

Historic Salem incorporated

OFFICE AT OLD TOWN HALL

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

4 RIVER STREET

Built by,

DANIEL BANCROFT JR, housewright

in 1806

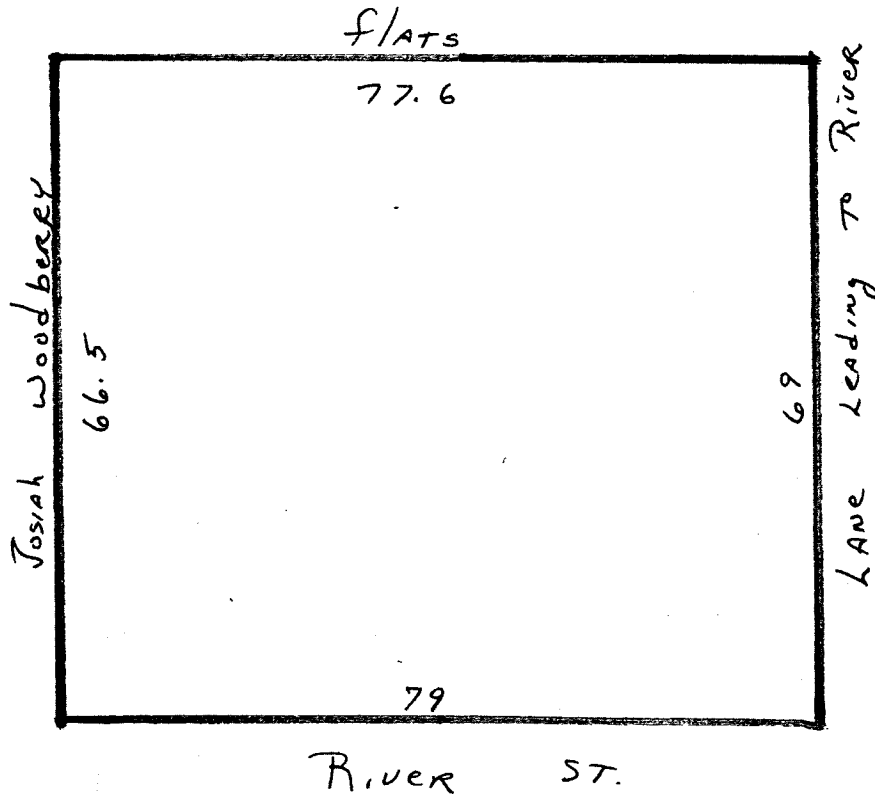
Research by,
Joyce King
June 1985

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

4 RIVER STREET

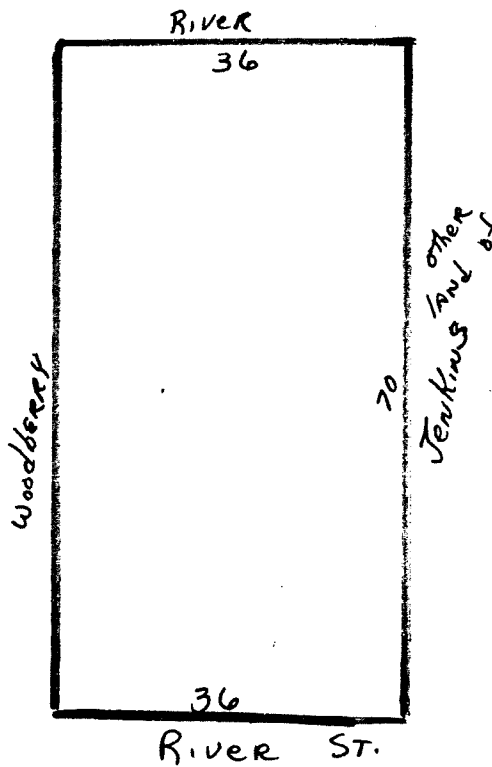
BOOK 166 PAGE 75

DATE - August 13, 1799
CONSIDERATION - \$150
GRANTOR (seller) - Benjamin Punchard and wife Rebecca
GRANTEE (buyer) - John Jenkins, tailor
DESCRIPTION - Lot of land



BOOK 178 PAGE 99

DATE - January 13, 1806
CONSIDERATION - \$500
GRANTOR (seller) - John Jenkins and wife Martha
GRANTEE (buyer) - Daniel Bancroft Jr., housewright
DESCRIPTION - Lot of land



BOOK 238 PAGE 108

DATE - February 7, 1825
CONSIDERATION - \$720
GRANTOR (seller) - Daniel Bancroft and wife Sarah
GRANTEE (buyer) - Ephraim Cloutman, laborer
DESCRIPTION - All that message consisting of the dwelling house, land under and adjoining

Ephraim Cloutman died on June 12, 1825. His widow, Lydia (Southward) Peirce Cloutman along with her two daughters Lydia P. (married Samuel Burnham on Feb. 17, 1829) and Elizabeth P. (married James Symonds on June 28, 1834) remained in the house.

After the death of Lydia, on June 21, 1847, the house was sold to their neighbor, Mr. Benjamin Cutts.

BOOK 389 PAGE 225

DATE -	November 4, 1847
CONSIDERATION -	\$600
GRANTOR (seller) -	Elizabeth P. Simonds, widow Lydia P. Burnham, widow
GRANTEE (buyer) -	Benjamin Cutts, blacksmith
DESCRIPTION -	Message consisting of a dwelling house and land

Benjamin Cutts died on November 23, 1878. His real estate was listed as:

house and land 32 Beckford St	\$2,500
house and land 4 River St.	900
blacksmith shop and land Sewall St.	900
lot of land and old house 143 North St.	900
land Prospect St.	200

BOOK 1176 PAGE 94

DATE - June 29, 1886

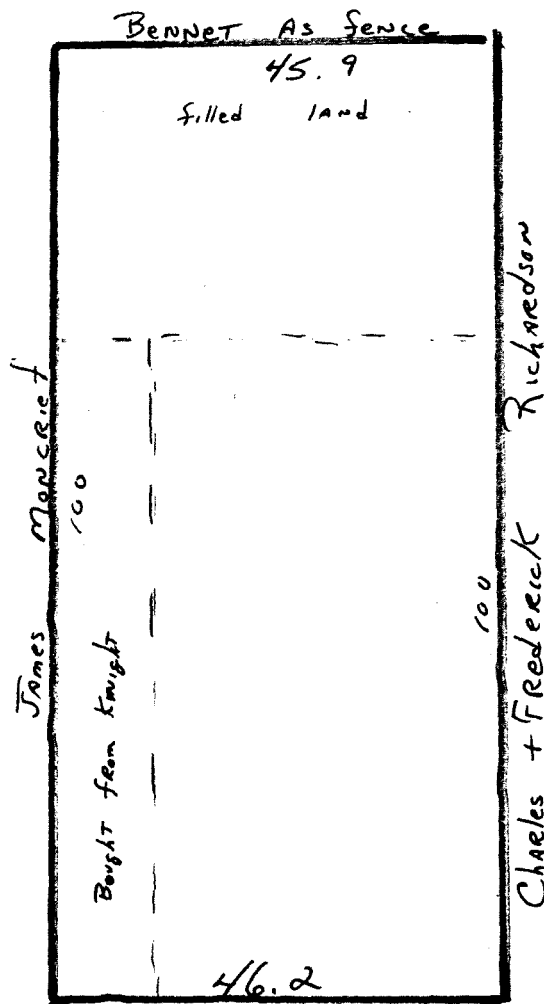
CONSIDERATION - \$1 and other valuable consideration

GRANTOR (seller) - Sally Cutts, Mary E. Cutts, Eliza E. Walcott widow of Samuel P., Austiss Quimby and Austin her husband and Susan C. Quimby Ivory, all heirs of Benjamin Cutts

GRANTEE (buyer) - Charles W. Richardson

DESCRIPTION - Lot of land and building at 4 River St.

PREVIOUS REFERENCE - Being the estate formerly owned by Benjamin Cutts which his daughters inherited.



This included a small parcel on the west side, being a portion of the land which Mr. Cutts purchased from William Knight in 1870 and on the north by the land filled in 1881.

BOOK 1382 PAGE 21

DATE - March 28, 1893

CONSIDERATION - \$1 and other valuable consideration

GRANTOR (seller) - Charles W. Richardson

GRANTEE (buyer) - Frederick P. Richardson

DESCRIPTION - land and buildings 4 River St.

PREVIOUS REFERENCE - Being the estate conveyed to Charles Richardson by Sally F. Cutts et al on June 29, 1886, recorded in book 1176 page 94

BOOK 1513 PAGE 92

DATE - May 8, 1897

CONSIDERATION - \$825 (mortgaged for \$1,600)

GRANTOR (seller) - Frederick P. Richardson

GRANTEE (buyer) - James Landers

DESCRIPTION - land and buildings 4 River St.

PREVIOUS REFERENCE - The same estate Frederick Richardson bought by deed from Charles Richardson on March 28, 1893

BOOK 2381 PAGE 427

DATE - November 24, 1917

CONSIDERATION - \$5,809.75

GRANTOR (seller) - Bridget Landers administratrix of the estate of James Landers

GRANTEE (buyer) - Bridget Landers

DESCRIPTION - Certain parcels of land and buildings (this included 4, 6, 8 and 10 River)

BOOK 2462 PAGE 49

DATE - August 2, 1920

CONSIDERATION - None given (mortgage \$700)

GRANTOR (seller) - James Moroney of Lynn, executor
of the estate of Bridget Landers

GRANTEE (buyer) - Sarah Knaggs

DESCRIPTION - Land and building

PREVIOUS REFERENCE - Being a portion of the premises
conveyed to Bridget Landers by
deed of Bridget Landers
administratrix on Nov. 24, 1917

BOOK 4086 PAGE 364

DATE - July 27, 1954

CONSIDERATION - \$4,500

GRANTOR (seller) - Arthur W. Webster exec. of the
will of Sarah Knaggs

GRANTEE (buyer) - Paul and Lena Cazzara

DESCRIPTION - Land and building

PREVIOUS REFERENCE - Being the same premises conveyed to
Sarah Knaggs by James Moroney exec.
of the will of Bridget by deed on
Aug. 2, 1920

BOOK 6007 PAGE 605

DATE - August 27, 1973

CONSIDERATION - \$25,000 (mortgage 20,000)

GRANTOR (seller) - Lena Cazzara

GRANTEE (buyer) - Donald Koleman and Laurence C.
Post Jr.

DESCRIPTION - Land and building

PREVIOUS REFERENCE - For my title see deed of Arthur W.
Webster exc. to myself and my late
husband, Paul, on July 27, 1954

BOOK 6268 PAGE 561

DATE - August 12, 1976

CONSIDERATION - None given

GRANTOR (seller) - Laurence C. Post Jr. and Donald Koleman Trustees of Charlotte Realty Trust

GRANTEE (buyer) - Robert Bramble, trustee

DESCRIPTION - Land and building

PREVIOUS REFERENCE - The same premises conveyed to us by deed of Lena Cazzara on Aug. 27, 1973

BOOK 6296 PAGE 340

DATE - November 4, 1976

CONSIDERATION - \$24,500

GRANTOR (seller) - Robert Bramble Trustee of Ally Realty Trust

GRANTEE (buyer) - Paul R. and Catherine D. Willis

DESCRIPTION - Land and building

PREVIOUS REFERENCE - Being the same premises conveyed to the grantor by deed of Laurence Post and Donald Koleman

Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building on Federal St. All maps in this report are not meant to be exact, just for illustration purposes.

NOTES:

"This is a small simple, two-story plus pitch roof, wooden house with little architectural detail. One wonders why the western, second-story window is lower than the others. The small roof and supporting brackets over the front door appear to be a later addition." (Salem Historic District Study Committee Investigation)

Mr. Bancroft apparently commenced building this house immediately after his purchase of the land in 1806. The tax records show a slight increase in his 1807 valuation. He was taxed \$300 per year from 1800 to 1806. In 1807 this was raised to \$400. The important change being that the 1807 rate was for a part of a house indicating that a tenant was paying the remaining tax on a house worth more than Mr. Bancroft's \$400 assessment.

Daniel Bancroft Jr., the son of Daniel and Hannah (Symonds) Bancroft, was born around 1772. He married Sally Cloutman on August 5, 1794. Daniel Bancroft Jr. died on September 9, 1844 at the age of 72.

Daniel Jr. is mentioned in Felt's History of Salem:

Architecture - A genius for this was exhibited in some of our earliest buildings. A few who have exercised it and are now recollected, are as follow. The McIntires, Daniel Bancroft, who designed the noted Derby Mansion and other edifices, was of the number. So was his son Daniel.

1850 census - 4 River Street

James Pendergast	currier	age 35	born Ireland
Mary	"	age 36	born Ireland

2nd family

Thomas Shaw	bookmaker	age 34	born Ireland
Mary	"	age 30	born Ireland
Bridget	"	age 4	born Ireland
Thomas Jr.		age 2	born New Brunswick

Salem Gazette Nov. 26, 1878

"In the death of Benjamin Cutts, we are called to mourn for a man of rare excellence, one who by his life and conduct made this world a better place to live in. He was ne of the oldest, ablest, most honored and respected mchanics, unselfish, honest in thought word and deed. He was a faithful and loving parent, a devoted father and a sympathizing friend. He has eever been the counsellor and guide to the dear ones who now mourn his departure from earth. His sufferings were short, but borne with great patience and resignation, and it is to be regretted that one shadow should have been cast to have shortened his declining years.

He will be missed from the home that has been blessed many years by his patient ministries of love. His memory can never be otherwise than a benediction toall ho knew him.

Blessed are they that mourn for they shall be comforted.
Blessed are the pure in heart for they shall see God."



WASHBURN
RUST
COUNTY STREET
CHURCH STREET
DERBY MARKET
HOUSE

DEPOT
ESSEX ROAD
NORTH
WALBOROUGH STREET
COURT

ROBBER
N
FISBECK RAIL ROAD

1851
WILSON
ANDOVER STREET
WERS

WASHINGTON STREET
LAWRENCE
FRONT STREET
PLACENTIA STREET

SEX
BARTON
CROMBIE STREET
NORMAN STREET
DEPOT

SUMMER
STREET
FEDERAL STREET
RECKIORD STREET
HAMILTON STREET

MINOR
DEAN STREET
Chestnut Street
GREEN STREET
FLINT STREET

ARRINGTON BLOCK
BROAD STREET CEMETERY

STREET
STREET
STREET
STREET

STREET
STREET
STREET
STREET

STREET
STREET
STREET
STREET

1874



Mrs. Sam

Geo. B. Loring.

Rich. Price

Wm. Jelly

J. & M. E. Daland

Wm. Waller

Wm. Ashlton

Thos. Fisher

Mrs. A. H. Bryan

Mrs. S. Johnson

Mrs. L. R. Ward

Mrs. J. P. Johnson

8

RTH

RIVER

CANA

EASTERN RAIL ROAD CO

1897

BOSTON MAINE RAIL ROAD



JIV

S. FALES DUNLAP

SALEM & SO. OAN
VERS OIL CO.

ABT. 160 FT.

About 160 ft.

HIGH WATER
BENJ. BARSTOW
LINE

ROAD

ROBT. MULIG
35.6

About 103

ROBT. MUHLIG
JAMES SULLIVAN

PATRICK D. EGAN 2ND.

PORTER LAMBERT

GEO. F. BROWN

JOHN T. MOONEY

GEORGE F. BROWN

SAMUEL SYMONDS

CITY OF SALEM

CHANNEL OF RIVER

Northerly Line of Eastern Railroad Location About 1930 ft.

High Water Line

HEIRS OF WILLIAM STEARNS

SHOP ON PILE
FOUNDATION

ABOUT
BRIDGE

C. S. DAVIS
Nos. 2
FOYARCOMB

MILTON P. LOCKE
CLAY LARRABEE

LAWRENCE BRANCH OF EASTERN RAILROAD

BRIDGE STREET EXTENSION

W. J. SHREVE

RICH. L. MULLEN

MARGARET JOYCE

JAMES QUINN

PATRICK REARDON

MICHI. LITTLE

CHARLES McCARTY

MICHI. RYAN

JOHN S. JONES

JAMES MONCRIEF

LYE CUTTS, MARY E. CUTTS

ISA E. WOOD, MARY E. CUTTS

SUSAN C. GULMBY

RICHARDSON

ED. A. RICHARDSON

CITY OF SALEM

LYE CUTTS, MARY E. CUTTS

ELIZABETH W. WYLCOTT

TS. P. QUINER, J. W. WYLCOTT

ANET L. HOOD

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

W. J. SHREVE

BICKFORD ST. BASIN filled solid in 1881

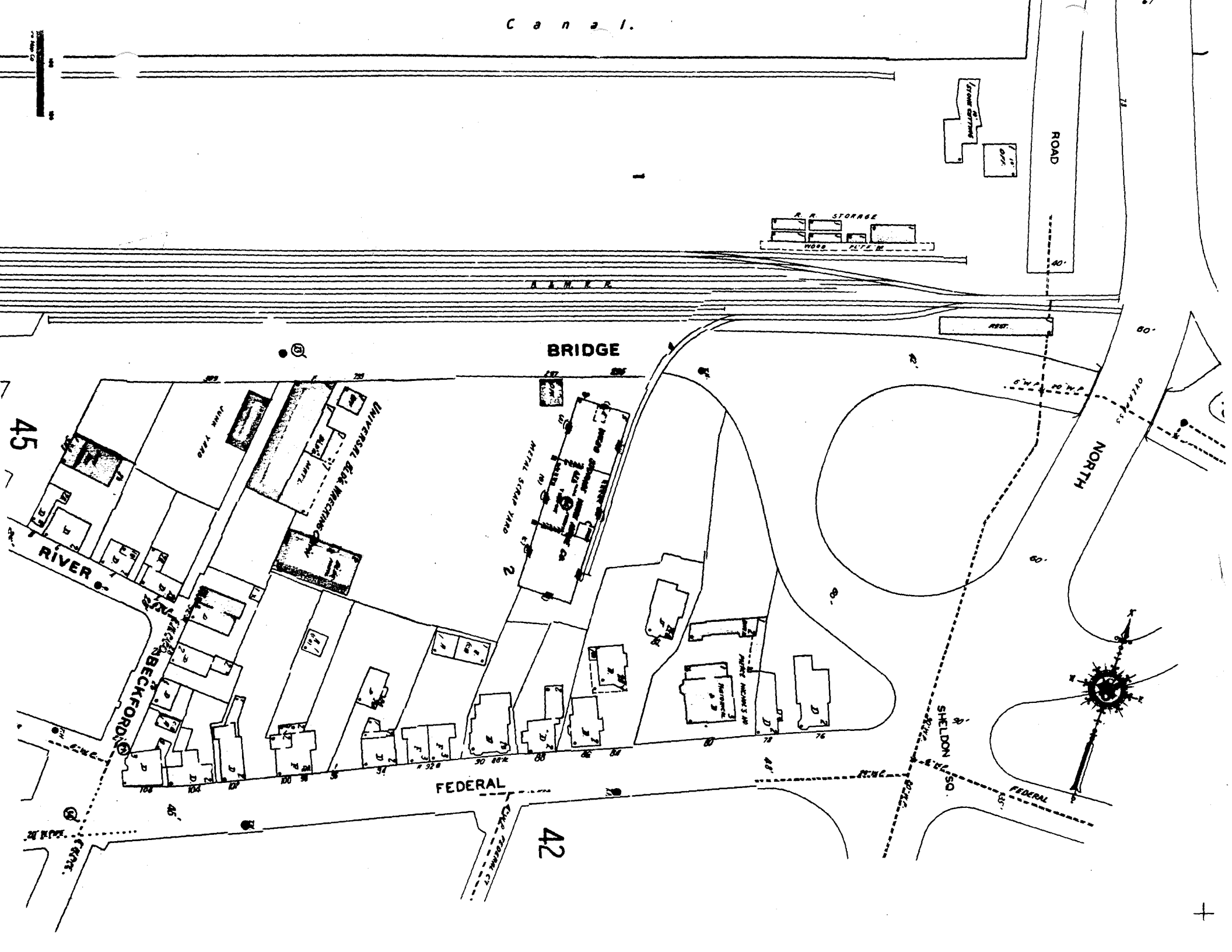
CHARLES PHELPS
ISRAEL R. PHELPS

LYDIA R. NICHOLS
MARY J. NICHOLS
ELIZABETH RAINSWORTH

CLARK

40

Canal.



ROAD

R.R. STORAGE
WOOD
P.L.C. M.

BRIDGE

NORTH

45

RIVER

BECKFORD

METAL SHAP. YARD

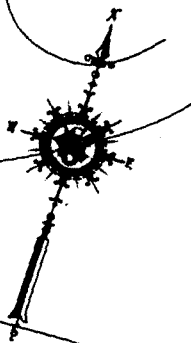
UNIVERSAL BAK. MACHINERY

FEDERAL

42

SHELDON ST.

FEDERAL



John Jenkins
to
Daniel Bancroft

A now all men by their presents, that I John Jenkins of Salem in the County of Essex
County in consideration of five hundred Dollars paid by Daniel Bancroft Jr. of
said Salem the receipt whereof I do hereby acknowledge, do hereby give,
grant sell and convey unto the said Daniel Bancroft Junr his heirs & assigns, a certain
piece of land in said Salem situate bounded as follows. Viz beginning at the South
east corner of certain horsebury land on New Street running easterly bounding
outwards on said Street thirty five feet, then Northwily bounding easterly on other
side of said Jenkins about twenty feet more or less to the North river so called then
westerly bounding Northwily on said river thirty five feet, then Southwily bounding
westerly on land of said Horsebury to the first named bounds on River Street, with
the average width between. To have and to hold the above granted premises to
the said Daniel Bancroft Junr his heirs & assigns to him & them use Method forever,
and his heirs & assigns to the said Daniel Bancroft Junr his heirs & assigns, that I and his
heirs & assigns in part of the above granted premises, that there are free of all incumbrances
that

that I have good right to sell convey the same to the said Daniel in manner
aforesaid And that I will warrant & defend the same premises to the said Dan-
iel his heirs & assigns forever, against the lawful claims & demands of all persons

In witness whereof, I the said John Jenkins & Martha Jenkins wife of said
John in consideration of one dollar do release sell to the said Daniel Ban-
croft Jr. my right of dower in the premises here incumbered for so much
as I have therein. Witness my hand & seal this thirteenth day of January in the year of our Lord one thousand eight
hundred & five.

Signed sealed & delivered in presence of us

Joseph Brown Daniel Bancroft -

John Jenkins & wife
Martha Jenkins

Essex: January 13. 1805

Witness the above named John Jenkins acknowledged the above instrument to be his free Act & Deed

before me, Ezekiel Savage Just of Peace

Essex Co. - Dec 17. 1805 Recorded & examined by John Dickering Reg