

House at 26 Upham Street, Salem, Massachusetts

This house was built in 1787 by John Woodbury, Salem housewright, as a residence for himself & his wife Elizabeth. Evidently, the Woodburys had been living on Beckford Street, for on 18 July 1787, Woodbury sold a house & land at the "lower end of Bickford's Lane" to Robert Wallis, a Salem cabinet-maker (Southern Essex County Deeds, 148:106); at this point, the couple probably moved to the North Salem house, which John had doubtlessly built that summer on the piece of property that his wife had inherited at the death of her father, Benjamin Symonds (1719-79), a farmer & chairmaker.

A thorough search of the Salem real estate tax records sheds no light on the history of this house, for from 1784-96, John Woodbury is assessed for "part of a house & land," usually worth only \$50 (the exceptions occur in 1790, when he is credited with "house & land" but is not assessed; and in 1795&6, when his "part house & land" is worth \$300). The assessors were hopelessly remiss in Woodbury's case: it is evident from deeds that he owned at least two houses outright during this period.

In the 1796 property assessment book, next to John Woodbury's name is the notation "gone". Where or why he went is unknown to me; in fact, very little information of any sort exists concerning housewright Woodbury. He was born about 1755, evidently not in Salem (at least he is not mentioned in the Salem Vital Records for that time); a certificate of marriage was issued to him & Elizabeth Symonds in Salem on 29 May 1782; the couple had at least two children, baptized at Tabernacle Church in Salem (Elizabeth, on 22 Nov 1783, and an unnamed daughter on 5 Feb 1786); and the Salem V.R. notes that the Salem Gazette for 16 Sept 1836 remarks the death of a "John Woodbury, aged 80 years." Probably, John Woodbury was a descendant of John or William Woodbury, 17th century English emigrant brothers who settled in what became Beverly, Mass.--unfortunately, it appears that no comprehensive Woodbury genealogy has been written, and John cannot be accounted for in any now extant.

Little more is known of John's wife, Elizabeth Symonds. She was descended from John Symonds, who arrived in Salem in 1636, and was the original settler & chief owner of the North Fields (North Salem). Elizabeth, baptized 19 Jan 1755, was the fifth child of Margaret (Skerry) & Benjamin Symonds. Her father died before 18 Feb 1779, when his estate was inventoried; among many other properties, he owned "½ acre in the North End Pasture, #4, worth 6 li."--this lot must have been inherited by his daughter Elizabeth, for surely it is the lot that John Woodbury built on. (See Benjamin Symonds probate case #27056). Three years after inheriting property from her father's estate, Elizabeth Symonds married John Woodbury; as has been said, she had at least two children before the couple moved away in 1796. The death of "Elizabeth Woodbury, widow of John, aged 85 years," was noted in the Salem Gazette for 25 Oct 1839, according to the Salem V.R. For more information about the Symonds family, see Sidney Perley's History of Salem, vol. I, pp 392-401.

The history of this house & its lot on Orne Street down to 1930, when the city took the land and the house was removed to its present location, is apparent in the accompanying deed schedule.

The history of the 26 Upham St house lot begins with the Symonds family, who, at the end of the 18th century, sold the land of which this lot was a part to Obadiah Groce, Salem housewright, who died leaving it to his heirs, who on 18 Ap 1833 released the whole lot to James Ropes Jr (deeds, 269:193), who thereupon sold it to Robert Manning (Deeds, 284:85), America's foremost pomologist & uncle to the writer Nathaniel Hawthorne; Manning sold it to Deacon Joshua Upham on 2 July 1835 (Deeds, 284:85), from which time the ownership is traced forward in the accompanying deed schedule.

The strip 9' wide and 67' long, attached to the present house lot, was also originally part of the Symonds family holdings: in the last half of the 18th century the land it was a part of was owned by Samuel Symonds (1712-99), shoreman, who left it to his son Thomas (1745?-1808), who left it to his son Thomas (1783-1838), trader, who sold a piece of it to Joshua Upham 10 Nov 1837 (Deeds, 303:88), the rest being sold by the administrator of Thomas Symonds's estate to John M Ives, bookseller, on 14 June 1839 (deeds, 313:247); Ives in turn on 20 Feb 1843 (336:20) sold the land to William M Arrington, painter, who on 29 Jan 1839 (Deeds, 310:214) had bought the eastern remnant of Upham's purchase of 10 Nov 1837, a strip 26' x 112', being all that was left east of Upham Street, which Joshua had laid out in 1838.

Arrington owned the land at the corner of Dearborn & Upham Sts for a short time, but sold it to Henry B Groves in 1843 & 1844 (Deeds, 339:99 & 345:141); Groves conveyed it to Robinson, Hanson, and Stevens in June 1844 (Deeds, 346:27), and they sold it to George F & Samuel Brown on 18 June 1844 (Deeds, 345:211); the extreme northern part of it has been part of this estate ever since.

All in all, 1787 seems the right date to assign this house of the mysterious Woodburys, who in 1796 sold it to Obadiah Groce and moved away. During that time, theirs had been the only house in North Salem between what later became Orne and Dearborn Streets.

Robert Booth

26 June 1976

Houselot at s.w. corner of Orne & Upham Streets, Salem, Mass.

27 July 1789: John Woodberry, Salem housewright, & his wife Elizabeth, for 14 li mortgage to Edward Southwick, Danvers tanner, $\frac{1}{2}$ acre with a dwelling house thereon in Salem's North Fields, bounded

nw on the road leading to Horse Pasture Point;
sw on John Norris;
se on James Symonds;
ne on John Symonds;

for a more particular description, see the division of the estate of sd Elizabeth's late father Benjamin Symonds. This land was set off to sd Elizabeth as part of her share in her father's estate.

10 Feb 1796: Edward Southwick discharges the mortgage above.

(Deeds, 151:22)

12 Jan 1796: John Woodberry, Salem housewright, & his wife Elizabeth, for 60 li sell to Obadiah Groce, Salem housewright, a $\frac{1}{2}$ acre piece of land in the North Fields with all buildings standing thereon, bounded

n. on the way to Orne's Point 3 poles (p) 3 links (l);
e. 25 p 14 l on John Symonds;
s. 3p 3l on James Symonds;
w. on Edward Norris 24p 14 l.

(Deeds, 160:153)

23 Jan 1796: Obadiah Groce, Salem housewright, for \$133 mortgages to John Woodberry, Salem housewright, a $\frac{1}{2}$ acre piece of land with buildings thereon in the North Fields, bounded

n. 3p 3l on the way to Orne's Pt;
e. 25p 14l on John Symonds;
s. 3p 3l on James Symonds;
w. 24p 14l on the heirs of Edward Norris.

23 Ap 1796: John Woodberry discharges the mortgage above.

(Deeds, 160:166)

18 Ap 1833: The heirs of Obadiah Groce, dec'd Salem housewright, quit claim to Nahum H Groce Esq, Westford, all their interest in a Salem parcel of land with the building thereon, in the North Fields, bounded starting at a point 225' from the n.w. corner of the estate sd Heirs inherited from their father, on the corner of the road leading from Salem to Iron Factory in Danvers and the road leading to Orne's Point, and

runs e. 80';
runs s. straight to Symonds, to a point 80' from land late of John Osgood;
runs n. on sd Osgood & then on Barr to the n.e. corner of Barr's lot, & continues as it
runs n. straight back to the first bounds;

said lot lying west of the lot today sold to James Ropes Jr, and east of the lots sold today to the heirs of Obadiah Groce. (Deeds, 286:143)

27 June 1835: Nahum H Groce, Esq, Westford, for \$300 grants to Joshua Upham, Salem chemist, a certain messuage & land in North Salem, bounded

- n. on the road leading to Orne's Point;
- e. by land late of James Ropes Jr;
- s. by Thomas Symonds;
- w. by heirs of Obadiah Groce, & other or others;

being the same premises set off to sd Groce as his share or part of the real estate of Obadiah Groce, deceased. (Deeds, 284:84)

24 May 1843: Joshua Upham, Salem chemist, for \$1,050 grants to James Nichols Jr, Salem shoemaker, a dwelling house & all other buildings thereon, with the land belonging, on Upham St & on the road leading to Orne's Point, bounded starting at the s.e. corner of the lot, on Upham St, and

- runs w. 96' by Benjamin Baldwin;
- runs n. 125.5' by now or late (n/l) Groce;
- runs e. 97.5' by the road leading to Orne's Point;
- runs s. 152.5' on Upham Street. (Deeds, 364:6)

25 May 1843: James Nichols Jr, shoemaker, for \$850 mortgages to Joshua Upham, chemist, the same premises as in deed 364:6, above. (Deeds, 337:198)

11 Feb 1846: James Nichols Jr, shoemaker, for \$300 grants to Joshua Upham, chemist, the same premises as in deed 364:6 above; Reference to 337:198. (Deeds, 364:6)

26 May 1851: Joshua Upham, chemist, for \$600 mortgages to his son Joshua Upham Jr the same premises as in deed 364:6 above; this mortgage assigned 905:124; possession taken of premises, 906:285, 1078:278. (Deeds, 446:65)

26 May 1851: Joshua Upham, Salem chemist, for \$600 sells to Catherine, wife of William C Murphy, Salem currier, and to Mary Philbrick, Salem widow, a Salem messuage, subject to a \$600 mortgage to Joshua Upham Jr, bounded

- n.e. 151' on Upham Street;
- s.e. 96' on Elbridge Kennedy;
- s.w. on the Groce estate;
- n.w. 97' on the road to Orne's Point. (Deeds, 446:65)

1 June 1874: Benjamin N Upham, administrator of the estate of Joshua Upham (Jr), deceased, for \$621 quits claim to Henry Murphy, Salem, on the real estate that Joshua Upham mortgaged to Joshua Upham Jr, both now deceased (the latter dying in 1873), bounded & described in deed 446:65. (Deeds, 905:124)

Upham

115'

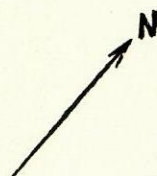
30 Nov 1839

Joshua Upham to W^m M Arrington
(321:2)

80'

86'

Harris



117'

118' 8"

29 Jan 1839

Joshua Upham to W^m M Arrington
(310:214)

41'

41'

Balch
+
Harris

UPHAM
STREET

118' 8"

26'

92' 8"

Thomas Symonds, dec'd

29 Jan 1839

Joshua Upham
to
W^m M Arrington
(310:214)

112'

112'

1839

1cm = 10'

26'

DEARBORN STREET

27 June 1874: Henry Murphy took peaceable possession of the premises without opposition from the mortgagor, thus foreclosing the mortgage for breach thereof (this written on the back of Upham to Upham mortgage deed 446:65). (Deeds, 906:285)

20 June 1877: Henry Murphy, assignee of the above mortgage, for the amount due assigns to Eliza J Murphy, Salem singlewoman, this mortgage deed, the real estate, the note, & the debt secured, together with benefit of possession taken by sd Murphy at foreclosure. (Deeds, 1078:278)

9 Ap 1929: Eliza J Murphy, Salem unmarried, for \$500 mortgages to Salem 5¢ Savings Bank a piece of land with buildings, bounded

n. 97' on Orne St;
e. 152' on Upham St;
s. 96' on n/f Kennedy;
w. 125' on n/f Groce;

being the same premises that sd Murphy acquired by foreclosure of a mortgage given by Joshua Upton (sic) to Joshua Upton Jr (sic), by mortgage deed 446:65; the premises are subject to two prior mortgages given to sd Bank. (Deeds, 2802:264)

9 Jan 1930: Salem City Council resolves to take, for \$7500 damages paid to Eliza J Murphy, the lot of land (same as in deed 2835:381 below) for a school house. (Deeds, 2833:493)

4 Feb 1930: Eliza J Murphy, Salem unmarried, grants to the City of Salem this land:

runs se 139.97' by Upham St from pt A to pt B;
runs sw 94.94' by Larsons from pt B to pt C;
runs nw 116.03' by Anna M Nason from pt C to pt D;
runs ne 14.43' by Orne St from pt D to pt E;
runs more ne 82.41' by Orne St from pt E to pt A;

containing 12,131 square feet. See plan. (Deeds, 2835:381)

Houselot at 26 Upham Street, Salem, Massachusetts

29 Jan 1839: Joshua Upham, Salem chemist, for \$250 grants to William M Arrington, Salem painter, two pieces of land, one of them being bounded as follows:

- s. 118' 8" (26' by land just sold by Upham to Arrington, & 92' 8" by Thomas Symonds, deceased);
- e. 41' on Balch & Harris;
- n. 118' 8" on sd Joshua Upham;
- w. 41' on a private way recently laid out 35' wide (Upham St).
(Deeds, 310:214)

17 June 1844: Henry B Groves, Salem assignee of the estate of William Arrington, for \$1 & other valuable considerations grants to George U Robinson & John B Hanson, both of Boston, & William Stevens of Charlestown, all Arrington's estate as of 15 April 1844, when the same was assigned to sd Groves by Judge David Roberts, meaning all the estate conveyed to sd Arrington by Joshua Upham 29 Jan 1839 by deeds 310:214 & 321:2; the same being mortgaged to the grantees, to Joshua Cleaves, and to Aaron Endicott. (Deeds, 345:141)

18 June 1844: Robinson, Hanson, & Stevens for \$600 grant to John O Wilson, Salem, a message bounded starting at the s.w. corner at a point 115' 2" north of Dearborn Street, and

- runs n. by Upham Street;
- runs e. by Harris;
- runs s. by Harris;
- runs w. by Dennis & by Brown.

(Deeds, 345:142)

24 Feb 1847: John O Wilson, Salem, for \$550 grants to George F Brown & Samuel Brown 3d, both of Salem, a lot of land, bounded

- w. 79' 9" by a private way called Upham Street;
- n. on sd John O Wilson;
- e. 79' 9" on Harris;
- s. on land of Dennis and of sd George & Samuel Brown;

together with a barn thereon, but reserving to himself a right of way from his property to their well. (Deeds, 378:133)

24 Oct 1850: George F Brown, Salem, for \$1400 grants to Samuel Brown III, Salem, one undivided half of a message, bounded starting at its s.e. bound, &

- runs sw 69' 2" by Dearborn St;
- runs nw 194' 11" by a private way called Upham Street;
- runs ne 117' by John O Wilson;
- runs se 79' 9" by Harris;
- runs sw 50' by Dennis;
- runs se 115' by Dennis back to the first bound;

being the same premises that Saml & Geo Brown bought of Robinson et al 18 June 1844, 345:211; and of J O Wilson, 24 feb 1847, 378:133. (Deeds, 436:176)

21 Ap 1930: Helen D Schallenbach, widow, & Lucy A Dennett, unmarried, both of Salem, and Elizabeth S K Brown, Swampscott, unmarried, grant to Frank C Ely, Salem, a parcel of land as shown on "Plan of Heirs of Samuel Brown, Dec 1916," bounded starting at the s.e. corner thereof on Upham St at land of Dennett, and

runs nw 39.85' by Upham Street;

runs ne 117' by now or late (n/l) Call;

runs se 38.42' by n/l Harris;

runs sw 117' by n/l Horton (today sold to sd Ely by Dennett et al);

for title reference see the probate proceedings of Samuel A Brown and Lucy E Dennett.
(Deeds: 2843:219)

21 Ap 1930: (The abovesaid) Schallenbach & Dennett, Salem, grant to the abovesd Frank C Ely a strip 9' wide, bounded starting at the southern corner thereof at land of the grantors, and

runs nw 9' by Upham St;

runs ne 67' by land today sold to the grantee;

runs se 9' by Horton;

runs sw 67' by the grantors back to Upham Street.

(Deeds, 2843:220)

27 Nov 1944: Victoria Quinn, administratrix of the estate of Olive C Ely, Salem, for \$1100 grants to Helen M Gronberg, Salem, a parcel of land with buildings thereon, numbered 26 Upham Street, as shown on "Plan of Land of Heirs of Samuel Brown; Salem, Mass.; Charles A Metcalf, Surveyor; December 1916," bounded starting at the southern corner thereof on Upham Street at land n/f of Dennett, and

runs nw 39.85' by Upham St;

runs ne 117' by n/l Call;

runs se 38.42' by n/l Harris;

runs sw 117' by n/l Horton & by now or formerly (n/f) Ely;

also, a strip of land 9' in width, with buildings thereon, bounded starting at the southern corner thereof, at n/f Dennett et al, and

runs nw 9' by Upham St;

runs ne 67' by n/f Ely;

runs se 9' by Horton;

runs sw 67' by n/f Dennett et al;

for title to the lot above, see 2843:219; for title to the strip above, see 2843:220; the whole estate above being subject to a \$3,000 mortgage to Salem Savings Bank.
(Deeds, 3389:167)

14 June 1971: Helen M Gronberg, Salem, for \$17,500 grants to Robert M Maguire, Salem, & Donald R Benoit, Peabody, trustees of Willow Avenue Realty Trust, the same premises conveyed to sd Gronberg by Quinn, admx of estate of Ely, 27 Nov 1944, 3389:167 (the bounds being the same for the two pieces).
(Deeds, 5773:737)

12 Jan 1973: George F Maguire, Salem trustee of Willow Ave Realty Trust, for \$28,500 grants to Marian B Drake, Malden, a parcel of land with buildings thereon, numbered 26 Upham Street (bounded & described, as to the house lot and the strip, exactly as in Quinn to Gronberg, 27 Nov 1944); being the same premises conveyed to Willow Ave Realty Trust by deed of Helen M Gronberg, 14 June 1971, 5773:737. (Deeds, 5941:230)

27 Jan 1975: Marian B Bressel, f.k.a. Marian B Drake, grants to Charles N & Marian B Bressel, trustees of Upham Street Realty Trust, the house at #26 Upham St with its lot, and a strip (both bounded & described just as in deed 3389:167, Quinn to Gronberg, 27 Nov 1944); for reference see deed 5941:230, Willow Ave Realty Trust to Drake, 12 Jan 1973. (Deeds, 6126:787)

John O Wilson

117'

24 Oct 1850

George F Brown
(one undivided half)

to

Samuel Brown III

(436:176)

79'9" Harris

UPHAM
STREET

194' 11"

50'

Dennis

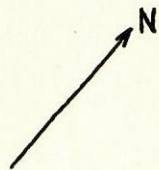
115'

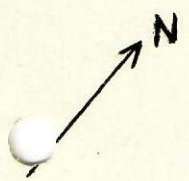
1850

69' 2"

1 cm = 10'

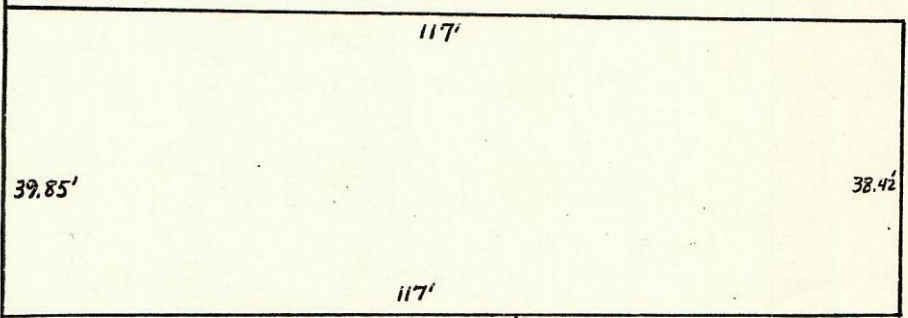
DEARBORN STREET



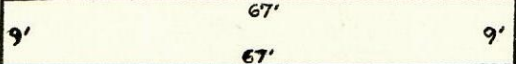


Upham Street

n/l Call



n/l Harris

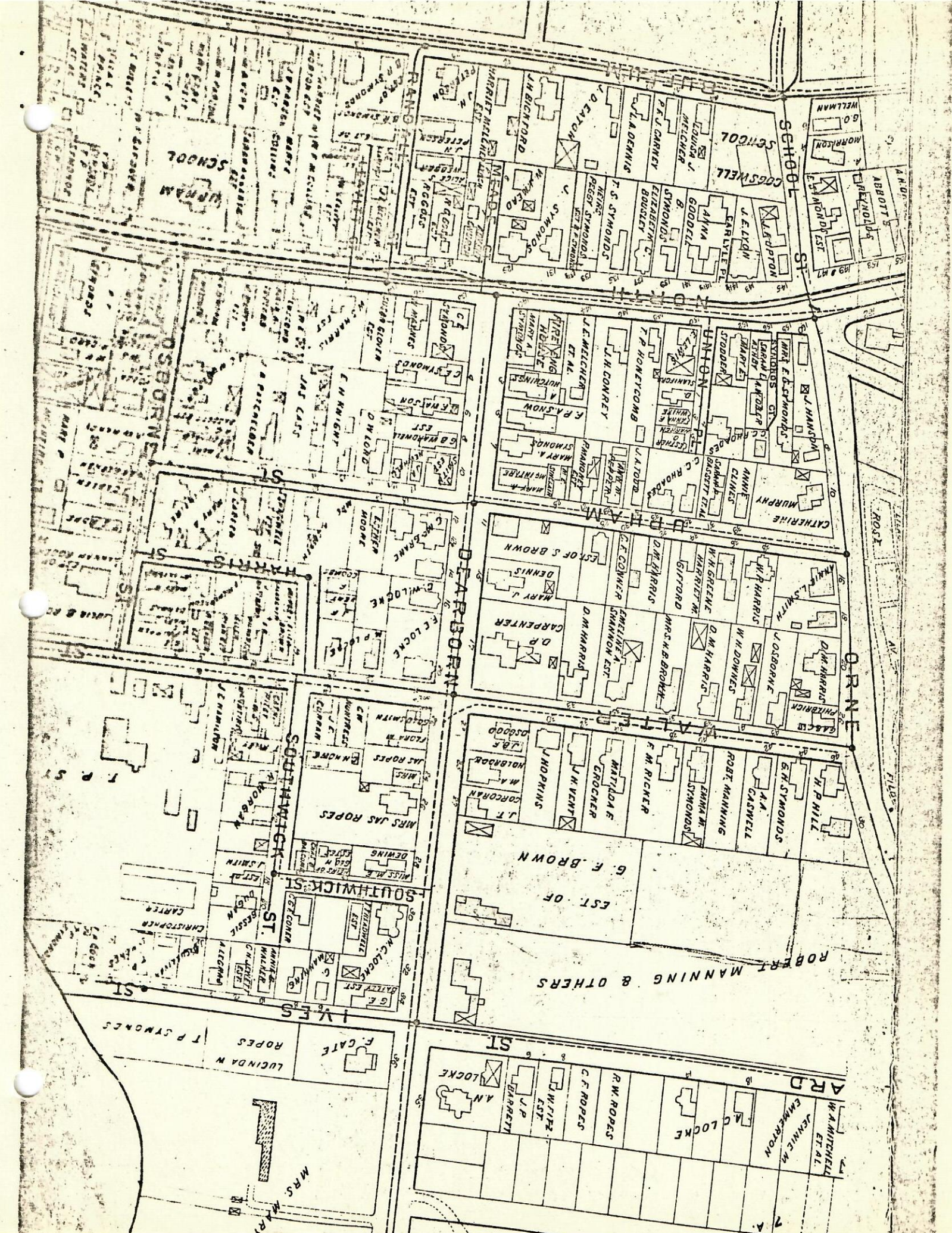


Horton

Dennett et al

1930
to the present

1cm = 10'



URBAN SCHOOL

COGSWELL SCHOOL

OSBORN ST

DYERBORN ST

ORNL ST

SOUTHWICK ST

SOUTHWICK ST

ARD ST

ROBERT MANNING & OTHERS

ROBERT MANNING & OTHERS

LUCINDA W. ROPES

F. GATE

MRS. MARY

LOCKE

W. J. P. BARRETT

C. F. ROPES

R. W. ROPES

LOCKE

LOCKE

JENNIE M. CEMERTON

W. A. MITCHELL ET AL.

LOCKE

MRS. JAS. ROPES

J. HARRIS

W. H. DOWNES

W. H. GREENE

HARRIS

W. H. GREENE

HARRIS

W. H. GREENE

HARRIS

W. H. GREENE

HARRIS

W. H. GREENE

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W. H. GREENE

MRS. JAS. ROPES

J. HARRIS

W. H. DOWNES

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MRS. JAS. ROPES

J. HARRIS

W. H. DOWNES

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W. H. GREENE

HARRIS

W. H. GREENE

HARRIS

W. H. GREENE

PROPOSED SCHOOL HOUSE LOT
ORNE, & UPHAM STREETS.

60
1930

SALEM, MASS.

SCALE 1 IN. = 20 FT. NOV 1929.

Frank P. Moran
CITY ENGINEER

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received Feb. 19, 1930. With Deed:

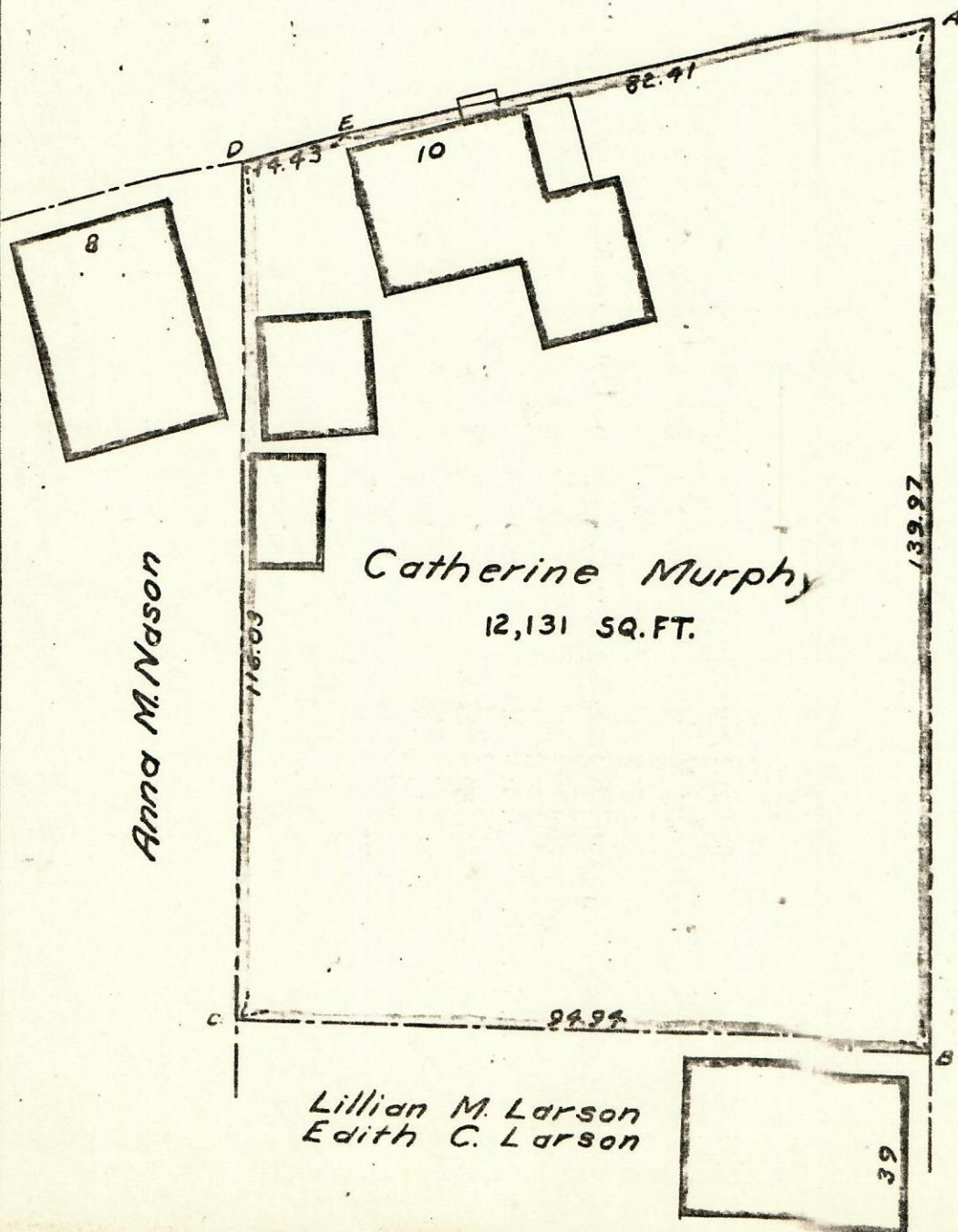
Eliza J. Murphy to City of Salem

Rec. B. 2. X. 381. Filed as No. 60. 19. 30.

Attest *Moody Kimball* Register

ST.

ORNE



ST.

UPHAM

Anna M. Nason

Catherine Murphy

12,131 SQ. FT.

Lillian M. Larson
Edith C. Larson

39