

# Historic Salem Incorporated

OFFICES AT 15 SUMMER STREET

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15 Warren Street

Built for

JONATHAN H. BOYCE, shoemaker

in the year 1850

Research by,

Joyce King

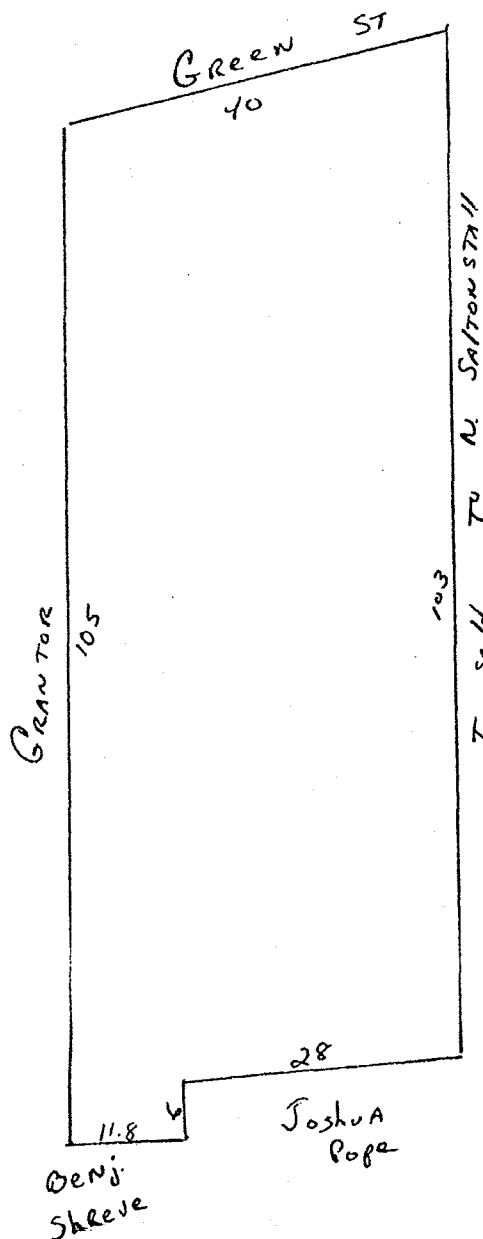
March 1980

*"to preserve Historic Sites, Buildings and objects,  
and to work for the education of the community  
in the true value of the same."*

15 Warren Street

"This is a simple two-story plus pitch roof, wooden house with a small ell in the rear, and a typical entrance on the street in the gable end." (Salem Historic Commission District Study)

The land on which this house stands was part of a large parcel owned by Joseph Wallis, cabinetmaker. On April 11, 1836 Mr. Wallis sold a portion of this land to Jonathan H. Boyce, laborer for the sum of \$115. (book 326 page 276)



On Feb. 7, 1841 Jonathan H. Boyce married Mary Jane Moulton. Seven months later Mr. Boyce obtained a mortgage, for the sum of \$500, from William D. Pickman, of 27 Chestnut St. (also Mr. Boyce's address until 1841). (book 326 page 290)

With the mortgage money Mr. Boyce built a house on the rear portion of his lot on Green St. The newlyweds moved into their new home shortly after, as indicated in the Salem tax records:

Green Street (now Warren Street)

1841	Jonathan H. Boyce	-	house in rear
1842	"	"	" "
1843	"	"	" "
1844	"	"	house and new shop
1845	"	"	in rear, house and shop Oliver Herrick in shop
1846	"	"	age 44 John Moulton

Mr. Boyce's business prospered enough during these years to allow for the building of a larger home for his growing family. In 1850 he is listed as building a "cottage" on Green St. (Salem Street books at the Essex Institute) This is the house now called 15 Warren St. The year 1850 was also the date of a federal census which gives a better insight as to the occupants:

Jonathan H. Boyce	age 49	shoemaker	born N.H.
Mary Jane	" 26		" "
Ellen	" 8		" Mass.
Henry	" 4		" "

The tax records also show the appearance of the new house:

Green Street

1850	#15	Jona. Boyce	house and shop \$1,000
			house in rear \$400 - occ. J. Moulton
1851		" "	house \$1,000
			house in rear \$400 - occ. G. Fossell
1852	same		
1853	same		
1854		Jona. Boyce	owner 2 houses and shop \$1,300
1855		" "	" " "
			rear Elisha Fason age 24 Willard R. Hill

The next few years can be followed through the census records:

1860

Jonathan H. Boyce	age 59	shoemaker	born N.H.
Mary J.	" 36		" "
Ellen	" 18	shoe binder	" Mass.
Henry	" 14		" "

1870

Jonathan Boyce	age 68	shoemaker	born N.H.
Mary J.	" 46	keeps house	" "
Henry	" 24	works in shoe factory	" Mass.
Mary F.	" 23	keeps house	" "

1880

Jonathan Boyce	age 78	retired shoemaker	born N.H.
Mary J.	" 55		" "
Hugh	" 64		" "
Mary Morrison	" 30	servant	" N.S.
Edward Brown	age 36	tanner and currier	born Mass.
Ella	" 38	wife	" "
Edward H.	" 11	at school	" "
Harry	" 9	at school	" "
Kathie	" 7		" "
Ellen	" 3		" "
Jeannie M.	" 6	months	" "

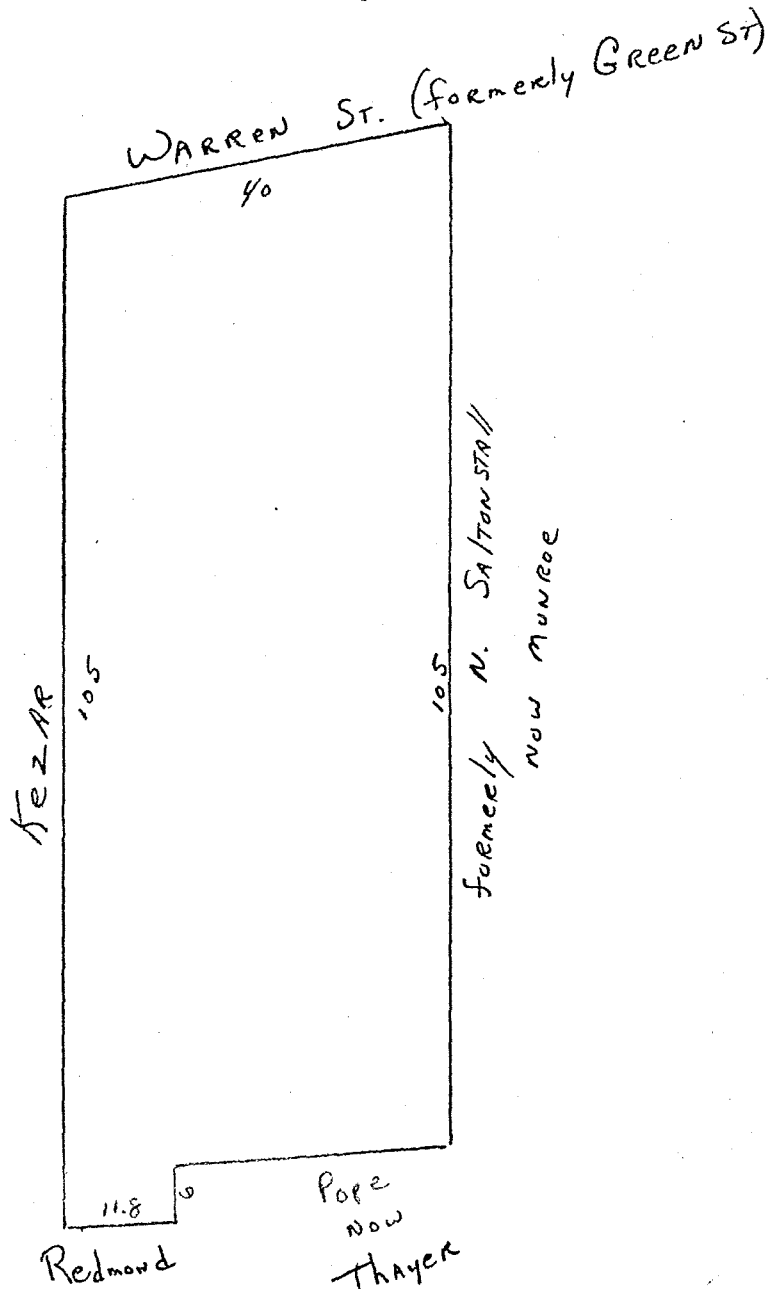
Jonathan H. Boyce died on Oct. 7, 1881. In his probate (#33048) Mr. Boyce willed all his estate to his wife Mary. After her death or remarriage the estate was to be shared equally by his children. Mary J. Boyce died five years later on Nov. 1, 1886.

On Nov. 15, 1886 Henry Boyce of Chicago, Illinois, sold his share of the property to his sister Ellen B. Brown. (book 1186 page 124) Mrs. Brown rented out the property to various tenants as shown in the Salem Directories:

1886	W. W. Larrabee	-	Rear James Flynn
1887	Edward Nelson	-	13 $\frac{1}{2}$ Warren - James Flynn
1889	James Anthony	-	" " Bridget Claffy

On Dec. 15, 1893 Edward F. Brown and Ellen B. his wife, in her right, sold the land and buildings to Edward H. Brown. Edward H. Brown obtained a mortgage from Sarah Hill on the same day. (book 1397 page 479-480)

Sarah Hill, the mortgagee, foreclosed on March 16, 1895 for breach of contract. Five months later on August 27, 1895, William M. Hill and Sarah T. his wife, in her right, sold the land and buildings "the same premises conveyed to Jonathan Boyce by Joseph Wallis on April 11, 1836," to John and Mary Whelton. (book 1453 page 17)



On May 29, 1914 a fire at 13½ Warren Street is described in the Salem News:

"Fire of unknown origin caused a loss of around \$100 to the house at 13½ Warren St. early this morning. The house is occupied by Albert Richardson and both he and his wife were asleep when the fire was discovered shortly after 1 o'clock by Mrs. Fay, a nearby neighbor. The alarm was sent out from the station upon a call sent over the phone by Mrs. Fay's son.

The fire had its origin apparently in a kitchen closet some little distance from the stove in which there had been no fire since noon yesterday. The fire broke through the woodwork and seemed to threaten the barn of a Mr. Floyd, within a few feet of the Richardson house. However the flames subsided as quickly as they had risen, once the firemen directed a stream on to them and the all-out was sounded in half an hour after the alarm."

The fire department records show:

"May 29, 1914 - 1:17 A.M. Box 49. No. 13½ Warren St. Owned by John Whelton. Loss on building \$80. Insurance \$1,400. Occupied by Albert P. Richardson. Loss \$20.20. Insurance \$500. Cause unknown." Although the fire is listed as only having \$80 damage the house is not listed in the directories after 1914.

John Whelton died on May 4, 1925. In his will, written March 17, 1923, Mr. Whelton gave his house at 15 Warren St. to his daughter Mary A.V. Whelton. (Appendix A)

The Salem News of May 4, 1925 carries this obituary:

John Whelton a well known citizen and one of the oldest residents in Ward 3, died this morning at his home, 15 Warren St. He had been employed by the city in the street department for more than 50 years, being retired on a pension 10 or more years ago. He is survived by four sons, David G, the well known provision dealer; James, a former councilman of Ward 3; John J. and Capt. George W. Whelton, the last named of Engine two, of the Salem Fire Dept. He also leaves two daughters, Mary A.V. Whelton and Mrs. Albert Joyce. He is also survived by ten grandchildren. Mr. Whelton was born in Ireland, but came to this country when a child. He was a fine type

of the old school Irish gentleman. Funeral from his late home Thursday at 8:20. Mass at St. James at 9:00. (a picture of Mr. Whelton is also printed in this issue)

On Jan 20, 1942 Mary A.V.(Whelton) Sinclair had a straw deed drawn up. This allowed Mary's husband Stephen H. Sinclair to be her joint tenant, and would allow Stephen to be the sole owner in the event of Mary's demise. (book 3284 page 296)

Mary Sinclair died on May 24, 1948. The obituary as it appears in the Salem News:

"Mrs. Mary A.V. Sinclair wife of Stephen H. Sinclair of 15 Warren St. died yesterday after a long illness. A devout member of St. James parish Mrs. Sinclair is survived by her husband; two brothers John J. and James Whelton, one sister Mrs. Albert Joyce; several nieces, including Miss Mary Whelton and several nephews; also several grandnieces and grand nephews.

Her funeral will be held Wednesday morning 8:15 from her late home, 15 Warren St., followed by a requiem high mass at St. James Church at 9:00." Burial at Greenlawn.

On June 5, 1948 another straw deed was drawn. In this transaction Mary B. Whelton was made joint tenant with Stephen Sinclair. (book 3607 page 243-244)

On May 10, 1976 Mary B. Whelton, survivor of joint tenancy with Stephen Sinclair, of Salem, sold one half interest to David J. and Georgia Whelton, of 22 Willmont St., Lawrence Mass. and the other half interest to Peter M. and Carol A. Whelton, of 21 Nursery St., Salem, Mass. for the sum of \$12,000. (book 6239 page 486)

On June 1, 1977 David J. and Georgia Whelton sold their half interest in the land and buildings at 15 Warren St. to Peter M. and Carol A. Whelton, for the sum of \$6,000. (book 6381 page 157)

On Feb. 21, 1978 Peter M. and Carol A. Whelton husband and wife sold the property at 15 Warren St. to Eileen M. Adams of 43 Graves Rd., Lynn, for the sum of \$20,000 (book 6444 page 551)

On Aug. 29, 1978 Eileen M. Adams of Salem sold the property at 15 Warren St. to Clifford T. Hughes, for the sum of \$43,000. (book 6510 page 373)

Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court, both located in the same building. Maps are not meant to be exact, just for illustration purposes.



A

**Be it Remembered** that I, John Whelton

of Salem

in the Commonwealth of Massachusetts, being of sound mind and memory, but knowing the uncertainty of this life, do make this my last will and testament, hereby revoking all former wills by me at any time heretofore made.

After the payment of my just debts and funeral charges, I bequeath and devise as follows:

I request my executrix, hereinafter named, to pay to the proper authority, the sum of One Hundred dollars for the perpetual care of my burial lot in St. Mary's Cemetery, Salem Mass.

I give to Rev. Matthew J. Gleason of St. James Parish, Salem Mass. the sum of One Hundred dollars as an offering for Masses for the repose of my soul, and that of my deceased wife.

I give to my grandson, Edward Whelton, child of my son, George Whelton, the sum of One Hundred dollars.

I give the proceeds of my life insurance policy, in the Metropolitan Life Insurance Company, now payable to my estate, to my daughter, Mary A. V. Whelton, subject to the payment, from this insurance fund, of the above three bequests of One hundred dollars each, and subject also to the payment of my debts and funeral expenses.

I give my house and land at 15 Warren Street, Salem Mass. to my said daughter, Mary A. V. Whelton, in recognition of her devotion and attention to me; together with all the household furniture and equipment of every name and nature in said house contained.

I give my house and land at 11 Hawthorne Street, Salem Mass. to my other children, namely, John Whelton, David Whelton, James Whelton, George Whelton, and Margaret T. Joyce, to hold as tenants in common and subject to the existing mortgage which they shall assume equally and pay.

All the rest and residue of my estate of whatever nature and wherever found, I give devise and bequeath to my said daughter



1874

Washington, D.C.



Stearn's  
Estate

Mill  
Eastern Rail Rd