

OFFICE AT OLD TOWN HALL

# Historic Salem Incorporated

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

8 North Pine Street

House of

NATHANIEL FROTHINGHAM, stove and tinware dealer

by 1851

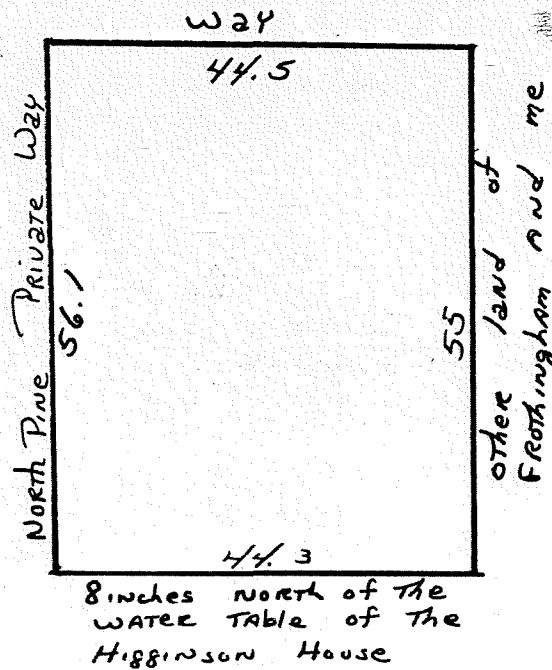
Research by,  
Joyce King  
Jan. 1985

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

8 NORTH PINE STREET

BOOK 391 PAGE 169

DATE - December 14, 1847  
CONSIDERATION - \$500  
GRANTOR (seller) - James Stimpson  
GRANTEE (buyer) - Nathaniel Frothingham Jr.  
DESCRIPTION - Three parcels of land.  
The second being what is now called  
8 North Pine Street. No building to  
be erected within 18 inches of the  
"Higginson House" (6 North Pine):



BOOK 608 PAGE 146

DATE - June 9, 1860

CONSIDERATION - \$1,350 (mortgage \$850)

GRANTOR (seller) - Nathaniel Frothingham Jr.

GRANTEE (buyer) - Margaret Sheridan, wife of Philip,  
for her sole and separate use free  
from the control or interference of  
her husband.

DESCRIPTION - Lot of land with dwelling house and  
other buildings. Same dimensions.

PREVIOUS REFERENCE - Being the second parcel described in  
deed book 391 page 169.

Margaret Sheridan died on Feb. 12, 1911. Her estate (Probate #110379) was valued:

Personal - money in bank \$325

Real estate - house and land 8 North Pine \$1,200.

The house and land was bequeathed, by will, to Philip Sheridan of 10 Tremont St. Mary J. Sheridan was appointed executrix of the estate.

BOOK 2170 PAGE 397

DATE - September 20, 1912

CONSIDERATION - \$2,500

GRANTOR (seller) - Mary J. Sheridan of Salem, executrix  
under the will of Margaret Sheridan.

GRANTEE (buyer) - Mary J. Mc Grath

DESCRIPTION - A certain parcel of land (same  
dimensions) together with a two and  
one half story frame dwelling house.

BOOK 2461 PAGE 257

DATE - August 11, 1920

CONSIDERATION - Amount not given (mortgage \$2,000)

GRANTOR (seller) - Michael F. McGrath and Mary J. his  
wife, in her own right.

GRANTEE (buyer) - Patrick J. and Catherine Landers.

DESCRIPTION - Land and building. Same dimensions.

PREVIOUS REFERENCE - Being the same premises conveyed to  
said Mary J. McGrath by Mary J.  
Sheridan executrix on Sept. 20, 1912  
in book 2170 page 397.

BOOK 2633 PAGE 296

DATE - April 21, 1925

CONSIDERATION - No amount given. Mortgage \$2,500.

GRANTOR (seller) - Patrick J. and Catherine Landers.

GRANTEE (buyer) - Hannah M. Dunn of Peabody.

DESCRIPTION - Land and building. Same dimensions.

PREVIOUS REFERENCE - Being the same premises conveyed to us by deed dated August 11, 1920 in book 2461 page 257.

BOOK 3539 PAGE 265

DATE - June 23, 1948

CONSIDERATION - No amount given. Mortgage \$5,000

GRANTOR (seller) - Hannah M. Dunn, being a widow, of Danvers.

GRANTEE (buyer) - Roland A. Marcaurelle and Mildred F. Marcaurelle.

DESCRIPTION - Land and building. Same dimensions.

PREVIOUS REFERENCE - Being the same premises conveyed to me by Patrick J. Landers et ux on April 21, 1925.

BOOK 5276 PAGE 144

DATE - June 14, 1965

CONSIDERATION - No amount given. Mortgage \$13,900

GRANTOR (seller) - Roland A. and Mildred F. Marcaurelle

GRANTEE (buyer) - William M. and Muriel P. Ahearn.

DESCRIPTION - Land and building. Same dimensions.

PREVIOUS REFERENCE - Being the same premises conveyed to us by deed of Hannah M. Dunn June 23, 1948 in book 3539 page 265.

BOOK 6474 PAGE 354

DATE - May 31, 1978

CONSIDERATION - Nominal

GRANTOR (seller) - Muriel P. Ahearn

GRANTEE (buyer) - William M. Ahearn

DESCRIPTION - All my right, title and interest in and to the land, with the buildings thereon, situated on North Pine St. Same dimensions.

PREVIOUS REFERENCE - Being the same premises conveyed to myself and the said Willim M. Ahearn by deed June 14, 1965 in book 5276 page 144.

BOOK 6549 PAGE 251

DATE - December 15, 1978  
CONSIDERATION - \$21,000  
GRANTOR (seller) - William M. Ahearn  
GRANTEE (buyer) - Emanuel L. Kuntupis and Bruno Bucco  
both of Beverly.  
DESCRIPTION - Same.  
PREVIOUS REFERENCE - Being the same premises conveyed to  
me by deed of Muriel P. Ahearn on  
May 31, 1978 book 6474 page 354.

BOOK 6608 PAGE 752

DATE - July 3, 1979  
CONSIDERATION - \$40,000  
GRANTOR (seller) - Emanuel L. Kuntupis and Bruno Bucco.  
GRANTEE (buyer) - Paul Richard Cutler of 16 Turner St.  
DESCRIPTION - Same  
PREVIOUS REFERENCE - Being the same premises conveyed to  
us by deed of William M. Ahearn on  
Dec. 15, 1978 book 6549 page 251.

BOOK 7119 PAGE 43

DATE - May 26, 1983

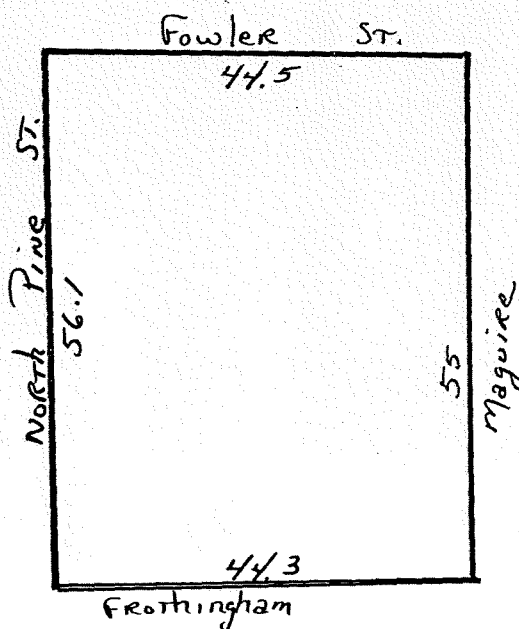
CONSIDERATION - \$68,000

GRANTOR (seller) - Paul Richard Cutler, of Beverly

GRANTEE (buyer) - Rebecca P. Maier and Francis H. Puckett, Trustees of RPT Realty Trust.

DESCRIPTION - Land and building North Pine St. Same dimensions.

PREVIOUS REFERENCE - Same conveyed by deed of Emanuel L. Kuntupis and Bruno Bucco July 3, 1979 book 6608 page 752.



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:

8 NORTH PINE STREET

PERIOD: GREEK REVIVAL (1830-1850)

"Similar in shape and form to its neighbors, the entrance to this house has been modified by the addition of a roof supported by brackets. It is a two-story, wooden (siding) house with a pitch roof." (Salem Historic District Study Committee Investigation)

North Pine Street was put through a large parcel of land purchased by Nathaniel Frothingham and James C. Stimpson in 1845. Frothingham was in the stove and tinware business and Stimpson owned a tannery. Although not listed as such, the men were also in the real estate business owning many properties in the area. They would purchase buildings slated for demolition or removal and move them onto their own land. North Pine St. was developed, by the men, in this manner over a period of years without leaving many clues as to where the houses came from or which houses were built by them.

8 North Pine does appear on the 1851 map of Salem. This narrows the date to between Dec. 1847, when no building is mentioned (book 391 page 169) and the map date 1851. Unfortunately, the tax records do not help in this case:

- 1846 - 400 Essex St. - Frothingham and Stimpson large lot of land \$5,000 and two houses.
- 1846-7- list of houses built during the year: Frothingham and Stimpson - one house and a double house
- 1847 - North Pine St. F. & S. own 4 houses and 1 unfinished house
- 1848 - Nathaniel Frothingham - house \$3,500; house \$2,000; house \$1,500; 1/2 house and tin shop \$1,500
- 1849/50 - the street is still unnumbered

Since 1851 is the first documented date found, this must be the date assigned until further data is found. The current owner indicates that the house was moved from Danvers. This is a definite possibility, but undocumented at this time.

NATHANIEL FROTHINGHAM

Nathaniel Frothingham (b. 1796; d.1867) was married to Sarah Ropes Gray (b.1799; d.1866). He is listed in the Salem directories as a dealer in stoves and tinware. At the time of his death, Mr. Frothingham, owned a stone house 12 Federal St. \$6,800, wooden house 8 Federal \$3,800, brick house 2 Ash St. \$2,000, wooden house 4 Ash \$2,200, an estate in Hamilton \$3,200, half of Lawrence Place \$15,000 (corner of Front and Washington St.), half the business of Frothingham and Cross and land on North Pine St. all to be divided between his brothers and sisters (probate #39770).

I now all men by these presents that I, Margaret Shuridan of Salem in the County of Essex and Commonwealth of Massachusetts, being of sound and disposing mind and memory and good health, but appreciating the last end, do hereby make, publish and declare this my last will and testament hereby revoking all former wills and codicils heretofore made by me.

First:- I nominate, constitute and appoint Mary J. Shuridan of said Salem, now residing at No. 10 Tremont Street and widow of the late Philip Shuridan, sole executrix of this my last will and testament and I request that she be exempt from giving surety or sureties on her official bond as executrix as aforesaid.

Second:- After the payment of my funeral expenses, the expenses incurred during my last illness, the costs and charges of administration and all other just debts owing from me at the time of my decease, I give, devise and bequeath as follows:

Third:- To John Shuridan of said Salem son of James and Isabella Shuridan (both deceased) I give and bequeath two hundred (\$200) dollars.

Fourth:- To Thomas H. Shuridan of said Salem son of the aforesaid James and Isabella Shuridan, I give and bequeath two hundred (\$200) dollars.

Fifth:- I give and devise to Philip Shuridan at  
10 Tremont Street in said Salem

A

Shuidan and the said Philip Shuidan, lately deceased, the two and one half story frame dwelling house now owned by me and standing on lot of land at the corner of Fowler and North Pine streets in said Salem, together with the lot or land and adjoining said dwelling house. This specific devise is given subject to the payment of the two legacies of two hundred dollars to John and Thomas A. Shuidan respectively as stated in clause or section "Third" and "Fourth" in this will.

Sixth:- All the rest, residue and remainder of my property real, personal or mixed of whatever kind and nature and wheresoever situated or located of which I may die seized or possessed I give and devise bequeath to the said Mary J. Shuidan of No. 10 Tremont Street, Salem, Massachusetts, widow of the late Philip Shuidan (Salem Grocer) absolutely and in fee simple.

Seventh:- It is my desire and intention and I so request that if a guardian is appointed on account of minority or for any other reason over the said Philip Shuidan of No. 10 Tremont Street in said Salem, that his mother, the said Mary J. Shuidan act in that capacity, and I do hereby appoint her testamentary guardian for said Philip.

In witness whereof I hereunto set my hand and seal declaring it to be my last will and testament this twenty-first (21<sup>st</sup>) day of May

in the year of our Lord nineteen hundred  
and eight.

Margaret Sheridan

Signed, sealed, published and cleared by the said  
Margaret Sheridan as and for her last will  
and testament in the presence of us, who, in  
her presence and in the presence of each other,  
have subscribed our names as witnesses hereto  
this twenty-first (21<sup>st</sup>) day of May, nineteen  
hundred and eight, at her request.

Mary E. Dugnost  
Rose M. Dugnost  
Theodore A. Traft.

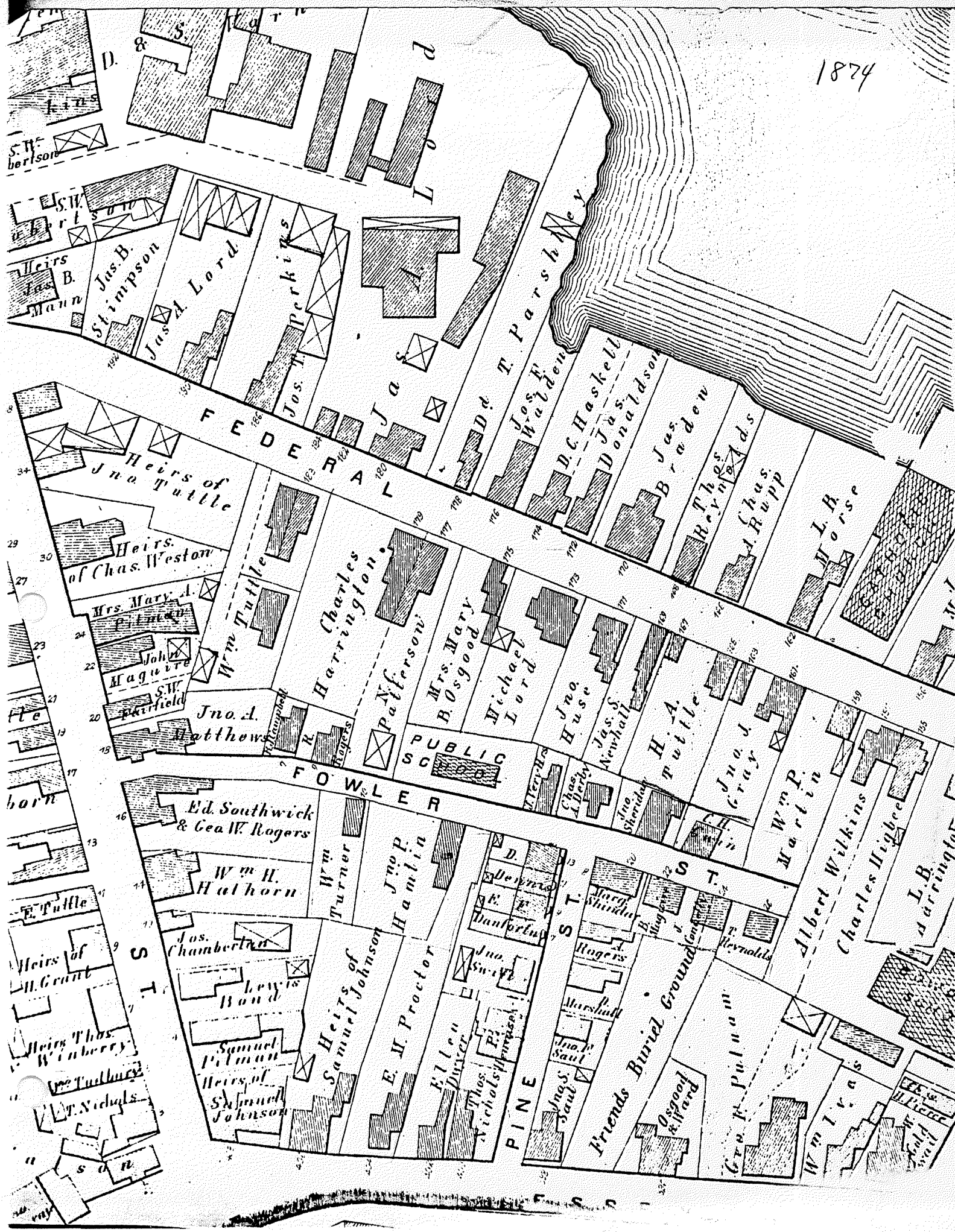
I Margaret Sheridan of Salem, in the  
County of Essex and Commonwealth of  
Massachusetts, do hereby declare this present  
writing to be a codicil to my last will  
and testament, bearing date of this twentieth  
(20<sup>th</sup>) day of February, nineteen hundred  
and eleven.

Whereas by said will I gave and bequeathed  
unto my nephew Thomas F. Sheridan the sum  
of Two hundred Dollars and whereas my  
said nephew has departed this life, now  
I do hereby give and bequeath One hundred



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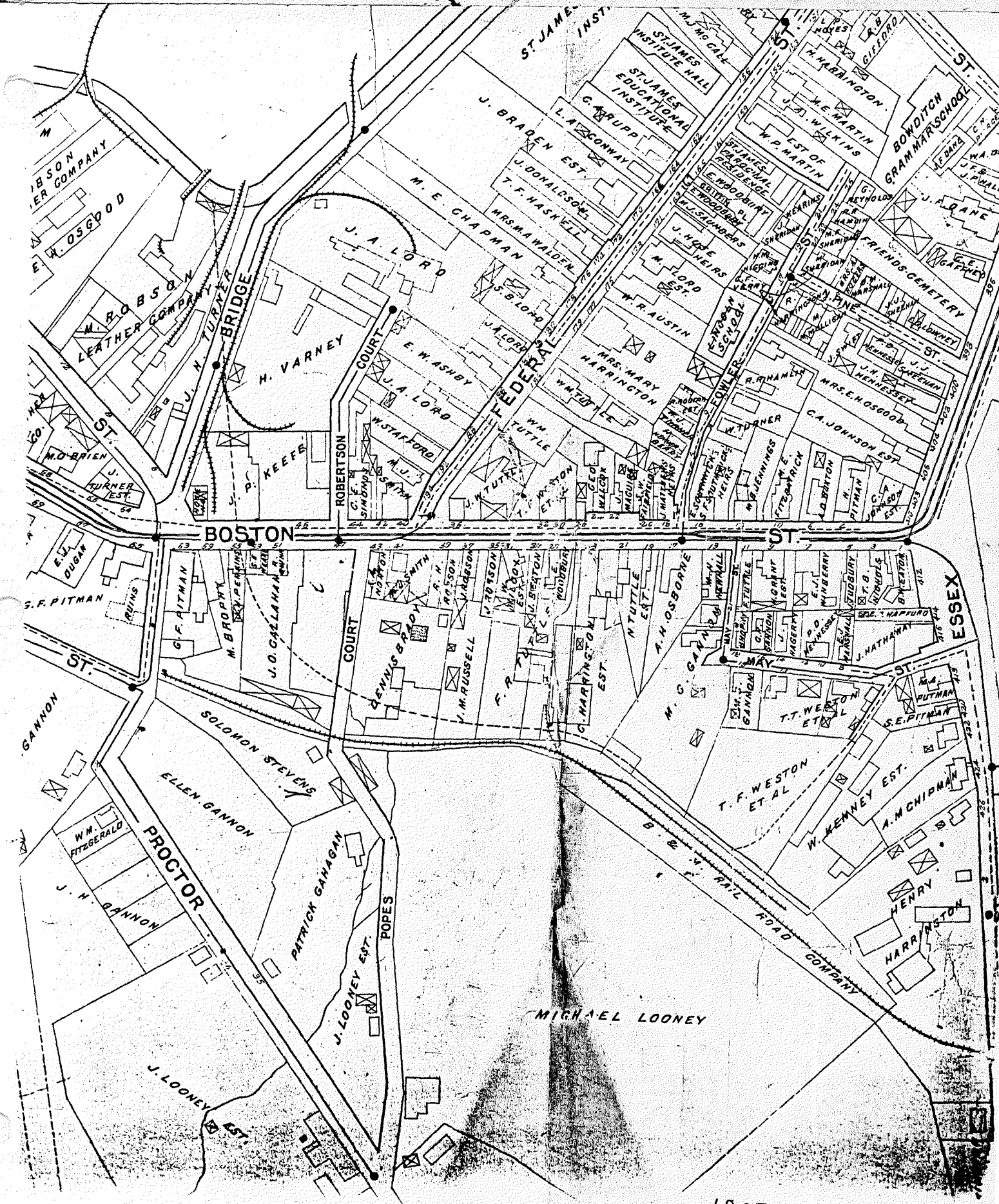
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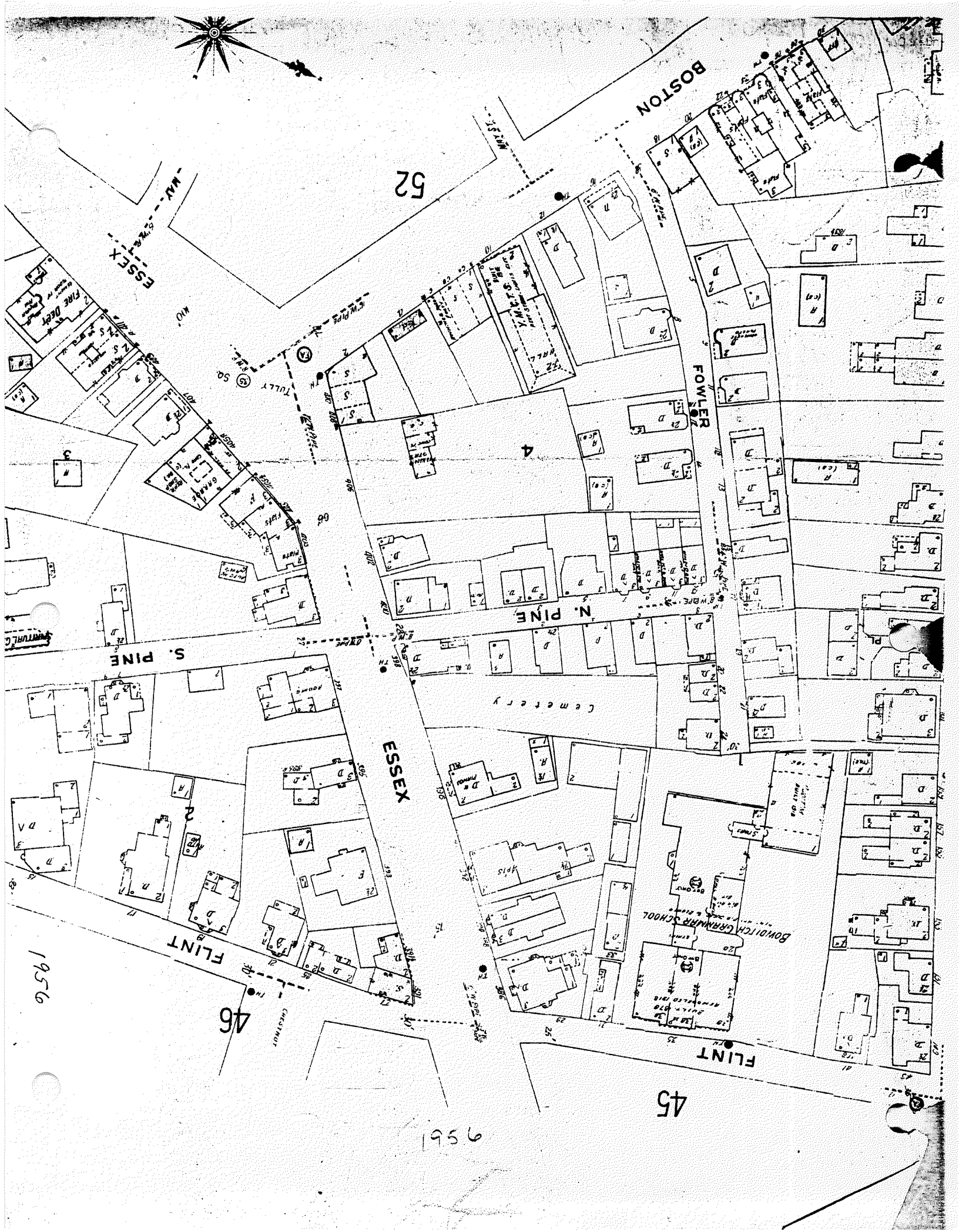
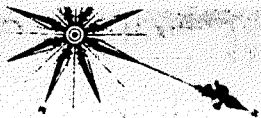
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FOWLER

N. PINE

S. PINE

ESSEX

BOWDITCH GRAMMAR SCHOOL

FLINT

FLINT

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1956