

SEARS & PLUNKETT

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SALEM, MASSACHUSETTS

CLARK S. BEARS  
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WILLIAM J. TINTI

745-3030

April 18, 1969

Mrs. James Bailey  
120 Federal St.  
Salem, Mass.

Re: 17 Cambridge St.  
Salem, Mass.

Dear Joan:

Enclosed please find your report on the above property.

I have enclosed two rough sketches. The first one shows the division of the estate of Hannah Smith into three parcels numbered (1), (2) and (3). The second shows the subdivision of Parcel 3 as set out in the deeds between Smith, Littlefield and Ireland.

The partition of the estate of Hannah Smith was done with care as it was an attempt to divide her estate into equal shares. Lots 1 and 2 were small in size, but contained a House. Lot 3 was larger since it consisted solely of land. (see Sketch No. 1). From the footages set out, it is clear that the present lot at 17 Cambridge Street came out of Lot 3. Lot 3 was left to Joseph Smith, Hannah (Smith) Littlefield and Mary Ireland. These three decided to split up their holding and did so in 1839, the deeds referring to lots of land. William Ireland, husband of Mary Ireland received the parcel at 17 Cambridge Street. The deed to Littlefield bounds by land already owned by him, which land would be located at 11 Cambridge Street. This checks with tax records showing Littlefield paying taxes on house in 1837 and directory showing him living at 11 Cambridge Street in 1837.

The deed from Ireland in 1841 refers to buildings at 17 Cambridge Street and directory shows him living at that address in 1839.

If any date prior to 1839 is to be put on this house it cannot be substantiated from the record title.

Therefore, as suggested by you, it would appear that this determination requires the opinion of an architectural historian since a house of an earlier date must have been moved onto this lot.

Very truly yours,

*Bill*

William J. Tinti.

17 Cambridge St.  
Salem, Mass.

Mrs. James A. Bailey  
120 Federal Street  
Salem, Mass.

Dear Mrs. Bailey:

Enclosed is a brief listing from the deeds which I hold for 17 Cambridge St.

If this information is not complete, please contact me and I can read further from what I am holding.

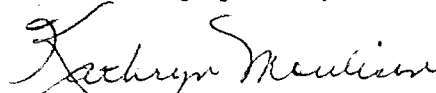
There has always been a feeling that the house was moved from across the street from the Waters property, and understand that it was so listed on his deed. This would be of interest to prove this fact - also to know whether my house is an old as we think.

Thank you for your assistance in this project, and may you find some facts of little known knowledge to us in your quest.

I think this research being done on Salem's holdings of old property is a splendid way in which to help preserve what is remaining of the past.

May I hear from you as you progress with it.

Sincerely yours,



(Mrs.) Kathryn Moulison

Aug. 22  
1968

HOUSE AT 17 CAMBRIDGE ST. SALEM, MASS.

Book 312-6 Quitclaim

Feb. 19, 1839 - Joseph Smith et al to William Ireland et ux

1841 - Ireland, William to Smith Book 323-67 ✓

July 1846 - Ireland & Joseph Smith to John Hammond Book 369-Leaf 203

Aug. 16, 1856 - Hammond to Benjamin Sluman Book 536 - Leaf 69 ✓

July 3, 1862 - Hammond to Sluman Book 638 Leaf 293 ✓

Nov. 28, 1892 Sluman to Abby Barton Book 1361 Page 324 ✓

May 1, 1913 Barton to Ingoldsby Book 2204 Page 204 ✓

CHECK BOOK 1361 Page 324 ✓

Now that efforts at documentation have been completed by me, I feel the definitive fact of 17 Cambridge Street is that we are unable to be definitive as far as an exact date for a house sign is concerned.

\* \* \* \* \*

In reading through the Essex County Registry of Deeds records relating to the years after the house came to Hannah Smith and her heirs (she having been one of the heirs of Jonathan Neal) matters relating to the house and land adjoining are not clearly stated.

Tax Records reveal that in the early 1820's Hannah's children are paying taxes on this real estate. Son Joseph also owns pt. stable, Grand son George Smith Jr. is shown as paying taxes on pt. house \$400.00 valuation and lot land in Cambridge St. \$200.00 valuation.

We find first mention of Joseph Smith's son-in-law, William Ireland in 1829 in Ward III as owning pt. house and pt. shop. In 1831 he is definitely listed as living in Broad St. in the Tax Records. He also resides there in 1832.

Mr. Ireland is definitely listed as living at 17 Cambridge St. in 1834 in the Tax Records, however, in the wording of the deeds, the property is listed as a "lot of land" as late as 1839 and only in the year 1841 do we read for the first time in the deeds, "with all the buildings thereon and privileges, being same conveyed etc" - this being a difference of five to seven years later in time than what was recorded in the Tax Records (in the bowels of the City Hall).

At the Essex Institute I looked through the earliest Salem Directory - that being the year 1838 and found William Ireland living at #17 Cambridge Street. This leads me to believe the deeds are not accurate in depicting the property in 1839 (at least).

I did note in the Tax Records that the Smith children, Joseph, George and William paid taxes on pt. stable and pt. shop in the early 1820's - though no specific street was named. However, the deed dated 1841 does specify "with all the buildings thereon" - which leads me to believe the livery stable and "segar" shop were indeed on the Lot #7 inherited by the children of Hannah Smith.

From the description of the division of the original Jonathan Neal House I deduct it was a structure with a centre chimney which does not fit the description of the present structure at #17 Cambridge St., it being a narrow gambrel roofed two story structure with fireplaces on the back wall in a parallel line. This house of Jonathan Neal was gone shortly after 1830 according to Perley's Salem 1700 - see enclosed pages xeroxed from the book.

With the aid of my good husband, I endeavored, using what measurements which were given, to reconstruct the division of the lot in 9/29/1831 when, at Hannah Smith's demise, the property was divided among her children - a copy of which is also enclosed.

continued

There is a story that an old house had been moved onto this lot from across the street.

I went to the City Hall and thoroughly checked the Town Records from 1831 through 1835 and found absolutely no record of any housing being moved onto this property or off of the Water's property at #14 Cambridge Street to substantiate this claim.

The Neal family, as the enclosed map shows, owned the acreage comprising what is now both sides of Cambridge Street, and the acreage was divided in 1799 between the heirs of Jonathan Neal, as has been hitherto noted.

A possibility thoroughly checked by me was that of lot #5 deeded to Benjamin Neal - "a lot of land in Cambridge St.". I checked both the Probate Court records and Deeds for any other wording which might be more definitive and I found none. This property was sold by the widow of Benjamin Neal to Benjamin Chandler, a housewright and through the years it was "improved" into the fine property at #14 Cambridge Street.

While in 1831 the Deed does specify "dwelling house and all other buildings thereon" as being bought by John G. Waters in Book #278 page 94, Essex County Registry of Deeds, and the Tax Records for 1837 do specify John G. Waters as owning one house - valuation \$1500.00, we still have no definitive proof that any one of the "all other buildings thereon" mentioned in the above deed covering the property which was purchased by John G. Waters, was sold by him to William Ireland or any of the Smiths and subsequently moved across the street.

May I suggest that an architectural historian view the house and give a "circa" date - relying on the bricks, wood and nails themselves to tell their own story, which, in the case of this quaint little house, would be more accurate than any of the many written records which I have poured through.

Joan M. Bailey

for  
Historic Salem Inc.

17 Cambridge Street  
Salem, Massachusetts

January, 1969

Essex County Registry of Deeds

Book	Page	Grantor & Grantee	Description
2204	204	Abby M. Barton James J. Ingoldsby	Land with buildings thereon beginning at southern corner of said estate by land of Aaron running North on Cambridge St. 30.7; thence running East to land of Pulsifer to a point 21.4 from Southeast corner of said lot; thence Southeast 21.4 to land of Felton; thence Southwest by land of said Felton and Aaron to point begun at.

for \$1.00 and other valuable considerations

May 1, 1913

\* \* \* \*

1361	324	Benjamin M. Sluman Anna, ux.	Abby May Barton	same
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for \$1.00 and other valuable considerations

November 28, 1892

\* \* \* \*

638	293	John Hammond	Benjamin H. Sluman	same
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for \$1,310.00  
(owned in fee except for mtge. of \$600.00 owed by Hammond to Sluman)

July 3, 1862

\* \* \* \*

536	69	John Hammond	Benjamin H. Sluman	same
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for \$600.00 - to be paid in one year at 6% interest - semi-annually.  
written on side: "mtge. herein named having received satisfaction -  
fully discharged same 8/3/1862"

## Essex County Registry of Deeds

Book	Page	Grantor & Grantee	Description
369	203	William Ireland ux, Mary & Joseph Smith ux, Sarah  for \$875.00 July 1, 1846  (conveyed to said William by Joseph Smith et al Book 312 page 6 --- by division among heirs at law of Hannah Smith as will appear by reference to Probate records. ---- by deed from said William to Joseph Smith recorded Book 323, page 67.)	Estate in Cambridge St. bounded beginning at Southern corner of said estate by land of John Aaron running Northerly on said Street 30.7; then running Easterly to land of Benjamin Cox to a point 21.4 from Southeast corner of said lot; thence Southeasterly 21.4 to land of Felton; thence Southwesterly by land of Felton and Aaron to point begun.
* * * * *			
323	67	William Ireland (tobacconist) ux, Mary Joseph Smith (Livery Stable Keeper)	same with all the buildings thereon and privileges being same conveyed to said William by Joseph Smith in Book 312 page 6 by Division among heirs at law as will appear to probate records --- the same being subject to a mtge. to Richard Wheatland.
		for \$300.00 February 17, 1841	
(I could not find any reference in deeds to this mtge. to Wheatland )			
* * * * *			
312	6	Joseph Smith ux, Sarah Theodore Littlefield * ux, Hannah William Ireland	LOT OF LAND on Cambridge St. bounded beginning at the Southern corner by land of William and Joseph Smith, running Northerly on said Street 30.7 1/3; then running Easterly to land of Benjamin Cox to a point 21.4 from Southeast corner of said lot; then Southeast 21.4 to land of George Smith, thence Southwest by land of George Smith, William Smith and Joseph Smith to first named bound.
		for \$1.00 February 19, 1839	
* Theodore Littlefield son-in-law of Joseph Smith also			

Essex County Registry of Deeds

Book	Page	Grantor & Grantee	Description		
312	5	Joseph Smith William Ireland Mary, ux, in her right	Theodore Littlefield (a mason)	all our right, interest, and title to following descri- bed LOT OF LAND lying in Cambridge St. beginning at South- west corner by land of said Joseph then run- ning North on said Street to land of said Theodore, then running Northeast by land of said Theodore to land of Benjamin Cox then running Southeast by land of Cox to said Joseph thence Westerly by land of said Joseph to first land mentioned.	This is of intere because again written as <u>lot of</u> <u>land</u> while Salem Directory for 1839 states houses # 17 and #11 and Tax Records sho Littlefield in 1837 at #11 - 1 small house
		for \$1.00 February 19, 1839			
		* * * *			
312	5	Theodore Littlefield ux, Hannah (in her right) Mary Ireland (in her right) William Ireland	Joseph Smith	Beginning at South west corner of said lct by land of said Ireland, thence running Northerly by said Street 33.4 or thereabouts, as bounds now stand, thence running Easterly to land of Benj. Cox, to a point about 23 feet from land deeded to said William, then by land of said Cox Southeasterly to land of said William, then Southwesterly by land of said William to first named bound.	#11 - 1 small house
		for \$1.00 February 19, 1839			
Tax Records:					
1839 William Ireland - value \$500.00 T. Littlefield - value \$700.00					
1837 - William Ireland listed in Ward 3 - paid no real estate taxes					
1837 - Theodore Littlefield - 1 small house value \$500.00					



Essex County Registry of Deeds Book 166 page 70, Sept. 20, 1799:

"The said Hannah Smith, a widow, and her heirs and assigns shall have in severalty forever the following lot of land called lot #7 together with the small old house thereon, this lot is bounded as follows; beginning at the Southwestern corner of the same on Broad Street and the Southeastern corner of Cambridge Street and from thence running Northerly by Cambridge Street 70 feet, thence running Eastwardly straight to land of Woodbury, from thence running Southerly by said Woodbury's land 53 feet to Broad Street from thence running Westerly 125 feet on Broad Street to the first bound - together with the well upon this lot."

\* \* \* \* \*

Hannah Smith - Probate Docket #25538 April 5, 1831  
inventory:

lot of land in Broad Street	\$1,200.00
house on said land (2 story dwelling)	300.00

divided into three lots signed and accepted September 29, 1831 by:

Lot # 1 Joseph Smith (son) for minor children of deceased son, William Smith

Lot # 2 George Smith (son)

Lot #3 Joseph Smith ) reps. Joseph  
Hannah Smith (Later Littlefield)) Smith, Son  
Mary Ireland )

Lot # 1: The western end of the dwelling house and celler under the same, first beginning on Broad St. at the middle of the front door then running north through the house and chimney in line paralel with the ends of the house and 2 feet beyond the house, then running Easterly two feet from the back of the house in a line with the house 30 feet, then running northerly in line with the eastern or Cox's fence twenty four feet to lot # 3 then running Westerly by lot # 3 33 feet to Cambridge St. then running southerly by Cambridge St. to Broad Street 48 feet then by Broad Street Easterly to the first mentioned bound. The front door and stairs to be used in Common from the garret to the celler with the other part of the house also a priviledge to the well - the same we appraise at \$400.00

Lot # 2: The weastern end of the dwelling house on Broad St. and celler under the same beginning at the middle of the front door on Broad Street. then running Northerly through the house and chimney in a parallel line with the ends of the house and 2 feet beyond the house, then running Easterly 2 feet from the back of the house 30 feet, then running northerly to lot #3 in a line with the eastern as Cox's fence 24 feet to lot # 3 then running Easterly by lot # 3 to Cox's fence and land 35 feet, then running Southerly by Cox's land to Broad Street 32 feet 10 inches, then running Westerly on Broad St. 60 feet to first mentioned bound. ~~The front door and stairs from~~ the garret to the celler to be used in common with the other part of the house - the same we appraise at \$400.00

Lot # 3: A lot of land in Cambridge Street beginning at the Southwest corner of Bott's Land, then running Easterly by Bott's land 51 feet to Cox's land, then running Southerly by Cox's land 64.7 Ft. to land set off to lot # 2 then running Westerly by lot #1 and #2 to Cambridge Street, then running Northerly by Cambridge St. 70 feet to the first mentioned bound - the same we appraise at \$400.00.

\* \* \* \* \*

Note: Perley "Salem 1700" (xeroxed pages attached)

\* \* \* \* \*

Essex County Registry of Deeds Book #100 page 14

Jonathan and David Neal Partition - May 28, 1753:

Dwelling house, Barn and 3 acres and 78 poles of land aforesaid bounded easterly on the highway leading from the Main Street to the work house there measuring 19 poles and 20 links, southwardly on a way leading from ye way aforesaid to the Pound there measuring 24 poles and 11 links, westerly on land of Timothy Pickering 20 poles and 11 links then northerly on land of Gabriel Holman 3 poles and 4 links then westerly on said Holman's land 11 poles 6 links to the southwest corner bound of the land lately sold by the said parties to Nathaniel Browne and then northerly, partly by his land, partly by a way, partly by land of Joseph Gardner and partly by land of heirs of William Campbell deceased, measuring there 20 poles and 7 links to the highway first mentioned with the appurtenances thereto.

TO JONATHAN - to his heirs and assigns forever, in severalty: The dwelling house and Barn aforesaid and an acre and 107 poles of 3 acres and 78 poles of land aforesaid, divided from the residue by and lying southerly and southwest of a line drawn from a stake in said Pickering's line at 10 links distance southward from his northeast corner strait through ye homestead to a stake by the highway before mentioned which leads from the Main Street to the work house which last mentioned is at 3 poles and 16 links distance north from the southeast corner in the homestead which line measures 23 poles and 3 links in length with appurtenances.

TO DAVID - to his heirs and assigns - residue of the homestead land containing one acre and 131 poles of same lying north and northeast of ye dividing line.

17 Cambridge Street

Salem, Massachusetts

Saturday, February 1, 1969

Mr. Edwin Small of our house sign committee, visited the above address. After viewing material compiled, all deeds, architecture including foundation, Mr. Small said the following - "House was definitely built before 1831. Originally consisting of 2 rooms, 2 stories, with the addition of the "ell" made at a later time. House was moved to this site."

After some conversation, and in agreement with the owners, H.S.I house sign to read:

William Ireland

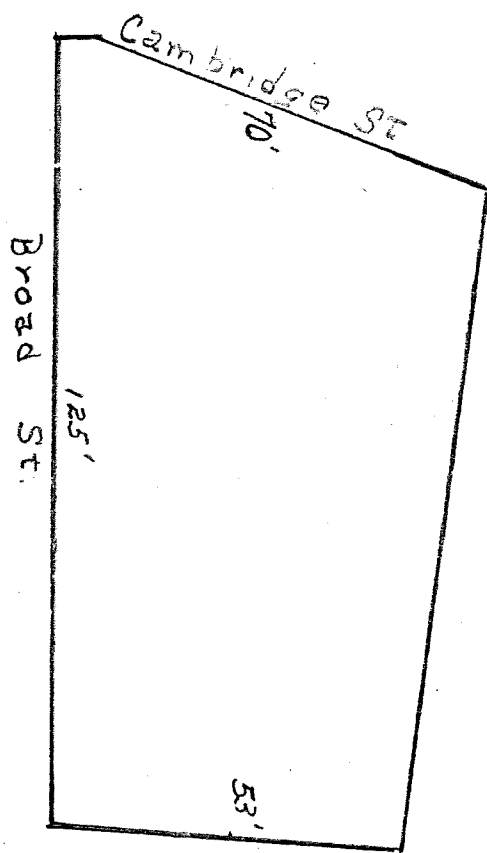
House-before 1831-

moved to this site

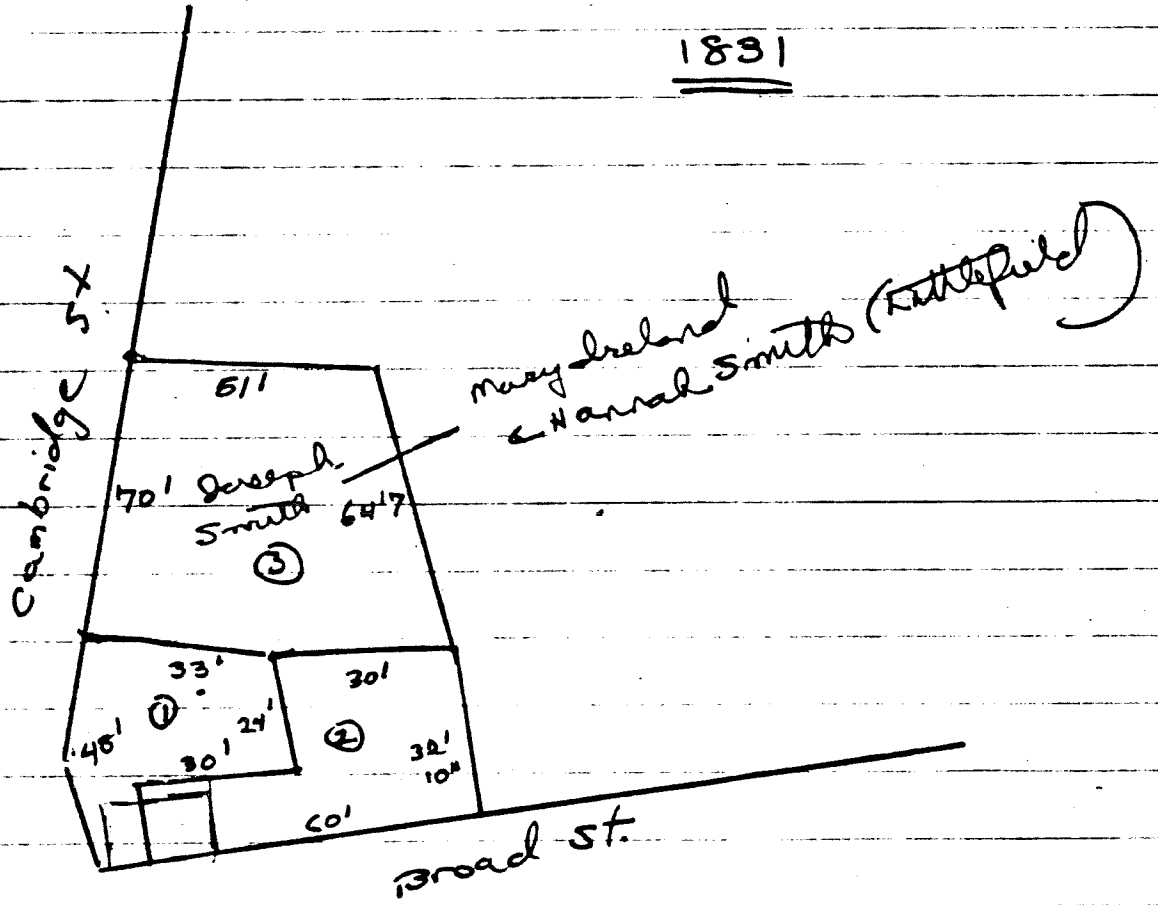
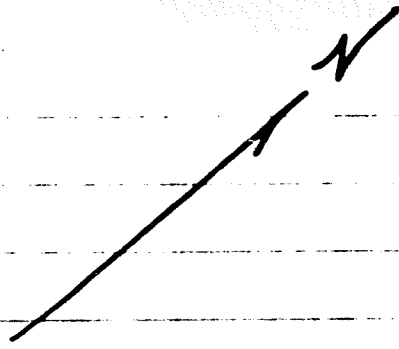
Joan Bailey, Chrm.  
H.S.I. house sign committee

Jonathan Neal - Lot Nr. 7

Showing Hannah Smith's Division



1" = 40'



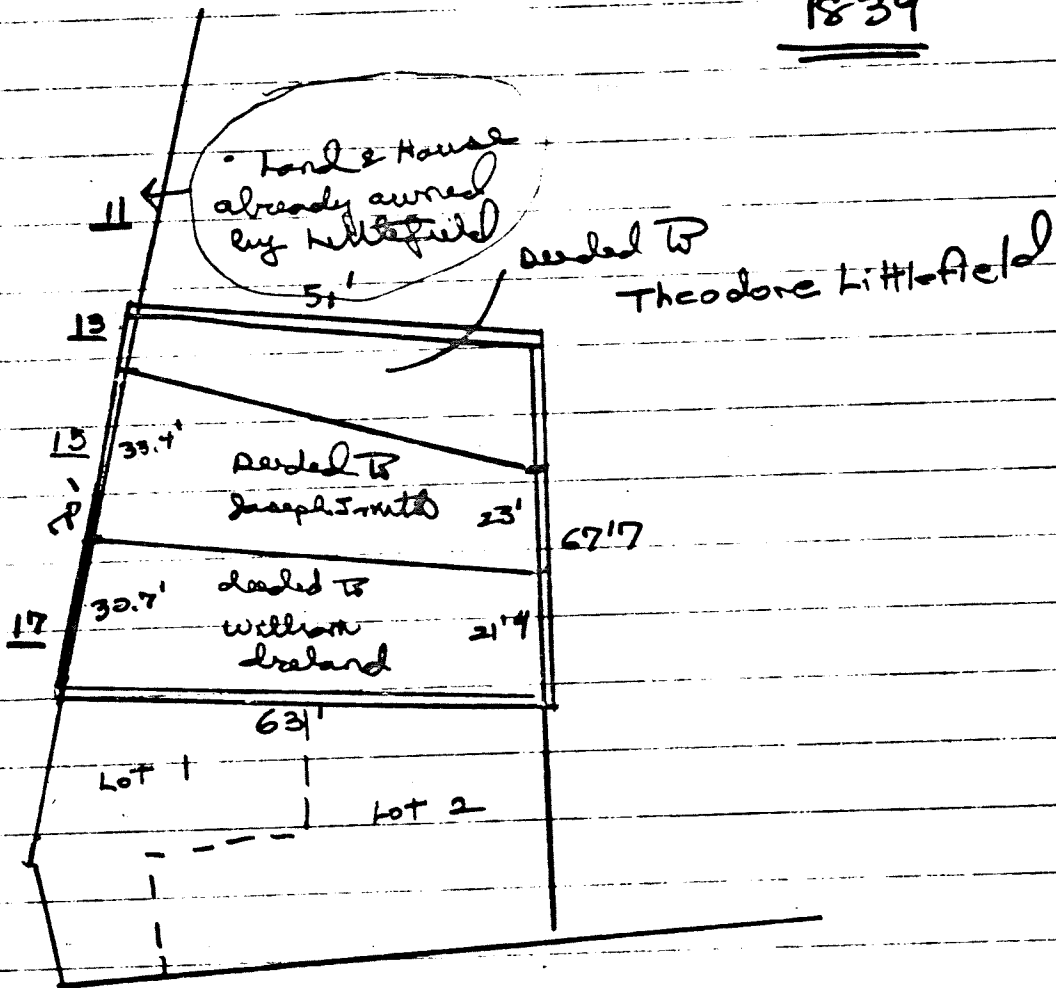
Division of Estate of Hannah Smith

Sketch No. 1

1" = 40'



1839



Division of lot 3

Sketch No. 2