

Historic Salem incorporated

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

31 DEARBORN STREET
Built by
GEORGE F. BROWN, merchant
in 1851

Research:

Donna Vinson

August, 1992

31 Dearborn Street

Built in 1851 by George F. Brown, Merchant

History of the property:

31 Dearborn Street was built on the former site of the Manning cottage presently located across the street, the present-day 26 Dearborn Street. When George F. Brown, proprietor of a large store on nearby North Street (nos. 33-37) provisioning "lumber, hay, wood and bark", purchased the property from bookseller John M. Ives in 1850 [Essex County Registry of Deeds, Book 436, leaf 176], he apparently felt that the small cottage failed to suit both his needs and the potential of the large lot. The following year, with financing secured from the sale of interests in other Dearborn Street properties to his brother Samuel, George Brown had the cottage moved across the street and began building the new house. According to Bryant Tolles [Architecture in Salem], the rear ell of the Manning cottage was retained as part of the new 31 Dearborn Street. The Manning barn was also retained at that time.

North Salem, known as Northfields until well into the nineteenth century, was pastureland for Salem's seventeenth-century settlers. Parcels of land were distributed to Salem householders in ten-acre lots by the town council from 1634 to 1691, and the Manning family, Nicholas Manning in particular, received several grants after 1672 [Town Records of Salem, Mass., Volumes II and III]. The lot on which the present-day 31 Dearborn Street presently stands was part of a much larger Manning holding in the seventeenth, eighteenth, and early nineteenth centuries. Northfields "proprieters" started building houses across the North River in the later seventeenth century, following the lead of John Symonds and his family after 1665. The main street, or North Street, was not laid out until a century later; it is alternatively called "Proprietors' Way", "Weld's Lane", and the "Highway through ye Northfield" in eighteenth-century records.

Dearborn Street was laid out by the proprietors of Northfields from North Street to "Rope's Point" on the North River in 1787 in an attempt to capture the proposed bridge to Beverly for their neighborhood. They were not successful, but houses began to spring up along the new street shortly thereafter, including the Manning homestead (no. 33) and cottage.

The Manning family began selling off parcels of their vast Northfields property after 1820, and in 1839 Robert Manning, not farmer or trader but self-styled "gentleman", sold a parcel of land "together with a dwelling house thereon" on Dearborn Street adjoining the Manning homestead to John M. Ives, a Salem bookseller [E.C.R.D. Book 312, leaf

93]. Ives bought additional properties on Dearborn Street from the Symonds family to enlarge his lot in the following year, and sold the entire property to George F. Brown a decade later. The conveyance included "a parcel of land situate in North Salem, and bounded as follows, viz. commencing at the South East bound, thence running Northerly by land of the late Robert Manning eighteen poles five links, thence Westerly by land of Rebecca Manning nine poles nineteen and one-half links, thence Southerly by land of Perkins and Corcoran eighteen poles five links, thence Easterly by Dearborn Street, ten poles one link, to the bound commenced at together with a dwelling house and barn thereon.....". The following year the aforementioned dwelling house was moved across the street, and Brown erected his new home.

31 Dearborn Street remained in the Brown family for the remainder of the nineteenth century. After George Brown's death in the 1880s, two of his children and heirs, Edward F. Brown and Caroline M. Very, sold their interests in the property to fellow heirs, Mary and Catherine Brown [E.C.R.D. pages 148-149]. In 1900 Catherine Very, as guardian of Catherine Brown, legally deemed "an insane person", conveyed the property to Frank E. Locke of Salem, an insurance and real estate agent with offices at 81 Washington Street [E.C.R.D. Book 1605, pages 516-519]. Locke owned and occupied 31 Dearborn Street until his death in 1937, after which his trustee, the Boston Safe Deposit and Trust Company, conveyed it to Eva F. Dundon, a widow, and Blanche H. Eaton, wife of James P. Eaton [E.C.R.D. Book 3111, pages 575-576]. Dundon and Eaton transformed the residence into the "Florence Nursing Home", with Eaton in residence after her husband's death in 1948 [Salem

Directories, 1937-1950]. Mrs. Eaton conveyed the property to her daughter and son-in-law, Blanche and Harold McNeil, in 1953 for a "nominal consideration", and the next year the McNeils sold the property to L. Micheal and Lillian T. Dunn [E.C.R.D. Book 4018, page 227; Book 4052, page 595]. Neither the McNeils or the Dunns occupied the house, and in 1955 the latter couple sold the property to Andrew and Irene Couillard, who re-established it as a nursing home [E.C.R.D. Book 4212, page 266]. The Couillard Rest Home existed until 1970, when Andrew Couillard sold the property to John and Eugenia Mitchell, who promptly resold it to Lillian Moulton of Somerville [E.C.R.D. Book 5727, page 260; Book 5784, page 543].

Mrs. Moulton occupied the house for five years, after which it was sold to a succession of relatively short-term owners: Robert and June Carrarini [E.C.R.D. Book 6288, page 244], Joseph and Maureen Crane [E.C.R.D. Book 6765, page 10], and Peter and Amy Cormier [E.C.R.D. Book 7145, page 478]. In 1987 31 Dearborn Street was conveyed to its present owner, Jean L. Woods [E.C.R.D. Book 9293, page 486].

Documentation:

Essex County Registry of Deeds, Book 312, leaf 93

Grantor: Robert Manning, Gentleman

Grantee: John M. Ives, Bookseller

Consideration: \$1500

Conveyance of: "a parcel of land situate in North Salem bounded by Manning land.....together with a dwelling house and barn thereon."

Date recorded: March 15, 1839

E.C.R.D. Book 436, leaf 176

Grantor: John M. Ives of Salem, Gentleman

Grantee: George F. Brown of Salem, Merchant

Consideration: \$3800

Conveyance of: "a parcel of land situate in North Salem, and bounded as follows, viz. commencing at the South East bound, then running Northerly by land of the late Robert Manning eighteen poles five links, thence Westerly by land of widow Rebecca Manning nine poles nineteen and one half links, thence Southerly by land of Perkins and Corcoran eighteen poles five links, thence Easterly by Dearborn Street, ten poles one line, to the bound commenced at together with a Dwelling house and Barn thereon, and with all the privileges thereto belonging."

Date recorded: November 14, 1850

E.C.R.D. Book 1505, leaves 148-149

Grantors: Edward F. Brown and Caroline M. Very, both of Salem,

heirs of George F. Brown

Grantees: Mary E. Brown and Catherine R. Brown, both of Salem.

Consideration: \$1 and other valuable considerations

Conveyance of: 31 Dearborn Street

Date recorded: February 18, 1897

E.C.R.D. Book 1605, pages 516-517

Grantor: Catherine M. Very of Salem, Guardian of Catherine R. Brown of Salem, an insane person

Grantee: Frank E. Locke of Salem

Consideration: \$5500

Conveyance of: 31 Dearborn Street

Date recorded: March 31, 1900

E.C.R.D. Book 1605, pages 517-519

Mortgage Deed granted by Frank E. Locke of Salem to Eliza Orne Ropes and Mary Pickman Ropes in return for a loan of \$5000, discharged in E.C.R.D. Book 1970, page 405.

Date recorded: March 31, 1900

E.C.R.D. Book 3111, pages 575-576

Grantor: The Boston Safe Deposit and Trust Company, Trustee
under the will of Frank E. Locke, late of Salem, deceased

Grantees: Eva F. Dundon, a widow, and Blanche H. Eaton, wife
of James P. Eaton, both of Peabody

Consideration: \$4500

Conveyance of: 31 Dearborn Street, an estate "containing
44,000 square feet more or less....part of the same premises
conveyed to Frank E. Locke by Caroline M. Very, Guardian, by
Deed dated March 31, 1900."

Date recorded: June 1, 1937

E.C.R.D. Book 3677, page 29

Mortgage Deed

Grantor: Blanche H. Eaton, widow

Grantees: Arthur E. Burke and Grace E. Burke, of Salem

Consideration: paid

Conveyance of: "a certain parcel of land in said Salem and
being the Southeasterly portion of the lot marked "Burke" on a
plan entitled "Plan of Land owned by Blanche H. Eaton, Salem,
Mass. May 29, 1949, Osborn Palmer, C.E.," (inserted) along with
"another parcel of land shown on said plan being the
Northeasterly portion of Lot E."

Date recorded: July 1, 1949

E.C.R.D. Book 4018, page 227

Transfer of Deed by Blanche H. Eaton of Salem to Harold McNeil and Blanche E. McNeil of Salem for "nominal consideration".

Date recorded: October 14, 1953

E.C.R.D. Book 4052, page 595

Grantors: Harold McNeil and Blanche E. McNeil

Grantees: L. Michael and Lillian T. Dunn

Consideration: paid

Conveyance of: 31 Dearborn Street

Date recorded: March 16, 1954

E.C.R.D. Book 4212, page 266

Grantors: L. Michael and Lillian T. Dunn

Grantees: Andrew A. Couillard and Irene V. Couillard

Consideration: paid

Conveyance of: 31 Dearborn Street

Date recorded: October 6, 1955

E.C.R.D. Book 5727, page 260

Grantor: Andrew A. Couillard

Grantees: John L. Mitchell and Eugenia M. Mitchell

Consideration: \$25,000.00

Conveyance of: 31 Dearborn Street

Date recorded: November 16, 1970

E.C.R.D. Book 5784, page 543

Grantors: John and Eugenia Mitchell

Grantee: Lillian P. Moulton of Somerville

Consideration: \$36,000.00

Conveyance of: 31 Dearborn Street

Date recorded: July 16, 1971

E.C.R.D. Book 6288, page 244

Grantor: Lillian P. Moulton of Hamilton

Grantees: Robert L. Carrarini and June M. Carrarini

Consideration: \$44,000.00

Conveyance of: 31 Dearborn Street

Date recorded: October 13, 1976

E.C.R.D. Book 6765, page 10

Grantors: Robert and June Carrarini
Grantees: Joseph J. and Maureen A. Crane
Consideration: \$77,000.00
Conveyance of: 31 Dearborn Street
Date recorded: November 13, 1980

E.C.R.D. Book 7145, page 478

Grantors: Joseph and Maureen Crane
Grantees: Peter J. and Amy R. Cormier
Consideration: \$99,000.00
Conveyance of: 31 Dearborn Street
Date recorded: June 27, 1983

E.C.R.D. Book 9293, page 486

Grantors: Peter and Amy Cormier
Grantee: Jean L. Woods
Consideration: paid
Conveyance of: 31 Dearborn Street
Date recorded: November 24, 1987

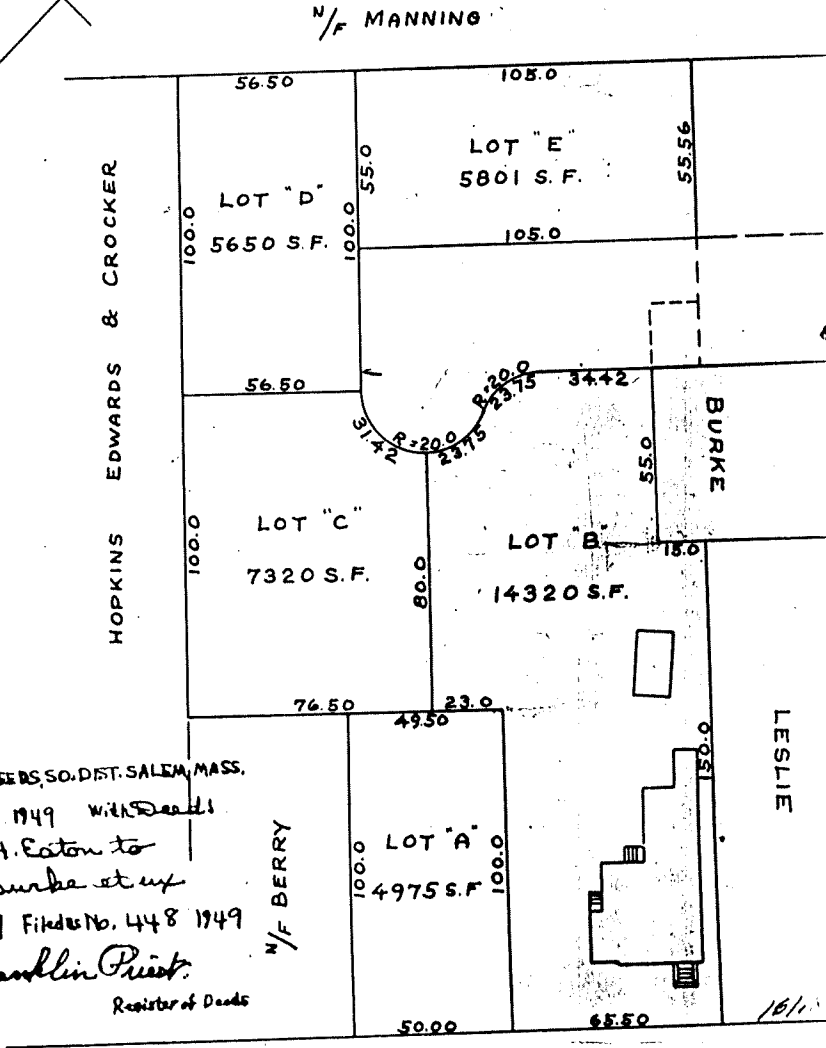
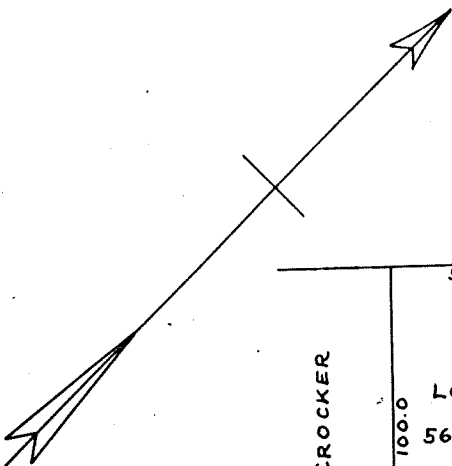
448
1949

PLAN OF LAND

OWNED BY
BLANCHE H. EATON
SALEM MASS.

Scale 1 inch = 40 feet May 1949
Oliver Palmer C.E.

THIS PLAN HAS BEEN REDUCED, FOR CORRECT SCALING SEE ORIGINAL ON FILE



ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
 Received July 14 1949 with Deeds
 Blanche H. Eaton to
 Arthur E. Burke et ux
 Rec. 3677 29 Filds No. 448 1949
 Attest: *A. Franklin Priest*
 Register of Deeds

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