

OFFICES AT 15 SUMMER STREET

Historic Salem Incorporated

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

121 Bridge Street

Built for

ISAAC SMITH, master mariner

in the year 1800

Research by,

Joyce King

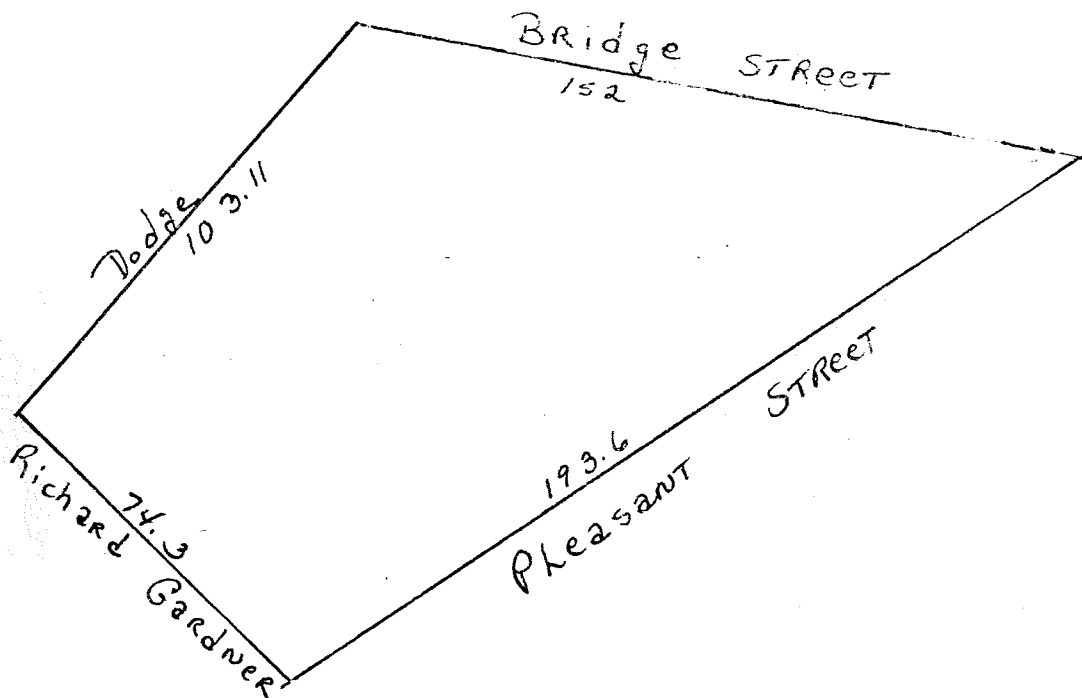
May 1980

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

121 Bridge Street

Bridge Street was one of the earliest roads in Salem, and was called the country road which goeth from Salem meeting house to the ferry in 1681; ye highway, 1698; ye highway yt leads down to ye ferry leading to Beverly, 1713; Ferry lane, 1743; and Bridge street in 1794. (Essex Antiquarian, vol. 9 page 74)

This lot was purchased on August 20, 1798 by Isaac Smith, mariner for the sum of \$300, from Cornelius and Grace Bartlett. (book 164 page 124)



Situated on the corner of Bridge Street and the newly laid out Pleasant Street, this lot made an ideal setting for Captain Smith to build his "Mansion House" in 1800. The tax records show the progression of the house:

1800 - Capt. Isaac Smith	2/3 of house (not finished)	
	lot of land bought of Bartlett	\$1,400
	personal stock	1,200
	income	600

1801 - Isaac Smith	house	\$1,600
	lot of land	200
	shipping & stock	1,200
	income	500
1802 - Isaac Smith	house and land	\$1,600
	stock	1,800
	income	600

Isaac Smith was born in 1769 at Wellfleet, Cape Cod and was married on Oct. 11, 1794 to Elizabeth Crowell. Mr. Smith was a master mariner in the employment of William Gray. The Smiths lived in this house until Isaac died in Jamaica on Oct. 9, 1802 at the age of 33. Shortly before his death Capt. Smith prepared his will. In this will, written June 19, 1802 (probate #25553) Isaac Smith made the following bequests:

To my father of Wellfleet	\$50
To brother Peter Lumber	20
" " Jese Smith	20
" " John Smith	20
" " Eben Smith	20
To sister Sally Cole	20
" " Hannah Smith	20

The rest both real and personal to my wife Elizabeth. After her death or remarriage the remainder to daughter-in-law Hepzibah Croel.

There is a very interesting letter included in the probate case, written by Capt. Smith's father:

Feb. 1803 - "Isaac Smith was never lawfully married to any person by the name of Elizabeth Crow or any other female. I lay claim to the entire estate as surviving parent." Apparently this claim was invalidated and the estate was awarded to Elizabeth.

Among the cash received in settling the estate is listed:

Capt. Johnson Briggs - for house rent	\$20
Jono Wilson - for house rent	20

(see also appendix A for inventory)

By Order of Court,

WILL be Sold at Public Auction, on **MONDAY**
NEXT, the 16th inst. at XI o'clock A. M.

That valuable Real Estate of

ISAAC SMITH, late of Salem, mariner, deceased; consisting of a large handsome three story **MANSION HOUSE**, very neatly finished, excepting two upper chambers; with a good Well of water, situated in Bridge-Street, with the **LANE** under and adjoining, measuring on Tald Street about about one hundred and fifty feet, and on Pleasant-Street about one hundred and fifty feet, and on Pleasant-Street about one hundred and fifty feet, and on Pleasant-Street about one hundred and fifty three feet; for the payment of the just debts and legacies of said deceased, and accidental charges.—The Sale will be on the premises, when the terms will be made known.

Elizabeth Smith, Exec'x.

Salem, Feb. 14.

On April 16, 1804 Elizabeth Smith, widow of Isaac, sold to Benjamin Bullock, merchant, the land and building for \$3,640. (book 174 page 118)

In Rev. William Bentley's diary (vol. 4 page 90) an account of Benjamin Bullock is given:

"News of the death of Capt. B. Bullock, He had been successful at sea and had determined to invest a valuable part of his property in lands and so removed and purchased in Sturbridge in 1805. He did much by expence of his farm but not content with the life he left his family on the farm and went a voyage to sea. In the present time he thought he could make money by a visit to Canada, and left his property being detected in smuggling in a great amount against the Nonintercourse law and the fatigues and the disappointment ended his life. He carried a Wife and 3 children from Salem. This second wife was very young, and unexperienced and not adapted to a farm but of good manners tho' extremely deficient in the education for her station. This adventure is not a solitary one in New England." March 20, 1812

The deeds indicate that on June 26, 1809 Benjamin and Mary Bullock, of Sturbridge, sold to Benjamin Smith for \$3,000 the land and buildings on corner of Bridge and Pleasant, subject to mortgage. (book 187 page 196)

Benjamin Smith, merchant, died on Sept. 24, 1818. In his will Mr. Smith bequeathed to his adopted daughter Meriam Eldredge otherwise called Mary Smith, "my now dwelling house and land under and out buildings situate and lying on the corner and between Bridge and Pleasant streets in the town of Salem and all household goods, clothing and also the wall pew I own and occupy in the Branch Meeting-house. \$500 to be paid to Mary within a year after my death and one half of the remaining real estate. The other half to be divided into 6 equal parts: one share each to brothers Edward, John and Isreal C. Smith; to sister Margaret Crosby; brother by marriage Joshua Spaulding; Branch Soc. for benefit of the poor." (probate #2547 (see also appendix B for inventory) Salem Vital Records state that Benjamin Smith died Sept. 22, 1818, insane - at Andover - age 57.

On April 20, 1826 Meriam Saxon, of Dover, Maine, widow of Orrin B. sold the property to Peter E. Webster for the sum of \$3,500. "The same property which Benjamin Smith the friend and patron of the said Meriam bequeathed to her in his will." (book 240 page 188)

The tax records give some indication of the occupants of 91 Bridge (since renumbered 121):

1831 Peter E. Webster - owner house and store
Jonathan Webb

1836 Peter E. Webster - house and store (grocer at 121 Essex)
James Dimond merchant (Phillips Wharf)

On Oct. 18, 1837 the Mercantile Bank obtained, by force, the possession of the property by levy of an execution (Exon book 7 page 124). Not only did Mr. Webster remain in the house but a clerk from the bank shared tenancy as shown in the 1842 directory:

1842 Peter Webster - West India goods, 121 Essex
Joseph Phippen clerk, Mercantile Bank

1844 Peter Webster
Joseph Phippen
George Hodgkins

1850 Webster family
A. T. Brooks

In 1850 a federal census was taken. This gives a better insight as to the occupants at this time:

Louisa Webster	age 40	born Mass
Rebecca Fairfield	" 69	" "
2nd family		
Augustus Brooks	age 36 coal and flour dealer	born Mass
Emeline "	" 39	" "
George "	" 8	" "
Harriet "	" 5	" "
Lucy Eliza Boardman	" 31	" "

On Dec. 4, 1850 this ad appeared in the Salem Gazette:

"Valuable estate, situated on corner of Bridge and Pleasant streets, and formerly belonging to the late Peter E. Webster, deceased, consisting of a three-story dwelling house, convenient for one or two families; a two story store, on Pleasant street, 18 X 54 feet; a two story building 12 X 36 feet, with the land under and adjoining, bound as follows:

North on Bridge about 140 feet

East on Pleasant 180 feet

South by Chapman 73 feet

West by Dodge 105 feet

This is one of the most desirable situations in the city. The premises can be examined on Friday (Dec.6) previous to the day of sale. Conditions made known at the time and place of sale."

True to their word, on Dec. 13, 1850 the President, Directors and company of the Mercantile Bank of Salem sold to George Lamson Hodgkins and Caroline Prescott Reed, wife of Samuel G. Reed, of Boston, one half each as tenants in common, for the sum of \$5050. (book 438 page 124)

One year later on Dec. 15, 1851 Samuel G. and Caroline P. Reed sold their half share to George L. Hodgkins for \$2915.16. (book 454 page 299)

The occupants in 1855 were George H. Hodgkins and John Webster.

The tax records for 1857, which lists males over the age of 21:

George L. Hodgkins - trader - property value \$4,500 - owner
Thomas H. Lefavour - shipchandler & grocer 135 Derby (now the area
know as Pickering Wharf, 1980)

The census of 1860 gives a closer look at the families:

George L. Hodgkins	age 35	trader	born Mass
Sarah E.	" 32	value of prop. \$6,500	" "
George W.	" 5		" "
Louisa B. Stone	" 25		" "

2nd family

Thomas H. Lefavour	age 52	shipchandler	born Mass
Caroline	" 42		" "
Richard M.	" 23	mariner	" "
George P.	" 25		" "
Mary E.	" 21		" "
Ann B.	" 9		" "
Augustus A.	" 7		" "
James W.	" 5		" "
Caroline M.	" 4		" "
Margaret Flinn	" 27	domestic	" "

1862 tax:

George L. Hodgkins	age 37	- owner Mrs. G. L. Hodgkins dwelling house, barn and store house
Jesse Potter	age 46	- (Captain)

The 1870 census:

George Hodgkins	age 45	grocer retired	born Mass
Sarah E.	" 41	keeps house	" "
George W.	" 15	at school	" "

The 1880 census:

George L. Hodgkins	age 54	grocer	born Mass
Sarah E.	" 50		" "
George W.	" 24	clerk in grocery	" "

2nd family

Lucy Southerland	age 56	keeps house	born Mass
Martha E. Waters	" 42	daughter - at home	" "
William Waters	" 24	clerk at dry goods store	" "

Sarah E. Hodgkins died on May 23, 1887. Her obituary reads:

"Death of Mrs. Sarah E. Hodgkins, wife of George L. Hodgkins. Service at her late residence #121 Bridge St., this Thursday afternoon at 3 o'clock. Burial at convenience of family."

In her will written June 12, 1883 (probate #65181) Sarah bequeathed to her sister Harriet Coburn, of Milford, N.H. all wearing apparel. To her niece Clara Coburn a watch and chain. To her son George W. all the furniture in the chamber he now occupies. All the real estate to her husband George L. to hold in trust for his benefit and also George W.

Four months later, on Sept. 10, 1887, George W. Hodgkins and Nellie Lord, daughter of Daniel B. Lord, were the principals in a very pleasant wedding ceremony, which occurred at the residence of the bride's father on Howard St., Tuesday evening. (Salem Gazette)

George L. Hodgkins died on March 19, 1896. The Salem News carried this obituary:

"George L. Hodgkins died at his home, corner of Bridge and Pleasant, this morning at the age of 71 years.

Mr. Hodgkins was for years engaged in the grocery business at the stand now occupied by George Warren, but has been ill for some 2 or 3 years and has been confined to his house from that time. He leaves one son George, who is mail agent on the Boston and N.Y. run."

1899 tax listings: (for 91 Bridge St.)

George W. Hodgkins	age 44	- owned by heirs of Sarah E. Hodgkins house \$3,000, barn \$200, land \$4,200
John Boyd	age 75	- salesman
Ernest "		- asst. paymaster
Henry "		- druggist

The Salem directory for 1918:

George W. (Ellen)	R.R. Mail clerk	- house 121 Bridge St.
Roger Sneden (Mary B.)	clerk	" " "

George W. Hodgkins died on Dec. 3, 1919. The Salem News gives a notice of the funeral:

"The funeral of George W. Hodgkins, son of the late George and Susan E. (Stone), was held at his late home at 121 Bridge St. yesterday. Rev. Charles Lyon of St. Peter's Church officiated and the I.O.O.F. service was conducted. Burial at Greenlawn."

In the will of George W. Hodgkins, written Aug. 5, 1902, the following bequests were made:

"Whereas my mother Sarah did by will give real estate in trust for the benefit of her husband George L. and son George W., I bequeath said estate of my mother to my wife Ellen Maria and to Alden P. White, in trust for my son Daniel L."

If both his wife and son were deceased at the time of his own death, George willed the house and land on the corner of Bridge and Pleasant to the Seaman's Orphan Soc. and wished the house to be called after the memory of his mother Sarah E. Hodgkins. (probate #134673)

On May 6, 1921 Ellen Maria Hodgkins, trustee under the will of George W., sold the land and buildings to Thomas F. Cronan, for the sum of \$6,000. (book 2482 page 260)

March 20, 1941 Sara A. Cronan, Thomas Cronan and Francis P. Cronan, trustees under the will of Thomas F. Cronan sold to Minnie J. Foote the land and buildings. (book 3248 page 555)

June 15, 1944 Harvey A.S. Foote, conservator of the property of Minnie J. Foote sold the estate to Vincent and Kathleen Mc Neil. (book 3372 page 532)

On April 16, 1947 the Mc Neil sold a small piece of the corner to the City of Salem (which included a large tree) (see also appendix C)

On June 27, 1949 Vincent and Kathleen Mc Neil sold the land and building to Andrew A. and Irene Couillard. (book 3646 page 64)

Oct. 11, 1965 Andrew A. Couillard sold to Robert and Lucille Deschene. (book 5309 page 445)

March 2, 1970 Robert and Lucille Deschene sold for the sum of \$23,000, to Donald Koleman and John Dineen, trustees of koleman Trust. (book 5669 page 525)

May 31, 1979 Donald Koleman of 328 Essex St., Salem, trustee of Koleman Realty Trust, sold to Robert C. Bramble, of Marblehead for the sum of \$56,000. (book 6588 page 407)

Nov. 30, 1979 a master deed - Condominium - is filed listing the original trustees as Robert C. Bramble, Fishing Point Lane and A. Ray Petty. (book 6659 page 60) Book 6659 page 108 Robert C. Bramble, trustee of Allyn Realty Trust sold to A. Ray Petty and Jane A. Petty, Unit B. for \$69,500.

April 2, 1980 Robert Bramble, trustee for Allyn Realty Trust sold Unit A. to Darrow A. Lebovici and Margaret K. S.Twohey, husband and wife, for the sum of \$71,000.

The Essex Institute has in its collection excellent photos of this house: Neg. #124117, #15757 and #292.

Reference to book and page are deed books at the Registry of Deeds, all probate numbers can be found in Probate Court. Both are located in the same building on Federal St., Salem.

Essex Co An Inventory & appraisement of the Estate
of Cap^t Isaac Smith late of Salem in said County
mariner deceased

Use a dwelling house with the Land under and
adjoining situate in Bridge Street in D. Salem 4500-00

one mahogany Desk 20/	Six Joiners Chairs 4/50	24.50
one Slab table 2/	Struto 1/90 Bureau 1/75 Pine Table 1/25	3.90
Six Chairs 4/	Carpet 12/ Coffee mill 1/50 Sideboard 30/	46.50
Two Card Tables 20/	Six hair bottom Chairs 9/ Large Glass 20/	49.00
Two Stalson Lamps 10/	Six Glass Pictures 6/	16.00
one 1/5 decanters 1/25	15 Tumblers decanters 4/ Glasses 2/50	8.75
Nest of Tumblers 1/	1 blue & white Plates 1/ Set China 2/	6.00
Set flower Pots 1/	3 Table spoons 4/ 12 Tea spoons	8.00
Wraps anellions, Shovel Tong 3/	Jam hooks 8/ 3 green Chairs 2/50	10.50
Wrench table 2/	Pine table 1/50 Glass 1/50 15/ Candle sticks 1/75	4.75
dog irons 1/	Timn kitchen 1/ 12 Pieces Timn ware 1/25	3.25
15/20 Hammer 1/30	knives 3/ forks 1/75 Spoon 1/10	1.15
2/75 Flat irons 3/	grate 1/ 3 Iron Pots 1/66 Tea kettle 1/33	2.99
Fry kettle 1/66	Spider & skillet 1/20 dog irons shovel 9/ Tong 1/	2.66
Crochery ware 1/	Case with bottles 2/ Canopy bedsted 6/	9.00
feather bed bolster 3/	pillows 15/ bed bolster 3/ pillow 10/	25.00
bedsted & cord 1/	3 Dells 3/ Counterpin 2/ 6 blankets 6/	12.00
under 1/2/75	8/15 meets 8/ 8/15 Pillow cases 2/ Table cloths 3/	13.75
6 Towels 1/75	Old Towel 1/ wearing Apperrel 20/	21.75
Hadley's Quadrant 8/	any Glass 1/25 Sea books 1/50	9.75
3 Gallons rum in Cask 1/25	16th sugar 1/25 27th coffee 5/40	8.90
181 barrels of Tar 40/	one half Brig ^t Airam 4 appur 4/150	1547.75
		1829.25

Salem March 7th 1803
 Richard Ward
 Benj^a Ward Jun^r
 Nehemiah Adams
 } Committee
 sworn

Elizabeth Smith Ex^{ca}

Ex^{ca} of Salem March 27th 1803. Then Elizabeth Smith
 executrix presented the afore-written and made Oath
 that it contained a true & perfect Inventory of the Estate
 of Cap^t Isaac Smith late of Salem in said County mar-
 iner deceased, so far as has come to her hands or knowl-
 edge, and that if any thing further shall hereafter ap-
 pear she will cause it to be added.
 Before me

John W. P. [Signature]

of kitchen chair @ 30	4 old chair @ 40	140	75
1 easy chair \$4	1 chest \$1.50	5	50
1 feather bed	pillows & pillows	12	"
1 do	"	15	"
1 do	"	20	"
19 sheets @ \$1.25	2 pair do @ \$2.50	150	47.50
6 small sheets @ 37 1/2	9 pillows @ 25	4	65
1 blanket \$2.00	2 do \$2.00	3	do @ \$1.50
2 do @ \$3.00		14	50
1 Bed Quilt \$1.50	2 do \$4.00	2	do @ \$1.50
1 coverlid \$2.00	2 do \$6.00	1	do @ \$5.00
1 bed drop & counterpane \$15	1 sheet @ \$10.50	25	50
4 under bed \$4.00	2 low front bedstead & cord \$4.00	8	"
6 table cloths \$11	6 do \$6.00	15	Napkins \$2.00
lot of window curtains & cushioning		1	67
3 chair cushioning \$11	1 carpet \$15.00	1	do @ \$4.00
1 door carpet \$2	1 stair carpet \$3	3	do @ \$1.50
lot of floor mats \$3	lot of Linen \$2.00	5	"
8 picture frames \$1.50	2 cupboards & stools	8	50
lot of broomery \$1.50	1 iron table \$1.70	2	20
lot of leather W. Sund \$3.00	lot of Wood \$2.25	5	25
glass home standing \$1.50	1 Herringbone \$1.50	2	"
lot of Sunshade \$2.25	1 pair of Spectacles 50	2	75
lot of Mugs & bottles \$1.25	lot of tin kitchen 60	1	85
2 hand saws \$1.25	lot of Wood \$1.10	11	25
1 sheet shade \$2.00	1 chair \$1.50	3	50
part of 60" linen table soap & chair plate cloth		1	50
1 bar broom tray \$1.50	1 pair linen \$1.25	2	25
lot of Paper \$1.50	1 box lot of Soap \$5.00	5	50
1 Water Pot \$1.50	1 pair linen \$4.00	6	25
gun Bayonet	lot of linen \$1.50	6	"
lot of linen			
		\$	419 07

Account of Goods

409 07

Lot of things \$3 value \$2.50	5	50
Lot of things \$10 value \$2	12	"
1 small looking glass \$1.00	10	75
1 Spring table \$1.00	9	"
1 large table \$2.00	13	"
2 B of the Island \$1.10 each \$2.20	57	37
Deceased Henry [unclear]	58	"
		\$574 69

Salem Novm 30. 1818

James Edell
 And Flanders Committee
 George H. Smith

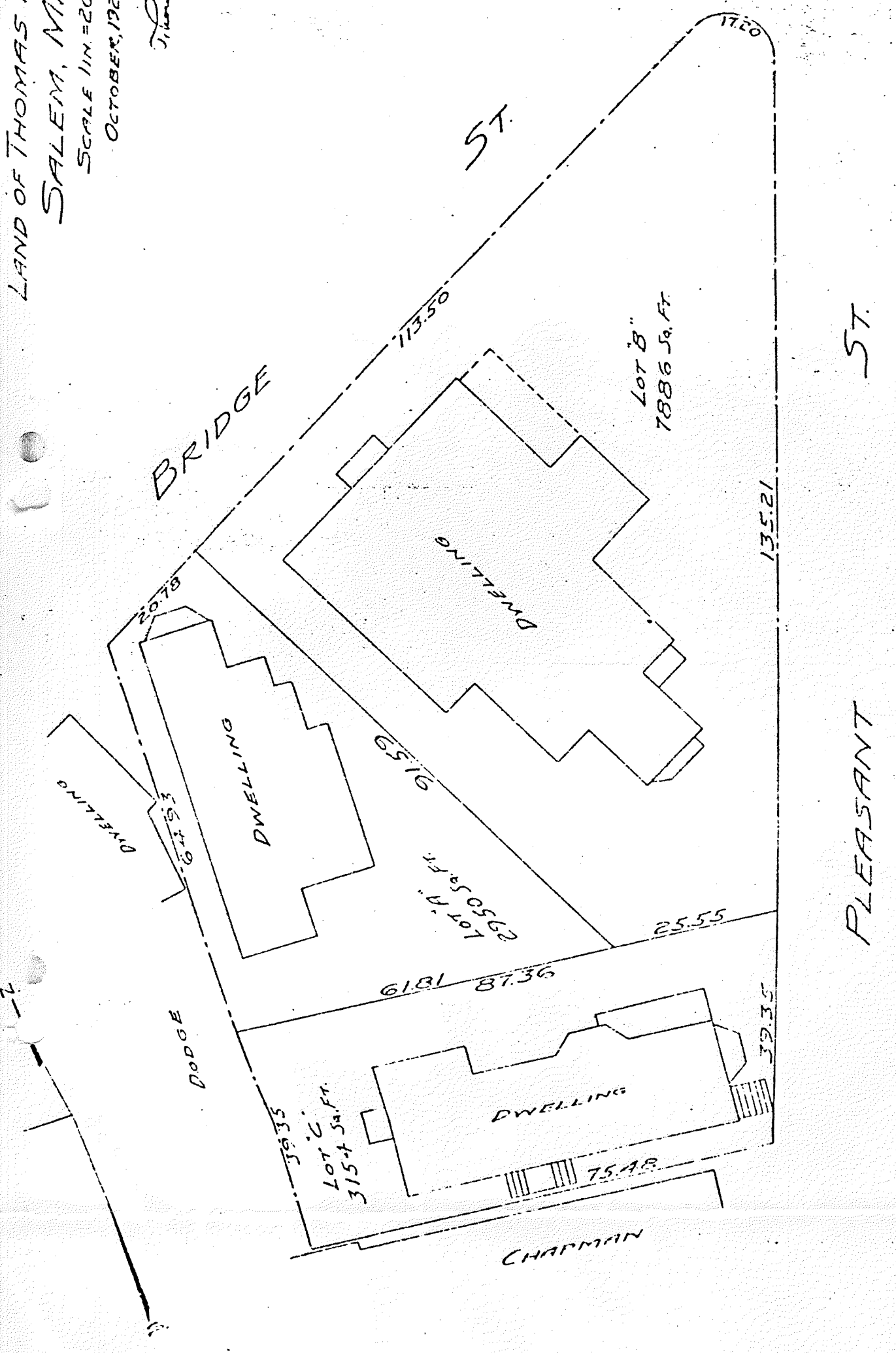
25473

Wm. B. Dodge executor

Essex, ss. at a court of probate holden at Salem in and for said county on
 the first Tuesday in January, A.D. 1819
 William B. Dodge executor ^{presents the foregoing} of Benjamin Smith late of
 Salem in said county, merchant, deceased, testate, so far as has come to his
 hands or knowledge and that if any thing further shall hereafter appear
 he will cause it to be of record herewith in the probate office; whereupon
 the same is accepted and ordered to be recorded J. White
 J. White

LAND OF THOMAS F. CHAPMAN
SALEM, MASS
SCALE 1/4" = 20 FT
OCTOBER, 1921.

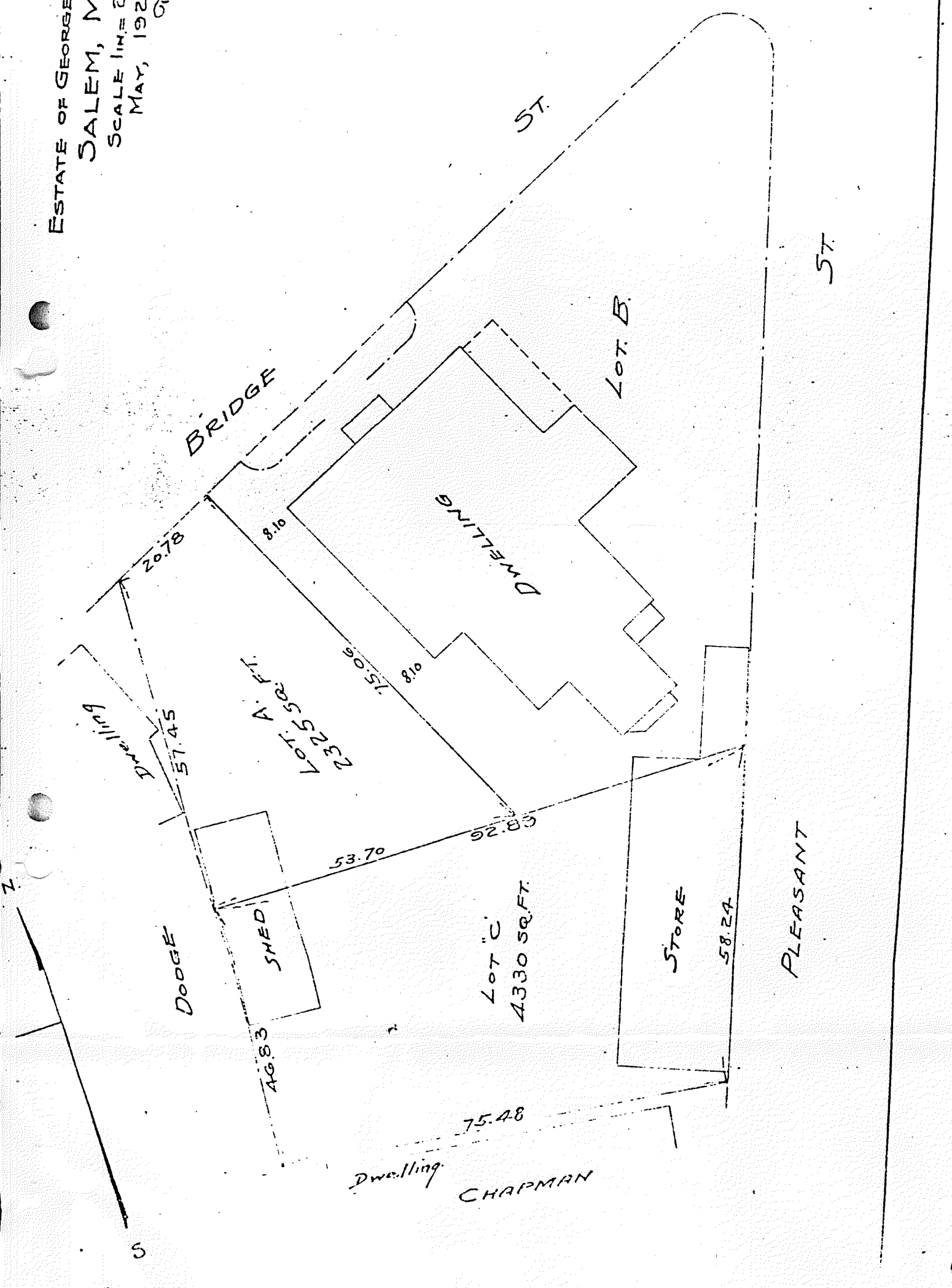
Thomas A. Chapman

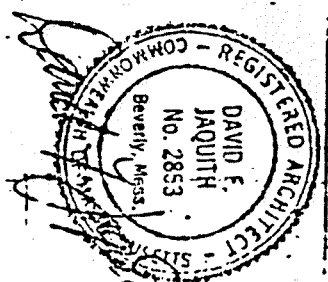


ESTATE OF GEORGE W. HODGKINS
SALEM, MASS.

SCALE 1" = 20 FT.
MAY, 1920

Thomas O. Applegate, C.E.





REGISTERED ARCHITECT
 DAVID F. JAQUITH
 No. 2853
 BEVERLY, MASS.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY REPRESENTS THE LAYOUT, LOCATION, NUMBER AND DIMENSIONS OF THE UNITS SETTER-ED & ANTER'S INVOLVING AT 121A & 121B STREET, SALEM, MA, 01970.

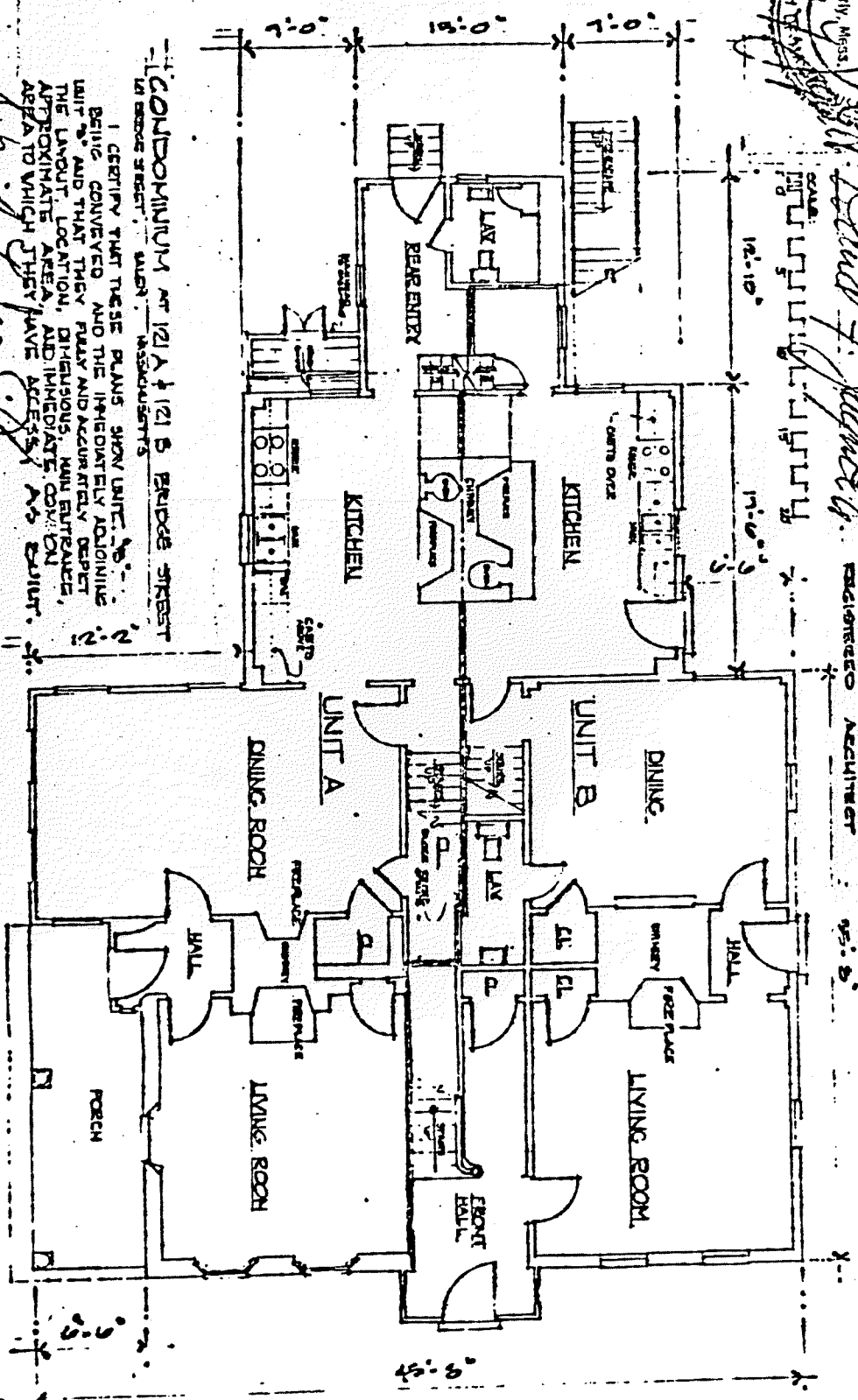
REGISTERED ARCHITECT

95' 5"

UNIT SQUARE FOOTAGES
 121A 2651.52 SQ. FT. (RUB ATTIC SPACE)
 121B 2628.52 SQ. FT.

LEGEND

- COMMON AREA - DESIGNATES COMMON SPACE
- DESIGNATES OWNERSHIP PERIMETER



CONDOMINIUM AT 121A & 121B BRIDGE STREET SALEM, MASSACHUSETTS
 I CERTIFY THAT THESE PLANS SHOW UNITS BEING CONVEYED AND THE IMMEDIATELY ADJOINING UNIT AND THAT THEY FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, DIMENSIONS, WALL THICKNESS, APPROXIMATE AREA, AND IMMEDIATE COMMON AREA TO WHICH THEY HAVE ACCESS AND EGRESS.

REGISTERED ARCHITECT

FIRST FLOOR PLAN

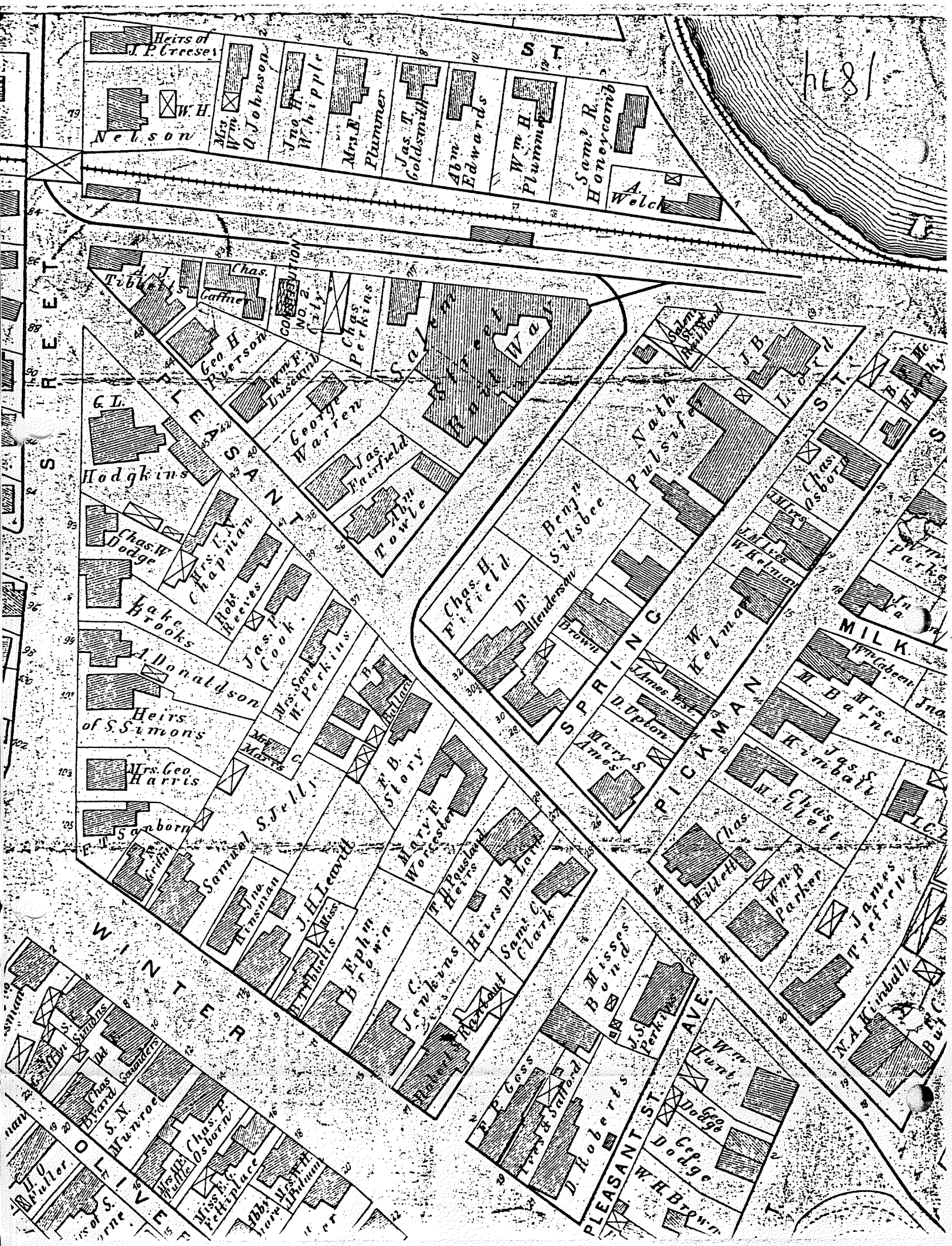
27 JANUARY 1994

DRAWING NO.

PRIVILEGE

1851





h281

Heirs of J.P. Greese
Nelson
Mrs Wm O. Johnson
Ino H. Whipple
Mrs B. Plummer
Jas. T. Goldsmith
Abn. Edwards
Wm H. Plummer
Saml R. Honeycomb
Welch

RETT
S
A. J. Tibbitts
Chas. Caffner
Geo H. Pierson
Wm F. Inseamb
George Warren
Chas Perkins
S. A. L. Wain
Hodgkins
Chas W. Dodge
Chas. T. Chapman
Robt. Heeles
Jas. Cook
F. Chas. H. Field
Benjn. Sulzbee
Pul. Vath
J. B. T. Clark

WINT ST
S
A. Donaldson
Heirs of S. Simons
Mrs. Geo. Harris
S. J. S. Jell
Mrs. S. Perkins
J. H. Leavitt
Wm. Worrester
Mary M. Pasland
Heirs of D. Clark
S. P. Goss
T. P. Goss
D. Roberts
B. B. Bissess
B. B. Bond
Pleasant St
Dodge
W. H. Brown

MILK ST
S
Wm. B. Barnes
Jas. M. Barnes
Chas. Ubbell
Wm. B. Parker
James T. Freeman
N. A. Kimball
Wm. B. Barnes
Jas. M. Barnes
Chas. Ubbell
Wm. B. Parker
James T. Freeman
N. A. Kimball

OLIVE ST
S
Wm. B. Barnes
Jas. M. Barnes
Chas. Ubbell
Wm. B. Parker
James T. Freeman
N. A. Kimball
Wm. B. Barnes
Jas. M. Barnes
Chas. Ubbell
Wm. B. Parker
James T. Freeman
N. A. Kimball

C

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