Reuben and Grace Ropes Wedding Album, Benjamin Ropes Family Papers, 1804-1919, Box 1, Phillips Library

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<sup>19</sup> Charles A. Ropes will, 1889, Essex probate records 1889-90 p 401-2; Reuben and Grace Ropes Wedding Album, Benjamin Ropes Family Papers, 1804-1919, Box 1, Phillips Library

<sup>20</sup> Bryant Tolles, *Architecture in Salem* (Hanover: University Press of New England, 1983), xxi.

By choosing this style Reuben and Grace situated themselves solidly within the local middle class among Salem's lawyers, bankers, and businessmen. Several had recently erected Queen Anne houses on Lafayette Street. There were also models closer by for the Ropeses to study; Reuben's own sister, Mary Cates, lived with her husband Frederick in a Queen Anne house at # 34 Dearborn, built 1888.<sup>21</sup> Frederick and Mary lent money to family members and served as executors of their estates, so they must have been close.

In the North Salem context these houses helped reshape the neighborhood's character. They made an emphatically high style and suburban presentation that contrasted to the surrounding older estates which still possessed a rural ambience with a strong flavoring of country gentlemen's retreats. For example, Robert Manning was a widely known nurseryman who had an estate very nearby at # 33. It had an 1824 "rural Federal" vernacular farmhouse as its headquarters. Pickering Dodge, a member of a prominent Salem merchant family, chose Dearborn Street for a c. 1838 Greek Revival summer residence and turned the grounds into a noted horticultural showcase and model farm. The Reuben W. Ropes house stood out from these older homesteads because it was built on a grander scale and adopted a popular late 19<sup>th</sup> century architectural style and form. However, there is some evidence that the grounds at # 18 Felt made a gesture to North Salem's genteel rural ambience. According to a 2012 news article about the house, "the property was once a horticultural showcase with vegetable and flower gardens, a beehive, chickens, and an old barn." This is plausible since by the 1930s maps show a barn, and a long narrow outbuilding on the lot which could have been a hen house, as well as a small square structure on the lot edge. Reuben Ropes at one time had served as judge for bees and honey, and of course he knew about chickens, so these buildings could well have served rural pastimes.<sup>22</sup>

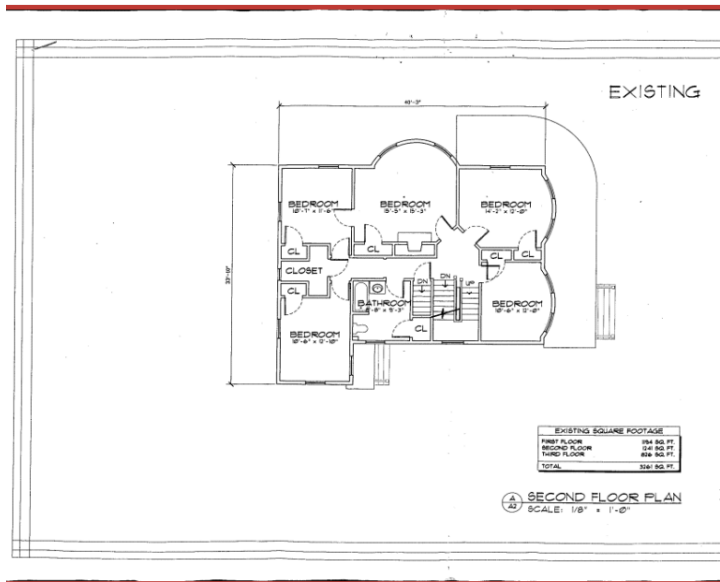
The house's floor plan was drawn in 2012 for a building permit. It is not known whether or how it has changed over time, but the current layout is similar to many floor plans of the 19<sup>th</sup> century and so we can speculate a bit about how it might reflect evolving social dynamics in the late 19<sup>th</sup> century. On the ground floor three substantial rooms flow from one to another. The room closest to the entrance (labeled parlor on 2012 plan) probably would have served as a semi formal space where visitors would be received. Its mid 19<sup>th</sup> century predecessors would have been grander, more heavily furnished and more spatially isolated. This parlor is integrated with the outdoors (via the porch) and open to the neighboring living room. The space labeled "living room" is emphasized with a large, rounded bow window and fireplace evoking light and comfort. By this time many homes for the well-off would have incorporated central heating, so the fireplace was probably more about coziness than practicality. A dining room provided specialized space for meals. A small front room with window seat might have functioned as a place to read or play. All of these spaces reflected a rising trend in American domestic life toward greater informality and increasing focus on children. By contrast the square and utilitarian kitchen was pointedly isolated via a separate, subordinate

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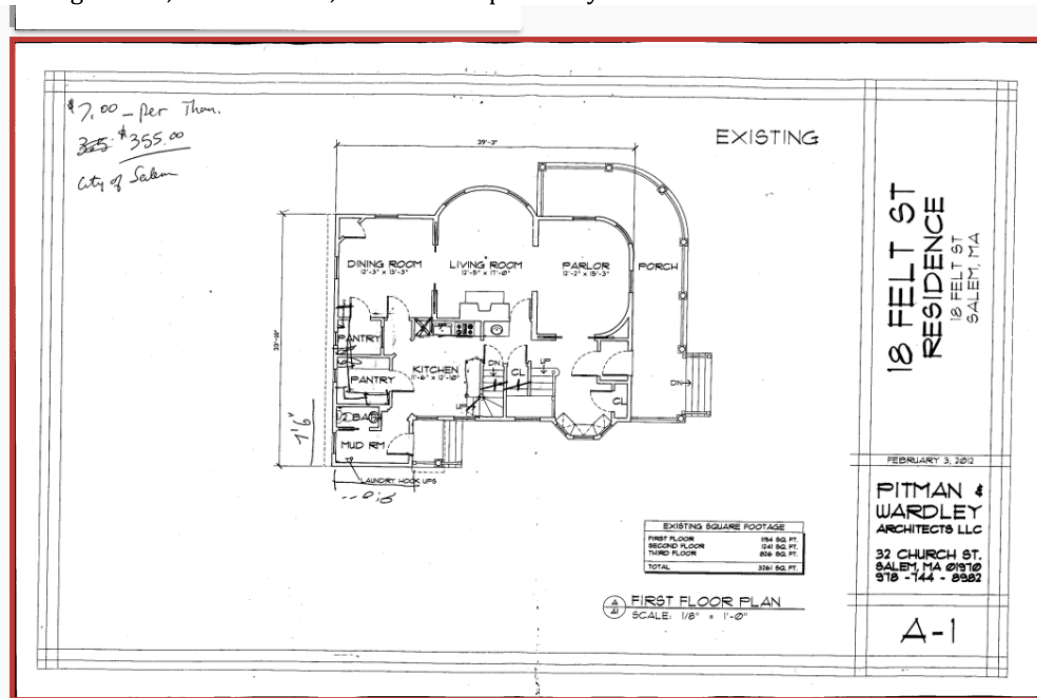
<sup>21</sup> The Manning house is documented as MHC site SAL.1829. Queen Anne houses on Lafayette Street mentioned by Tolles include the Nichols House, 1889 (p. 243) and the Mary Devine house, 1892 (p. 241).

<sup>22</sup> 1888 Transactions of the Essex Agricultural Society: p 46, Reuben W. Ropes is awarded premiums for White Leghorn fowl; In 1889, p 43 he gets prizes for White Leghorn chicks and fowl, Pekin Duck ditto, and Plymouth Rock ditto; and he served on the committee to judge bees, hives and honey, p 60.

entrance from outdoors, from the other ground floor rooms by doors, and even from the main stair by a separate stair to the second floor. A single window lighted the interior. This layout segregated work from leisure and display spaces. It also materially realized the class and ethnic gap between the Ropeses and their Irish servant women. Upstairs five bedrooms and bath accommodated the parents and children. The one with an adjoining room was probably for parents and an infant.



2012 Building Permit, 18 Felt Street, second floor plan. City of Salem



2012 Building Permit, 18 Felt Street, first floor plan. City of Salem

Available sources show some exterior changes to the footprint, mainly involving the porch. In 1897 the porch extended only across the Felt Street façade; by 1911 it wrapped all the way around



to include façade and southeast (confirm) elevation, and a small rear ell appeared; later the porch retreated a bit.<sup>23</sup>



1897 Atlas of Salem, Sheet 12 (inset)

<sup>23</sup> 1897 Atlas of Salem, Sheet 12; 1907 Plan, Essex Plan Book 19, No. 2, entered 1909. (dated 1907); Sanborn Map of Salem, "New Sheet 1932," Sheet 70. Library of Congress.



1911 Atlas of Salem, Sheet 9. Note the long narrow building at the rear of the R. W. Ropes lot. Given Reuben's interest in poultry it is possible that this could have been a hen house.



Sanborn Map of Salem, 1906-1950 (Library of Congress), Sheet 70: "New Sheet, September 1932", detail. Now there is a garage (marked "A"), to its left a stable and behind the stable another building that could be a hen house. It is unclear what purpose the rear building might have served. Tax records were inaccessible for this history, but they supposedly are held at the City Hall in Salem. They could shed more light on the outbuildings.

Reuben and Grace had five children, four of whom survived to adulthood. The household ran with the help of Irish domestic servants. Both parents actively engaged in Salem's civic life through charity work, school board service, and church organizations.<sup>24</sup> As the years passed Reuben continued with the grain business and the children grew up. All four children attended college, an unusual achievement for the time. None chose to carry on the family business: son Lawrence became a building superintendent; daughter Marian was a physician at Massachusetts General Hospital; son Austin was a credit manager for a major local employer, Sylvania; and daughter Esther worked in a law office as a secretary.<sup>25</sup>

Grace Ropes passed away in 1923. For most of the next two decades several of the adult children continued to live with their father at # 18 Felt. It would be interesting to know how they managed the cooking and housework when they all had full-time jobs. They no longer employed live-in servants, but perhaps they hired domestic help to come in from nearby. The house itself probably still served the family well.

Meanwhile Ropes Brothers seems to have dwindled down to just Reuben. Sometime in the 1920s Charles F. Ropes apparently left the firm to become a nurseryman, and Willis H. Ropes, the eldest, had retired by 1929.<sup>26</sup> In 1936 calamity struck. Reuben W. Ropes was declared a bankrupt and his entire property was seized by a court-appointed official. Charles and Willis got caught up in the proceedings too; they defaulted on their mother's loan for the Central Street business premises and ironically Reuben, as trustee, had to enter the grounds to formally repossess the property.<sup>27</sup> Available research to date has not firmly established how such a wealthy family ended up bankrupt, but it is indisputable that local businesses like the Ropes Brothers faced an increasingly daunting competitive climate in early 20<sup>th</sup> century. The shift from sail to steam power disadvantaged businesses (like the Ropes's) that had been founded on large sail fleets. Moreover, the grain and flour business was also undergoing dramatic changes related to agriculture and food retailing. A deep agricultural depression had preceded the Wall Street crash by a decade. Global competition intensified with European recovery from war. In the US farming became more specialized, mechanized, and capital intensive. As farm output rose, prices dropped steeply, plunging farmers into an escalating "cost-price squeeze" (higher costs, lower prices for their products). The number of farms steadily declined. In New England these forces were amplified by urbanization and high land costs. To add to the stress, urbanites were trading horses for automobiles, and farmers were swapping out draft horses for tractors; dairymen found that growing their own silage for winter feed was a better strategy than purchasing grain. In sum, both rural and town markets for grain and hay were contracting. Competition from newer, large nationwide companies like Ralston-Purina also disadvantaged local distributors. Meanwhile the food retail sector was undergoing a major shift to chain stores; consumers who formerly might have patronized Ropes Brothers for household staples could now buy them at a chain store, probably more cheaply. Thus, the household market for Ropes Brothers goods was probably dwindling too. These circumstances help to explain how a formerly profitable grain business like Ropes Brothers could be forced out of business.

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<sup>24</sup> Reuben W. Ropes obituary, *Salem Evening News*, February 25, 1942, p. 2

<sup>25</sup> US Census for 1940, Reuben W. Ropes and family; 1934 Salem directory for Lawrence Ropes; 1937, 1942 directories

<sup>26</sup> Salem directories for 1929 (Willis Ropes); 1930 US Census and Salem directories for 1932, 1934, 1935, 1936, 1937, 1939 (Charles F. Ropes)

<sup>27</sup> These legal processes are captured in the Property Ownership History. The record showing Reuben Ropes foreclosing on his brothers is in DB 3078 page 248, July 9, 1936.

Reuben's children were able to purchase the home property and thereby save it for a family residence. Marian, Esther, and Austin T. Ropes continued to live at # 18 Felt with their father.<sup>28</sup>

In 1942 Reuben W. Ropes died, and that same year his son Austin married. The reconstituted household at # 18 Felt consisted of Austin and his wife Margaret, Esther, and Marian. Marian remained there until she married in 1948. That same year Austin and Margaret had a son, Austin T. Ropes Jr. The three of them lived at 18 Felt along with Esther Ropes.<sup>29</sup> After his parents' generation passed away the house belonged to Austin T. Ropes, Jr., who became an attorney. An only child, he never married and continued to live at # 18 until his own death in 2012.<sup>30</sup> The Ropes tenure at # 18 Felt Street now came to an end.

A period of uncertainty followed. According to the *Salem News*, "an aging family member" (Austin Tuttle Jr.) had been unable to keep up the house interior or exterior and the house was decaying quickly. A developer bought the property in 2011 with plans to demolish the house and eliminate the century old trees. The Salem Historical Commission and other parties worked with the developer to promote preservation. The current owners purchased the house and restored it to its present condition, making it a preservation success story in Salem.<sup>31</sup>

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<sup>28</sup> John C. McCarthy, Trustee in Bankruptcy, to Austin T., Marian, and Esther Ropes, DB 3077 p. 143, March 1936; 1940 US Census, 1942 Salem directory (showing them all living together at 18 Felt)

<sup>29</sup> Ancestry data for births and deaths; US census for 1950, Salem directory for 1964

<sup>30</sup> Austin T. Ropes Jr. obituary, [currentobituary.com](http://currentobituary.com), on or about February 24, 2012

<sup>31</sup> Tom Dalton, "New Life for Old House," *Salem News* Dec 14, 2012; Donna Seger, "Streets of Salem" blog, January 2012

## List of Sources

If not explicitly footnoted, primary source material comes from Salemdeeds.com or Ancestry.

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Maps of Salem: (I include a hotlink only when the site is tricky to navigate or find)

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G. M. Hopkins, Atlas of the City of Salem. 1874. Available online through the Massachusetts State Library, <https://archives.lib.state.ma.us/handle/2452/206060>

1875 US Geodetic and Coast Survey Map, Salem Harbor

Atlas of the City of Salem. 1897. Online through the Massachusetts State Library, <https://archives.lib.state.ma.us/handle/2452/205576>

Atlas of the City of Salem, Massachusetts. 1911. Online at Leventhal Maps Library, Boston Public Library.

Sanborn Insurance Maps of Salem, Massachusetts, 1906-1950. Sheet 70. Library of Congress website, select Maps in search bar

### Deeds:

The Southern Essex Registry of Deeds, Salemdeeds.com, has digitized all deeds executed in the county. <https://salemdeeds.com/salemdeeds/Default2.aspx>

### Newspapers:



The author uses Penn State library access to search Salem newspapers. Not all the major Salem papers are included in the databases and they only go up to about 1900.

Biographical details:

Ancestry.com compiles digitized census, vital statistics, city directories, and other sources.

Other:

Hathi Trust gives access to historical publications, for example agricultural society activity by Reuben Ropes.

Phillips Library Collections: Benjamin Ropes Family Papers, 1804-1919, Box 1. Reuben and Grace Ropes wedding album

Salem State University Archives, digitized photos and post cards collection.

City of Salem Public Records (digital collection available via the city website)

Tom Dalton, "New Life for Old House." *Salem News* December 14, 2012

Donna Seger, "The Other Ropes Mansion." "Streets of Salem" blog, January 2012

Austin T. Ropes Jr. obituary, currentobituary.com, on or about February 24, 2012

Burnham, George P. *The History of the Hen Fever, a Humorous Record*. Boston, 1852.

Cole, Arthur H. "Agricultural Crazes: A Neglected Chapter in American Economic History." *The American Economic Review*, December 1926.

18 Felt Street, Salem, MA, Property Ownership History (in reverse chronological order)				
DATE	GRANTOR	GRANTEE	DB/PAGE #	REMARKS (price, wording, etc)
September 14, 2015	Kinee for Treadwell	Michael John and Linda M. Blier	34369/561-2	Parcel A, a portion of the Parcel A on the 2012 map. A new map accompanies this transaction. The lot dimensions are now 137.3 feet by 172 feet.
October 17, 2012	ICECAT, LLC East Boston, MA	Michael John and Linda M. Blier, husband and wife of 18 Felt Street	31825/353	Lot 3 (16,608 SF) and Parcel B (2311 SF) on a plan dated June 18, 2012 and shown in Plan Book 434 Plan 17, being a portion of the premises deeded from Austin T. Ropes Jr. to ICECAT in November 2011. This document creates a new lot from Austin T. Ropes's property as described in the 2011 deed. The new lot is a rectangle 110 feet on the Felt Street side and 172 feet on the longer side.
November 18, 2011	Austin T. Ropes, Jr., unmarried, surviving tenant in common	ICECAT, LLC	30847/465	\$420K. Property described as bounded by Felt Street, 185 feet; on NW by land of Treadwell, 292 feet and North Shore Babies Hospital, 138.8 feet; SE by land formerly of Plante, 120 feet; NE by land of Plante, 46.2 feet; SE by Meegan and Morneau, 172 feet. Refers back to Lucinda W. Ropes's will. The present lot at # 18 lies within these bounds.

18 Felt Street, Salem, MA, Property Ownership History (in reverse chronological order)				
DATE	GRANTOR	GRANTEE	DB/PAGE #	REMARKS (price, wording, etc)
1936-1948	John McCarthy, Trustee	various	various	Reuben W. Ropes's estate is sold off to various parties but he and/or his children continue to live at # 18
March 1936	John McCarthy, trustee in Bankruptcy	Austin T., Marian, and Esther Ropes (Reuben W. Ropes's children)	3077/143	\$50.00. The parcel in question is the 150 by 160 foot "original" 1897 lot with the house at # 18 Felt Street.
November 18, 1909	Ropes siblings (Willis H., Mary and Frederick Cate, Lucinda W. Ropes, Reuben W. Ropes, Charles F. Ropes, and trustees for Edwin C. Ropes	North Shore Babies Hospital	1994/287 and Plan Book 19 Plan # 2	\$1.00 transaction. See plan for the area conveyed to the hospital.
March 20, 1906	Lucinda W. Ropes death			Her will goes into effect
1903, 1905	Lucinda W. Ropes will			Lucinda Ropes sets aside certain funds, and all the remainder of her property (including land) she leaves to her seven children to be divided equally, with the provision that Edwin C's portion is to be held in trust for him.
February 4, 1897	Lucinda W. Ropes	Reuben W. Ropes	1503/237	\$600. Lucinda parcels off the present lot of present # 18 Felt Street to her son Reuben W. Ropes. It is a rectangle 150 by 160 feet, bounded on the southwest by Felt Street.
March 19, 1890	Death of Charles A. Ropes	His widow, Lucinda W. Ropes, and children inherit his property		

18 Felt Street, Salem, MA, Property Ownership History (in reverse chronological order)				
DATE	GRANTOR	GRANTEE	DB/PAGE #	REMARKS (price, wording, etc)
November 1, 1859	Alfred Peabody	Lucinda W. Ropes	596/236	\$2800. This is the land from the previous transaction of 1854.
May 15, 1854	James Upton	Alfred Peabody	495/216	\$2700. This is the land from the previous three transactions, with a small right of way added.
December 16, 1853	John Bertram	James Upton	493/263	\$800. This is the same property as in the previous two transactions.
December 14, 1853	John C. Lee	John Bertram	493/262	\$2800. The same as DB 344/33.
April 3, 1844	Abraham Kimball	John C. Lee	344/33	\$1600. The property as described extended from the intersection of Dearborn and Felt Streets, to the present Larch Avenue, and included present # 40 Felt and 0 Felt Street Way.

#### 18 Felt Street, Salem, MA Property Ownership History Summary in chronological order

?-1844: Abraham Kimball

1844-1853: John C. Lee

Two days in 1853: John Bertram

December 1853-May 1854: James Upton

1854-1859: Alfred Peabody

1859-1890: Lucinda W. Ropes and her husband Charles A. Ropes (assumed)

1890-1897: Heirs of Charles A. Ropes (his widow Lucinda and their seven children one of whom was Reuben W. Ropes)

1897-1936: Reuben W. Ropes

1936-1977: Austin T., Marian, and Esther Ropes (Reuben W. Ropes's children) via bankruptcy proceedings

1977: Austin T. Ropes death.

1979: Marian Ropes [married name unknown] death

1983: Esther Ropes death

1983-2011: Austin T. Ropes Jr. (son of Austin T. Ropes) is sole surviving tenant. In the early 2000s there was threatened action by the city for nonpayment of taxes, but the city's petition was eventually withdrawn.

2011-2012: ICECAT

2012-present: Michael and Linda Blier

Note: the house lot was # 6 Felt Street until around 1920 when it became # 18.

The house lot that currently makes up # 18 Felt Street is part of Ropes family lands that have been reconfigured several times. Charles A. Ropes, merchant, and his wife Lucinda W. Ropes acquired adjoining parcels in North Salem in 1854 and 1859 respectively. The 1874 landownership map shows the two in a single unit under ownership of Charles A. Ropes. In 1890 Charles Ropes died, willing his property to his widow and children. In 1897 Lucinda Ropes sold a parcel to her son Reuben W. Ropes. It was a rectangle with the short side along Felt Street (150 feet) and long sides of 160 feet. This must be the parcel that is shown on the 1897 Atlas of Salem, with the present house on it. Directories show that Reuben W. Ropes “boarded” at the foot of Dearborn Street with his mother at least until 1895, when he married. The house footprint appears in 1897 so we can be fairly confident that it was built between 1895 and 1897.

In subsequent years the lot configuration changed until it assumed its present boundaries in 2012. The reconfigurations followed upon two key events. The first was Lucinda Ropes’s death in 1906, following which her seven children divided the estate, swapping parcels among themselves and selling off lots to nonfamily parties, most notably a large plot to the North Shore Babies Hospital. The 1932 Sanborn map showed a rectangular lot at # 18 Felt that included the house and several outbuildings. This lot ran 185 feet along Felt Street. The second key event was that in 1936 Reuben W. Ropes was declared a bankrupt. This set off a complicated round of selloffs and intra-family trades. In 1936 three of Ropes’s children (Austin T., Marian, and Esther Ropes) purchased the “original” 1897 lot for \$50.00. They and their father lived at # 18 at that point, so they were purchasing their family home. Maps and deeds from intervening years show that the lot for # 18 changed shape and was swapped back and forth again.<sup>32</sup> This happened because original lands had been subdivided among the Ropes siblings but also sold off to other buyers. The 2011 transaction between Austin T. Ropes Jr. and ICECAT concerned a larger parcel from which the 2012 lot was created.

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<sup>32</sup> See: 1948 Ropes to Brotherton and back, DB 3607 pp 516-518; 1972 Lewandowski to Ropes siblings DB 5838 p 587; 1972 Ropes siblings to Lewandowski DB 5838 p 586; 1974 Ropes siblings to themselves DB 6652 p 683.



Executed and delivered in presence of us. } Henry J. Lane. - - seal. 39.  
John H. Nichols, Samuel S. Williston. } Mary Lane. - - seal.  
Essex. ss. April 11. 1844. Then the above named Henry J. Lane acknowledged the above instrument to be his free act and deed :-  
before me, Jno. H. Nichols, justice of peace.  
Essex. ss. Received April 12. 1844. 4 m. past 9 o'clock A.M.  
recorded and examined by. . . . . A. H. Kimball, Notary.

Know all men by these presents; Kimball  
to  
J. C. Lee.  
that I Abraham Kimball, of Salem, in the County of Essex, and State of Massachusetts, in consideration of sixteen hundred dollars to me paid by John C. Lee, of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said John C. Lee a certain messuage situate in said Salem, described as follows, to-wit, commencing at the Northwest bound and running Southeasterly by Pitt Street five hundred twenty nine feet, thence Northeasterly by the continuation of Dearborn Street two hundred ninety nine feet, thence Northwesterly five hundred forty six feet to the Dechford estate, thence Southwesterly one rod by a way, thence Northwesterly forty six feet by said way, thence Southwesterly by land of Upton two hundred ninety one and a half feet on a line parallel to the Northwesterly side of the barn situate on the premises hereby conveyed, and five feet distant therefrom, to the point begun at: To have and to hold the above granted premises, with the privileges and appurtenances thereto belonging, to the said John C. Lee his heirs and assigns to his and their use and behoof forever. And I the said Abraham Kimball for myself and my heirs, executors and administrators do covenant with the said John C. Lee his heirs and assigns that I am lawfully seized in fee of the above granted premises that they are free from all incumbrances, that I have good right to sell and convey the same to the said John C. Lee, as aforesaid, and that I will and my heirs, executors and administrators shall warrant and defend



executors and administrators, do covenant with the said James Upton his heirs and assigns, that I am lawfully seized in fee of the above granted premises; that they are free from all incumbrances that I have good right to sell and convey the same to the said James Upton as aforesaid; and that I will, and my heirs, executors and administrators shall warrant and defend the same to the said James Upton his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, we the said John Bertram & Mary Ann his wife who hereby relinquishes her right of dower in the premises have hereunto set our hands and seals this sixteenth day of December in the Year of our Lord one thousand eight hundred and fifty, three

John Bertram Seal  
Mary A. Bertram Seal

Executed and delivered  
in presence of us

Jennie Bertram  
Olivia Bertram

}

Commonwealth of Massachusetts Essex J. Dec:  
22. 1853. Then personally appeared the above named  
John Bertram and acknowledged the foregoing instrument to be a free act and deed,  
before me M<sup>rs</sup> H. Foster Justice of the Peace,  
Essex Co. Resd. May 1. 1854. 10 am. before M. J. D. Revell Esqly, Ephraim Brown Esq

G. Smith  
to  
S. D. Rogers

Know all men by these presents, that I Edmund Smith of Salem in the County of Essex in consideration of fifteen hundred dollars paid by Scabury D. Rogers of said Salem the receipt whereof is hereby acknowledged, do hereby remise, release and forever Quit Claim unto the said Rogers the Meeting house situated on Union Street in said Salem, and known as the "Union Street Meeting House" together with the land under and adjoining the same; being the premises which were conveyed to me by Ira Mansfield et als Trustees by their deed dated January 15<sup>th</sup> 1852, and recorded in the Essex Registry Book 480, Leaf 27; to which deed reference is made for a more particular description of the premises; the same being now subject to the mortgages therein named To have and to hold the above released premises, with all the privileges and appurtenances thereto belonging to the said Rogers

John Upton  
vs  
Alfred Peabody

Now all men by these presents. That I James Upton of Salem  
in the County of Essex and State of Massachusetts in consideration  
of Twenty seven hundred dollars paid by Alfred Peabody of said  
County the receipt whereof is hereby acknowledged do hereby convey  
with bargain sell and convey unto the said Alfred Peabody a certain  
messuage situate in Salem described as follows viz. commencing  
at the northwest bound and running southeasterly by Fell Street the  
hundred & twenty nine feet more or less thence northeasterly by the  
continuation of Dearborn Street Two hundred & ninety nine feet more  
or less thence northwesterly by land of James Upton five hundred  
Eighty six feet more or less to a lane late a private way thence south-  
westerly over said late private way - thence thirty six feet by  
said way to a bound stone - thence southwesterly by land of James  
Upton Two hundred ninety one & one half feet more or less on a  
line parallel to the northeasterly side of the said lane on the pre-  
mises hereby conveyed and five feet distant therefrom to the point by  
me at being the same estate conveyed to me by John Bartram & great  
dates December 14 1803 with the addition of a piece of land ten feet in  
width & one rod in length at the northeasterly corner of said estate taken  
from land which was formerly a private way now to be discontinued  
and in accepting this deed the said Alfred for himself his he-  
irs assigns executors relinquishes all claim to said way & all rights  
in the use thereof the same or any part thereof. I have used to ha-  
ve all the above granted premises with all the privileges and appur-  
tenances thereto belonging to the said Alfred Peabody his heirs and  
assigns to his & their use and behoof forever. And I the said James  
Upton for myself and my heirs Executors and Administrators do covenant  
with the said Alfred Peabody his heirs and assigns that I lawfully seized in fee simple of the aforesaid premises that  
they are free from all incumbrances that I have good right to sell and  
convey the same to the said Alfred his heirs and assigns from as  
aforesaid and that I will and my heirs Executors and Adminis-  
trators shall Warrant and defend the same to the said



and our heirs and assigns, covenant with the grantee and - heirs, executors, administrators, and assigns that in case a sale shall be made under the foregoing power, her or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee, or his executors, administrators, or assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance or observance of the condition of this deed we and our heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid we, Thomas Venn and Elizabeth Venn wife of said Thomas do hereby release unto the said grantee and his heirs and assigns all right of or to both curtesy dower and homestead in the granted premises. In witness whereof we the said Thomas Venn and Elizabeth Venn hereunto set our hands and seals this second day of February in the year one thousand eight hundred and ninety seven.

signed, sealed and delivered in presence of, The words both latterly by Berkeley Street forty eight and one half feet interlined and the insurance clause erased before signing. Also the words "husband and wife" interlined. Ira B. Keith to both Marshall Wilbur to E.V. and deed before me

Elizabeth <sup>for</sup> Venn Seal  
 Thomas Venn Seal  
 Commonwealth of Massachusetts Essex Co. February 2<sup>d</sup> 1897. Then personally appeared the above named Thomas Venn and Elizabeth Venn and acknowledged the foregoing instrument to be their free act

Ira B. Keith, Justice of the Peace.

Examined Feb. 9, 1897, 10 am just 10 am the only

Charles Good Seal

L. W. Koper  
 R. W. Koper

Know all men by these presents that I, Lucinda W. Koper, of Salem, in the County of Essex and Commonwealth of Massachusetts in consideration of six hundred dollars paid by Newben W. Koper of said Salem the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Newben W. Koper, his heirs

and assigns, a parcel of land situate in said Salem, bounded and described as follows, to wit: Beginning at the southern corner which is at a point in the East line of Felt Street and 165.2 feet Northerly of the Northern line of Dearborn Street; thence North-westerly on the East line of Felt Street 150 feet to a point; thence North-easterly at right angles with Felt Street 160 feet to a point; thence South-easterly and parallel with Felt Street 150 feet to a point; and thence South-westerly 160 feet to point begun at on Felt Street. Said land is bounded on the North-west, Northeast and Southeast by land of the grantor, being part of the estate conveyed to me by Alfred Peabody, my deed dated Nov. 1<sup>st</sup> 1859, recorded in Essex Reg. of Deeds, Book 596, Leaf 236. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Reuben W. Ropes 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 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. In witness whereof I the said Lucinda W. Ropes hereto set my hand and seal, this third day of February in the year one thousand eight hundred and ninety-seven.

Signed and sealed, Lucinda W. Ropes Seal  
 in presence of  
 Frederick Cote }  
 Edwin C. Ropes }  
 Commonwealth of Massachusetts  
 atty. Essex ss. Feby 3, 1897. Then  
 personally appeared the above  
 named Lucinda W. Ropes and acknowledged the foregoing instrument to be her free act and deed, before me,  
 Frederick Cote, Justice of the Peace.

Essex ss. Feby 4, 1897, 50 m. past 10 a.m. Mercury

Chas. Deane J.P.

Know all men by these presents that whereas we, Nelson S. Bartlett, and John P. Putnam, both of Boston, in the County of Suffolk and Commonwealth of Mas-

N. S. Bartlett  
 to seal & sign  
 O. S. Garland



KNOW ALL MEN BY THESE PRESENTS that WHEREAS John J. McCarthy of Salem in the Commonwealth of Massachusetts, as the duly appointed Trustee in Bankruptcy of estate of Reuben W. Ropes of Salem in said Commonwealth, who was duly adjudged Bankrupt by the District Court of the United States, for the District of Massachusetts, upon a petition filed in said Court on the 30th day of March, 1936, by virtue of the power granted to me by said court on the 25th day of April, 1936 have sold the right, title, and interest of the said Bankrupt in the hereinafter described the real estate, at Private Sale, to Austin T. Ropes, Marian W. Ropes, - Esther Ropes, all of Salem as joint tenants with survivorship and not as tenants in common for the sum of Fifty (\$50.00) dollars and which said sale has been duly approved by said court, NOW THEREFORE, in consideration of the said sum of Fifty (\$50.00) dollars to me paid by the said Austin T. Ropes, Marian W. Ropes and Esther Ropes as joint tenants with survivorship and not as tenants in common, the receipt of which said sum is hereby acknowledged, I, the said Trustee in Bankruptcy and as such Trustee, do, by virtue and in execution of the power to me given by said court and of every other power and authority me hereto enabling, hereby grant, bargain, sell and convey unto the said Austin T. Ropes, Marian W. Ropes and Esther Ropes all and whatsoever the right, title, and interest that the said Bankrupt had on the said date of the commencement of proceedings in said bankruptcy in and to the following described real estate, namely: Southwesterly by Felt Street in said SALEM one hundred fifty (150) feet, northwesterly by land now or formerly of Treadwell one hundred sixty (160) feet, northeasterly by land now or formerly of Lucinda W. Ropes one hundred fifty (150) feet and southeasterly by land of said Lucinda W. Ropes one hundred sixty (160) feet. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Austin T. Ropes, Marian W. Ropes and Esther Ropes as joint tenants with survivorship and not as tenants in common and their heirs and assigns, to their own use and behoof forever. IN WITNESS WHEREOF, I, the said Trustee in Bankruptcy, do as such Trustee hereunto set my hand and seal this 6th day of June in the year one thousand nine hundred and thirty-six. John J. McCarthy (seal)

Signed and sealed in presence of -                    } Trustee in Bankruptcy of  
COMMONWEALTH OF MASSACHUSETTS                    } Reuben W. Ropes

Essex ss. June 6, 1936. Then personally appeared the above-named John J. McCarthy, Trustee in Bankruptcy of the estate of Reuben W. Ropes, and acknowledged the foregoing instrument to be - free act and deed,

                  before me Harry E. Jackson Justice of the Peace

Essex ss. Received June 25, 1936. 59 m. past 10 A.M. Recorded and Examined.

McCarthy  
Trustee.  
to  
Ropes  
et al

2 E

AK-4



2011111800535 Bk:30847 Pg:465  
11/18/2011 02:17 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 11/18/2011 02:17 PM  
ID: 871987 Doc# 20111118005350  
Fee: \$1,915.20 Cons: \$420,000.00

**QUITCLAIM DEED**

*18 Felt Street, Salem, MA*

I, AUSTIN T. ROPES, JR., being unmarried, Surviving Tenant in Common, of Salem, Essex County, Massachusetts, for consideration paid and in full consideration of Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00) hereby grant to ICECAT, LLC, a limited liability company with a principal place of business at 1200 Bennington Street, East Boston, MA,

**with quitclaim covenants**

the land located on Felt Street in said Salem, together with the buildings thereon, bounded and described as follows:

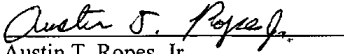
- SOUTHWESTERLY by said Felt Street, one hundred eighty-five (185) feet;
- NORTHWESTERLY by land now or formerly of Treadwell, two hundred ninety-two (292) feet;
- NORTHEASTERLY by land now or formerly of the North Shore Babies' Hospital, one hundred thirty-eight and eighty hundredths (138.80) feet;
- SOUTHEASTERLY by land now or formerly of Plante, one hundred twenty (120) feet;
- NORTHEASTERLY by land now or formerly of Plante, forty-six and twenty hundredths (46.20) feet;
- SOUTHEASTERLY by land now or formerly of Meegan and Morneau, one hundred seventy-two (172) feet.

*ATR Jr.*

Together with the right in common with the North Shore Babies' Hospital, its successors and assigns and with the devisees under the Will of Lucinda W. Ropes, late of said Salem, deceased, and their heirs and assigns to use for all purposes the ways shown on a plan accompanying a deed from Willis H. Ropes and others to the North Shore Babies' Hospital, said deed being recorded in the Essex South District Registry of Deeds, Book 1994, Page 287, and said plan being recorded in said Registry, Book of Plans 19, Plan 2, and the right to enjoy in common as aforesaid all the other privileges and easements reserved in said deed. See deeds recorded in said Registry in Book 2102, Pages 351 and 353, and probate of Lucinda W. Ropes.

For grantors' title see deed of Margaret C. Ropes, Esther Ropes, and Austin T. Ropes, Jr., as joint tenants to Margaret C. Ropes, Esther Ropes, and Austin T. Ropes, Jr., as tenants in common and not as joint tenants, dated November 13, 1979, and recorded with Essex South District Registry of Deeds in Book 6652, Page 683. Also see Estate of Margaret C. Ropes, Essex County Probate and Family Court, Docket No. 96P1254 and Estate of Esther Ropes, Essex County Probate and Family Court, Docket No. 359903.

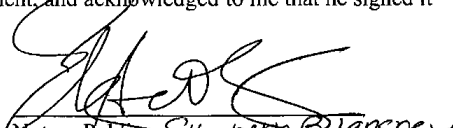
Executed as a sealed instrument this 18<sup>th</sup> day of November, 2011.

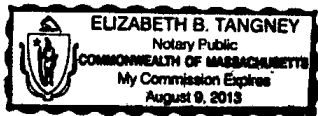
  
Austin T. Ropes, Jr.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 18<sup>th</sup> day of November, 2011, before me, the undersigned Notary Public, personally appeared Austin T. Ropes, Jr., proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public Elizabeth B. Tangney  
My Commission expires 8-9-2013



② E

R.C.E

  
2012101700139 Bk:31825 Pg:353  
10/17/2012 10:30 DEED Pg 1/2

Southern Essex District ROD  
Date: 10/17/2012 10:30 AM  
ID: 925600 Doc# 20121017001390  
Fee: \$2,850.00 Cons: \$625,000.00

## DEED

ICECAT, LLC, a Massachusetts limited liability company with a principal place of business at 1200 Bennington Street, East Boston, Massachusetts

for consideration paid, and in full consideration of Six Hundred Twenty Five Thousand and 00/100 (\$625,000.00) Dollars

grants to Michael John Blier and Linda M. Blier, husband and wife as tenants by the entirety whose address is 18 Felt Street, Salem, Massachusetts 01970,

with **QUITCLAIM COVENANTS**,

the land in Salem, Essex County, Massachusetts described as follows:

Lot 3 and Parcel B as shown on a plan entitled "Plan of Land, 18 Felt Street, Salem, Property of ICECAT, LLC" Scale 1" = 20' dated June 18, 2012 prepared by North Shore Survey Corporation and recorded with Essex South District Registry of Deeds in Plan Book 434, Plan 17.

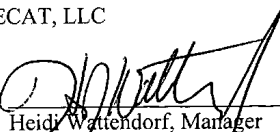
Lot 3 contains approximately 16,608 s.f. and Lot B contains approximately 2311 s.f. more or less according to said plan.

Being a portion of the premises described in a deed from Austin T. Ropes, Jr. to ICECAT, LLC dated November 18, 2011 and recorded at Essex South District Registry of Deeds, Book 30847, Page 465.

Premises Conveyed: 18 Felt Street, Salem, Massachusetts

EXECUTED under seal this 10<sup>th</sup> day of October, 2012.

ICECAT, LLC


By   
Heidi Wattendorf, Manager

**COMMONWEALTH OF MASSACHUSETTS**

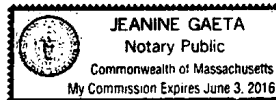
County of Essex, ss.

October 10, 2012

On this 10<sup>th</sup> day of October, 2012, before me, the undersigned notary public, personally appeared Heidi Wattendorf, proved to me through satisfactory evidence of identification, which was her Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose on behalf of ICECAT,LLC.

  
Notary Public  
My commission expires:

Return to: Michael John Blier  
Linda M. Blier  
18 Felt Street  
Salem, Massachusetts 01970



KB  
10

2 +  
1 Plan

  
SO. ESSEX #95 Bk: 34369 Pg: 562  
09/14/2015 09:52 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 09/14/2015 09:52 AM  
ID: 1086613 Doc# 20150914000950  
Fee: \$296.40  
Cons: \$64,570.00

Locus: 26 Felt Street, Salem, Massachusetts 01970

**QUITCLAIM DEED**

I, John William Kinee, Personal Representative of the Estate of James Robinson Treadwell, Jr. Essex County Probate No. ES14P3328EA and John William Kinee, individually, of Salem, Massachusetts, for consideration paid, and in full consideration of Sixty Four Thousand Five Hundred Seventy and 00/100 Dollars (\$64,570.00),

grant to Michael John Blier and Linda M. Blier, husband and wife as tenants by the entirety whose address is 18 Felt Street, Salem, Massachusetts 01970,

with QUITCLAIM COVENANTS,

the land in Salem, Essex County, Massachusetts described as follows:

Parcel A as shown on a plan entitled "Plan of Land, 18 & 36 Felt Street Salem Property of James Treadwell and Michael and Linda Blier" Scale 1"=20' dated December 14, 2012 prepared by North Shore Survey Corporation and recorded with Essex South District Registry of Deeds herewith.

Parcel A contains approximately 4,696 s.f. more or less according to said plan.

Being a portion of the premises described in a deed from ICECAT, LLC to James R. Treadwell dated July 5, 2012 and recorded at Essex South District Registry of Deeds, Book 31514, Page 398. See also Death Certificate of James R. Treadwell recorded herewith.

74



Executed under seal this 14<sup>th</sup> day of September, 2015.

John William Kinee  
John William Kinee, Individually

John William Kinee  
John William Kinee, Personal Representative

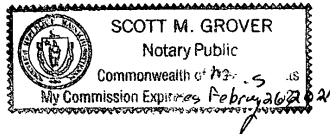
COMMONWEALTH OF MASSACHUSETTS

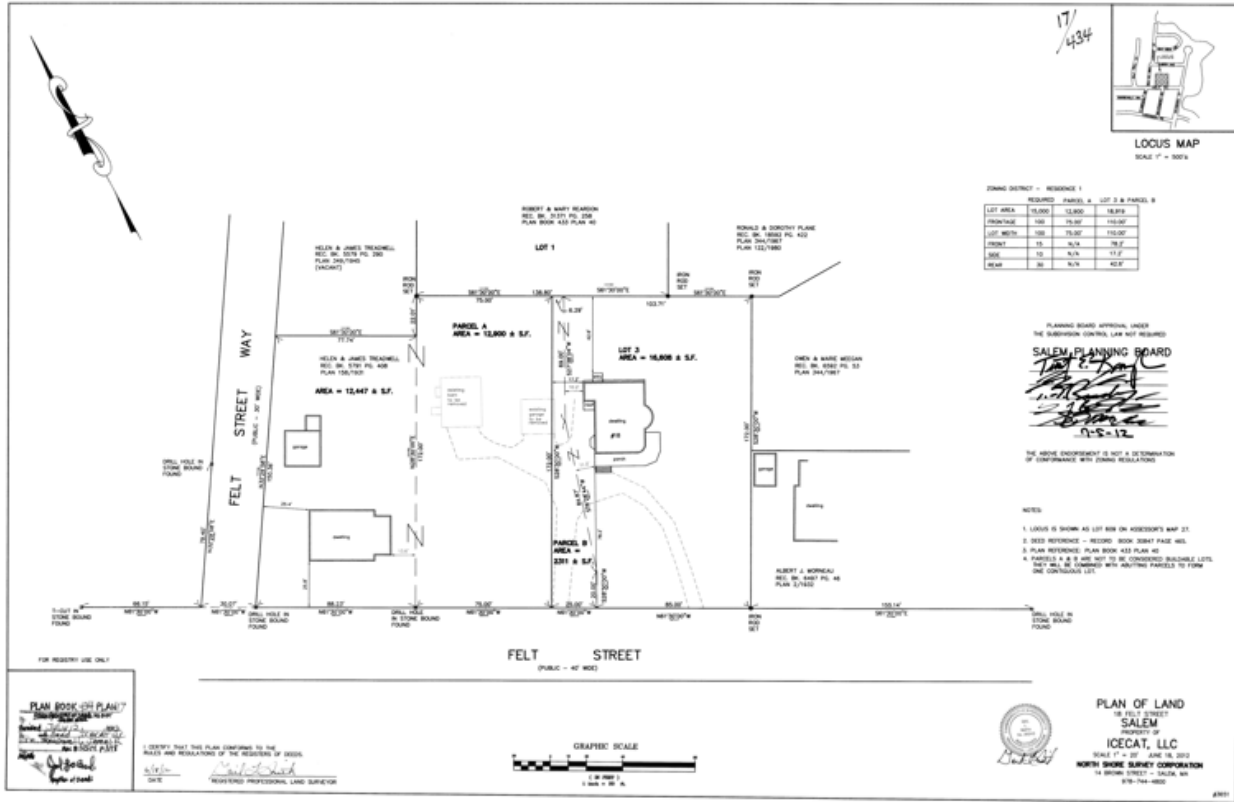
Essex, ss.

September 14, 2015

On this 14<sup>th</sup> day of September, 2015, before me, the undersigned notary public, personally appeared John William Kinee, proved to me through satisfactory evidence of identification, which was his Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me he signed it voluntarily for its stated purpose.

Scott M. Grover  
Scott M. Grover, Notary Public  
My Commission Expires: February 26, 2021





2012 Plan of 18 Felt Street, Plan Book 434 Plan 17.