



HISTORIC
SALEM INC

Chain of Title
155 Federal Street

c.1828

Built for Aaron and Josiah Hayward, Bricklayers

Researched and compiled by
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Historic Salem, Inc.
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Date Recorded	Grantor(s)	Grantee(s)	Consideration	Conveyance of	Source	Document Type	Book Page	Notes
1828 Feb. 25	Mary Buffinton (here as both Buffinton and Buffington), Widow and Eliza B. Craft	Aaron Hayward and Josiah Hayward, Bricklayers	\$575.00	"...a certain lot of land on Federal Street in said Salem bounding Northerly on said Street sixty five feet: Easterly on land of Holten J. Breed Two hundred and three feet and five inches: Southerly partly on land of Bancroft and partly on land of Robert Cowen sixty three feet and five inches and westerly partly on said Cowen and partly on land formerly of Tucker now of Bridget Cross two hundred and sixteen feet and eight inches..."	Southern Essex District Registry of Deeds	Deed	Bk 249 Pg 14	The same day is recorded a mortgage of \$575.00 taken granted by Mary Buffinton to Aaron and Josiah Hayward. Mary and Eliza were the wife and daughter of John Buffinton (elsewhere Buffington), sea captain.
1829 June 12	Aaron Hayward and Josiah Hayward, bricklayers	Samuel Cook	\$1,500.00	"...a certain lot of land on the Southerly side of Federal street in Salem aforesaid which we purchased of Mary Buffinton by deed of Feb 25, 1828...bounded Northerly on said street sixty five feet, Easterly on land now or late of Holten J. Breed two hundred and three feet and five inches, Southerly partly on Bancroft and partly on Robert Cowen sixty three feet and five inches, and Westerly partly on said Cowen and partly on land now of Bridget Cross two hundred sixteen feet and eight inches, with a new wooden dwelling house now standing thereon just raised..."	Southern Essex District Registry of Deeds	Mortgage	Bk 252 Pg 128	This is the earliest mention of a dwelling house. As it was "just raised" as of June 1829, and as the land was initially purchased in February of 1828, it can be safely assumed that - given average construction times and viable work seasons - the house was finished in 1828.
1836 Oct 1	Josiah Hayward, Bricklayer	Aaron Hayward, Bricklayer	\$1 and "...for the further consideration of a Deed of Release this day given me by the said Aaron of his right + title to the western half of the premises herein described..."	"...the said Aaron's part or one half thereof is bounded by a live running directly through the middle of said house + barn from said Federal street back to land of Bancroft, thence running Easterly on land of said Bancroft to the corner of said lot to land formerly of Holten J. Breed, now of Allen, then northerly by land formerly of said Breed, now of said Allen to the street aforesaid, then westerly on said street thirty two + an half feet, more or less, to the middle of said house or point began at..."	Southern Essex District Registry of Deeds	Deed	Bk 294 Pg 222	This deed - along with its matching deed of release from Aaron to Josiah, splits the home into its current eastern and western sections - or 155 and 157 Federal Street, respectively.A3:18
1842 Nov. 28	Aaron Hayward, Bricklayer	Leonard B. Harrington, Tanner	\$1,475.00	"...one half or Eastern end of that lot of land situate on Federal Street in said Salem which my brother Josiah and myself heretofore purchased together of Mary Buffinton, and which Eastern end has been set off to me by divisional deed thereof between my said brother and myself, together with my Eastern end of the dwelling house since erected and now standing thereon and the half of the barn, said Eastern end is bounded by a line running directly through the middle of said house and barn from said Federal Street back to land formerly of Bancroft now of Ives, thence Easterly on land now of said Ives to the corner of said lot to land formerly of Breed and Allen now belonging to me the said Aaron to the street aforesaid, then Westerly on said street thirty two and a half feet, more or less, to the middle of said house or place begun at..."	Southern Essex District Registry of Deeds	Deed	Bk 335 Pg 197	With the Hayward brothers as a middle party, the transition of the house mirrors the transition of Salem's primary industry from maritime trade (Mary Buffinton's late husband John Buffinton is described in the 1828 deed as "Master mariner") to manufacturing (Leonard B. Harrington being a tanner).
1855 July 27	Leonard B. Harrington, Currier	Charles Higbee, Leather Dealer	\$3,000.00	"...a certain parcel of land in said Salem, on Federal Street, with that part of the dwelling house, barn, etc. thereon standing, thus described, to wit: bounded by a line running directly through the middle of the house and barn from said Federal Street back to land formerly of Bancroft, now of Ives, thence Easterly on land of said Ives to the corner of the lot, now conveyed, to other land of mine, thence Northerly on my land to the said Street thence Westerly on said Street about thirty two and a half feet, to the middle of said house, or point begun at..."	Southern Essex District Registry of Deeds	Deed	Bk 517 Pg 95	
1886 Nov. 11	Charles Higbee	Annie E. Waldo	\$1.00	"...a certain parcel of land in said Salem, on Federal Street, with that part of the dwelling-house, barn, etc. thereon standing thus described, to wit. bounded by a line running directly through the middle of the house from said Federal Street back to land formerly of Bancroft now of City of Salem, to the corner of the lot now conveyed, to land of Leonard B. Harrington thence Northerly on other land of said Harrington to the said street, thence Westerly on said street about thirty-two and a half feet, to the middle of said house, or point began at,	Southern Essex District Registry of Deeds	Deed	Bk 1186 Pg 89	
1915 April 26	William F. Martin, Annie E. Martin (previously Annie E. Waldo)	Mary A. E. Donovan	"...for consideration paid"	"...the land in said SALEM, together with the buildings thereon, bounded by a line running directly through the middle of the house from Federal Street, back to land formerly of Bancroft, now of the City of Salem, thence easterly on land of said City of Salem, to the corner of the lot now conveyed, to land of Leonard B. Harrington; thence northerly on other land of said Harrington to said Federal Street, thence Westerly on said street about thirty two and one half feet to the middle of said house and point begun at."	Southern Essex District Registry of Deeds	Deed	Bk 2293 Pg 441	
1917 Feb. 23	Lydia F. Harrington, Mary A. E. Donovan, et al.	City of Salem	"...we determine and award the same as follows: Lydia F. Harrington \$1877.97 Mary A.E. Donovan \$1,089.93..."	(see plan "Land Taken for the Addition to the Bowditch School, Salem, Mass, December 9, 1915" Bk 2358 Pg 549)	Southern Essex District Registry of Deeds	Taking (see plan "Land Taken for the Addition to the Bowditch School, Salem, Mass, December 9, 1915" Bk 2358 Pg 549)	Bk 2358 Pg 550	On 29 October that same year Mary A.E. Donovan et al. released another portion of land on Federal Street to the city for "...\$1 and other valuable considerations..." (See Bk 2379 Pg 250). Ultimately, the house remained unchanged and the lots southern boundary was towards the house.
1932 Sept.19	J. Helen Donovan, Administrator of the Estate of Mary A. E. Donovan	Alice M. Hogan	\$3,000	"...the land in said SALEM, together with the buildings thereon, bounded Beginning on Federal Street and running southerly by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem, thence running easterly by land of the City of Salem to land now or late of Leonard B. Harrington, thence running Northerly by said land now or late of Harrington to said Federal Street, thence running westerly by said Federal Street about thirty-two and one half feet to said middle of said house and point of beginning."	Southern Essex District Registry of Deeds	Deed	Bk 2928 Pg 553	One year later, in 1933, John J. Donovan is listed in the Salem directory at 155 Federal Street. John likely received the house through marriage to Alice M. Hogan, who later appears as Alice M. Donovan.

1973 June 20	Louise K. O'Neil, Alice M. Donovan, et al.	Louise K. O'Neil and Alice M. Donovan	"...for consideration paid"	"the land in Salem...described thereof: Beginning on Federal Street and running southerly by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem; thence running easterly by land of the City of Salem to land now or late of Leonard B. Harrington, thence running Northerly by said land now or late of Harrington to said Federal Street; thence running Westerly by said Federal Street about thirty-two and one-half feet to said middle of said house and point of beginning."	Southern Essex District Registry of Deeds	Deed	Bk 6037 Pg 732	The inheritors of the estate of Mary F Donovan and J. Helen Donovan (through probate dockets #312365 & #318043) quitclaim their shares of 155 Federal Street at this point, effectively handing the property over to two of the inheritors, Louise K. O'Neil and Alice M. Donovan as Joint Tenants rather than Tenants in Common.
1983 April 25	Neil Moynihan, Administrator of the Estate of Eileen Moynihan	Raymond D. Buso and Martha M. Jarnis	\$12,333	"...an undivided one-sixth interest...described as follows: Beginning on Federal Street and running southerly by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem; thence running easterly by land of the City of Salem, to land now or late of Leonard B. Harrington, thence running Northerly by land now or late of Harrington to said Federal Street; thence running Westerly by said Federal Street about thirty-two and one-half feet to said middle of said house and point of beginning."	Southern Essex District Registry of Deeds	Deed	Bk 7109 Pg 475	It seems that after the deaths of Alice M. Donovan and Louise K. O'Neil, the land was divided into 6ths among the same parties involved in the quitclaim deed of 1973. 1/6th is sold here. See subsequent entries for remaining 5/6ths.
1983 May 13	Paul Shortell, Robert J. Shortell, Marueen Matraw (formerly Maureen Shortell), Ruth C. Pattee, James M. Shortell and Albert V. Shortell, Executor of the Estate of Ruth Shortell	Raymond D. Buso and Martha M. Jarnis	\$12,333.40	"An undivided one-sixth interest in and to...155 Federal Street in said Salem..."	Southern Essex District Registry of Deeds	Deed	Bk 7109 Pg 474	It seems that after the deaths of Alice M. Donovan and Louise K. O'Neil, the land was divided into 6ths. 1/6th is sold here, see subsequent entries for remaining 5/6ths.
1983 May 13	Margaret V. Gelter, Katherine Constantine, James Donovan, Leo Donovan	Raymond D. Buso and Martha M. Jarnis	\$49,333.60	"the land in Salem...commonly known and numbered as 155 Federal Street...Beginning on Federal Street and running Southerly by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem; thence running easterly by land of the City of Salem to land now or late of Lenoard B. Harrington, thence running Northerly by said land now or late of Harrington to said Federal Street; thence running Westerly by said Federal Street about thirty-two and one-half feet to said middle of said house and point of beginning...Meaning herein to convey four-sixth interest."	Southern Essex District Registry of Deeds	Deed	Bk 7109 Pg 476	The remaining 4/6ths of the property is sold here. Total cost of property = \$80,000.
2008 Sept. 26	Raymond D. Buso and Martha M. Jarnis	Erica Udoff	\$530,000	"The land in Salem...numbered as 155 Federal Street...Beginning on Federal Street and running: SOUTHERLY by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem...EASTERLY by land of the City of Salem to land now or late of Leonard B. Harrington...NORTHERLY by said land now or late of Harrington to said Federal Street...WESTERLY by said Federal Street about thirty-two and one half (32.5 ft.) to said middle of said house and point of beginning."	Southern Essex District Registry of Deeds	Deed	Bk 28061 Pg 1	
2010 Sept. 3	Erica Udoff	Thomas J. Collins and Nina R. Collins	\$535,000	"...the land in Salem together with the buildings thereon...numbered as 155 Federal Street...bounded and described as follows: Beginning on Federal Street and running Southerly by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem; thence running easterly by land of the City of Salem to land now or late of Leonard B. Harrington, thence running Northerly by said land now or late of Harrington to said Federal Street; thence running Westerly by said Federal Street about thirty-two and one-half feet to said middle of said house and point of beginning."	Southern Essex District Registry of Deeds	Deed	Bk 29746 Pg 217	
2019 July 26	Thomas J. Collins and Nina R. Collins	Andi Kocijaj and Jillian M. Rubel	\$630,000	"...the land in Salem together with the buildings thereon...numbered as 155 Federal Street...bounded and described as follows: Beginning on Federal Street and running Southerly by a line directly through the middle of the house from said Federal Street back to land formerly of Bancroft, now of the City of Salem; thence running easterly by land of the City of Salem to land now or late of Leonard B. Harrington, thence running Northerly by said land now or late of Harrington to said Federal Street; thence running Westerly by said Federal Street about thirty-two and one-half feet to said middle of said house and point of beginning."	Southern Essex District Registry of Deeds	Deed	Bk 37698 Pg 83	

