

Historic Salem Incorporated

OFFICE AT OLD TOWN HALL

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

2-4 Forrester Street

Built by

JOHN H. and JOSEPH M. PARSONS, masons and stucco workers
in 1871

Research by,
Joan Nestor
Verification by,
Joyce King
August 1984

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

2-4 Forrester Street (formerly 37-39 Forrester)

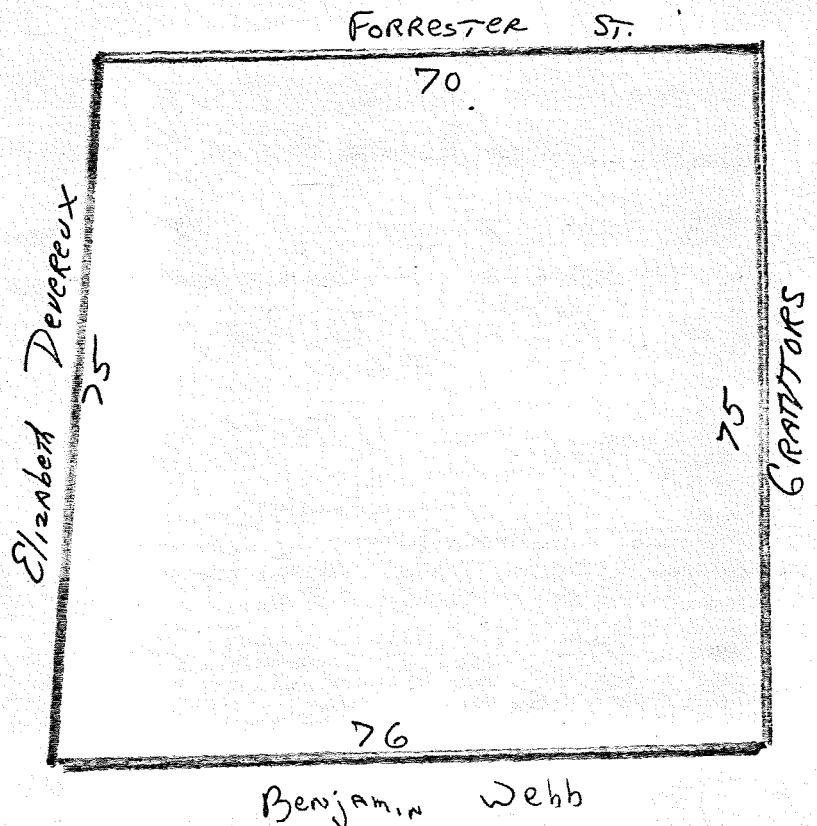
Book 829 page 272
Dec. 29, 1870
\$2,615.50

Benjamin Webb sold a parcel of his land to John H. and Joseph M. Parsons. Bound North 139.6' by Forrester St. East 75' by City of Salem South 139.6' by Webb's land West 75' by Devereux

The Parsons applied for and received a permit to build a house on this land on March 22, 1871.

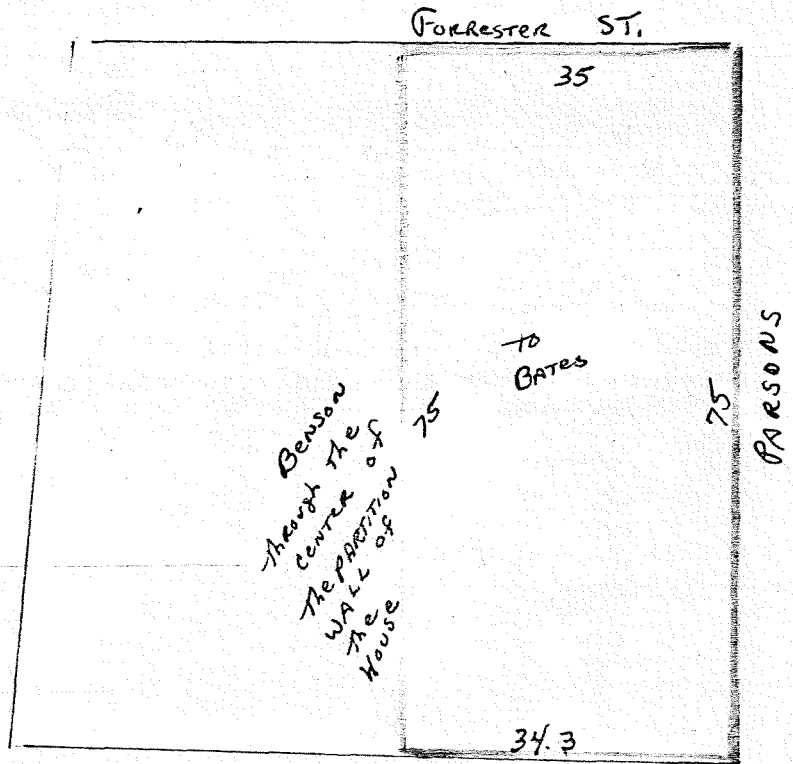
Book 857 page 221
May 23, 1872
\$14,500

John H. Parsons and Joseph M. Parsons conveyed a portion of the land, with "the buildings thereon", to Emery K. Benson:



Book 857 page 221
June 20, 1872
\$6,650
(side #4)

Emery K. Benson and wife Ruth E.
sold to Charles H. Bates the real
estate described as:



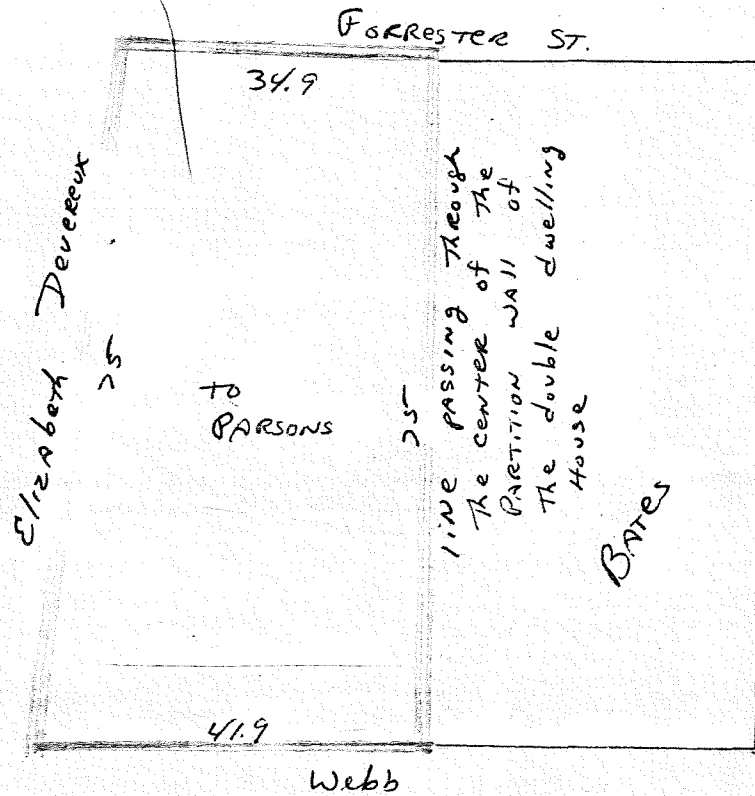
Webb

"Being part of the premises conveyed
to me by John H. and Joseph M. Parsons
by deed bearing date the twenty third
day of May A.D. 1872."

Book 921 page 48
Jan. 25, 1875
\$7,000
Subject to a mortgage
of \$4,000
(side #2)

Emery K. Benson and wife Ruth E.
sold "the message" to John H. and
Joseph M. Parsons:

Book 921 page 48 (cont.)

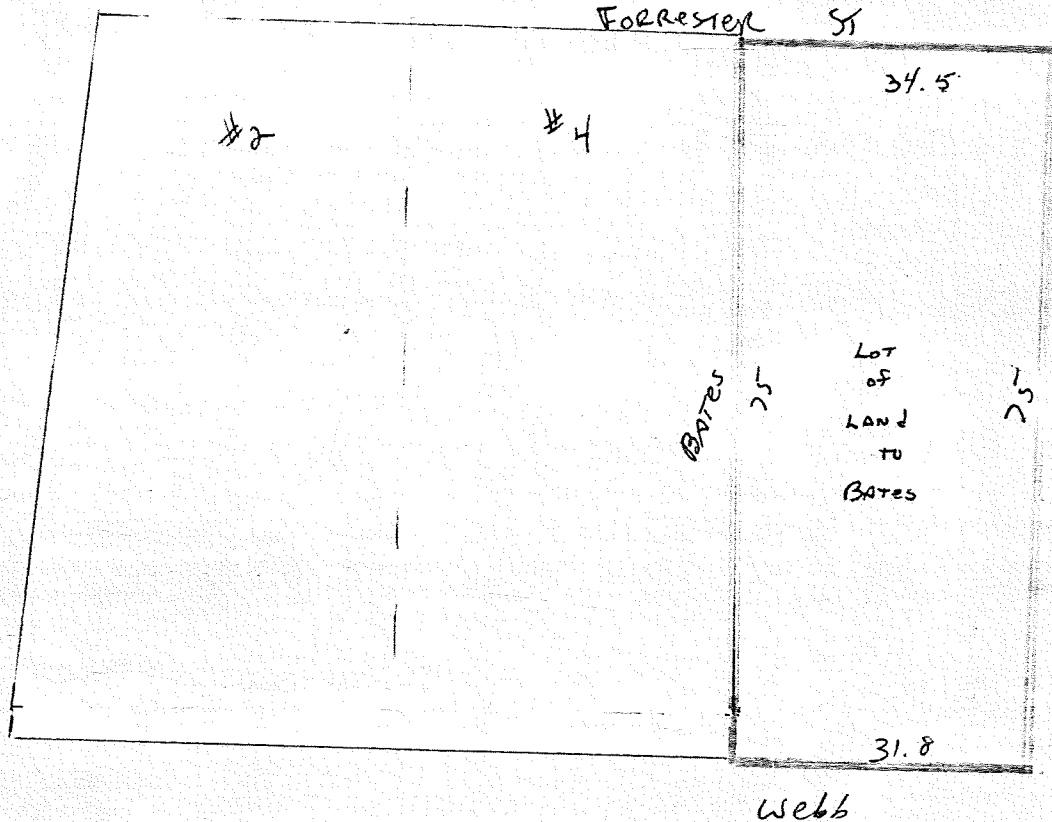


"The premises being part of the estate conveyed to the grantor by the grantee by deed recorded in Essex Registry of Deeds South District Book 857 page 221."

Book 936 page 270
Sept. 16, 1875
\$700
(side #4)

John H. Parsons and Joseph M. Parsons sold the parcel of land adjoining on the northeast side to Charles H. Bates:

Book 936 page 270 (cont.)



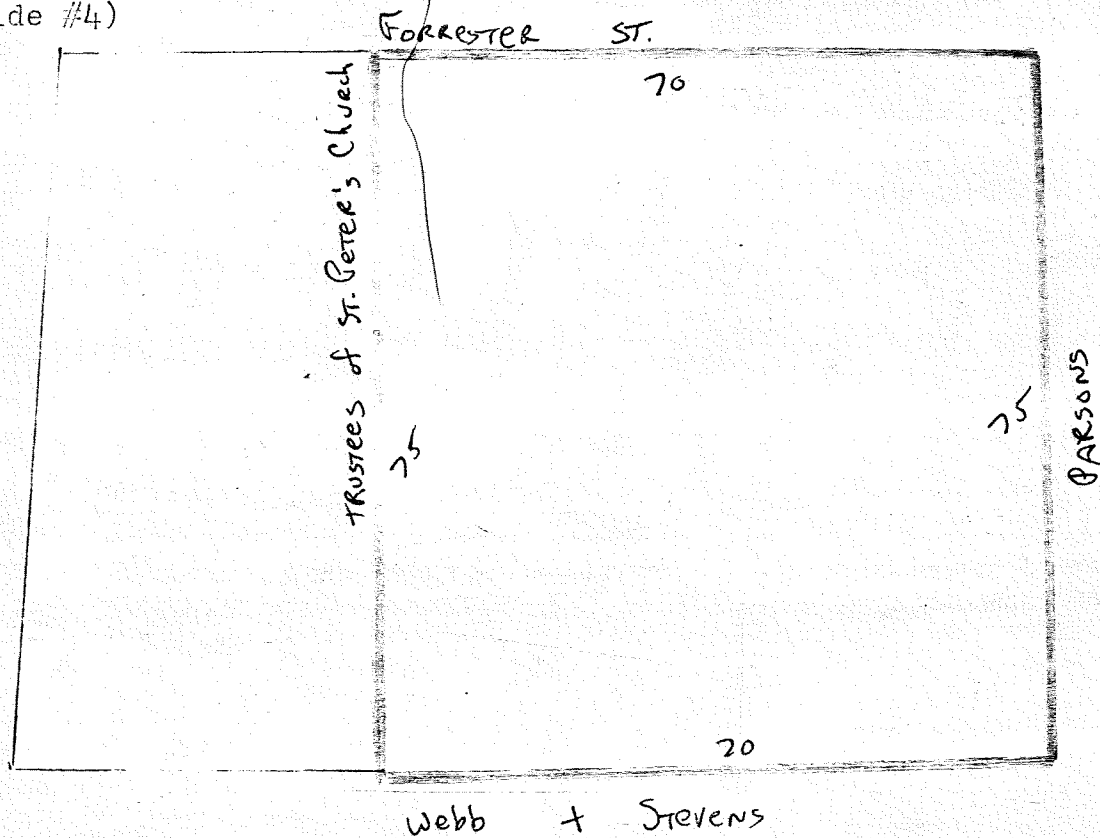
Book 987 page 221
Nov. 24, 1877
\$6,500
Subject to a mortgage
\$4,000
(side #2)

John H. Parsons and Joseph M. Parsons sold the land and buildings to James O. Safford, John Kilborn and Emery K. Benson all of Salem, Trustees of the Fund for the Purchase or Leasing of a Rectory for the use of the Rector of St. Peter's Church. The same land and building described in book 921 page 48. The declaration of trust was recorded in book 1195 page 213 (appendix A).

Book 1034 page 270
April 12, 1880
(side #4)

A straw deed was drawn by which Charles and Sarah A. Bates conveyed the property to George A. Curwin who in turn conveyed it back to Sarah A. Bates.

Book 1034 page 270 (cont.)
(side #4)



Book 2380 page 395
Oct. 26, 1917
\$4,200
(side #2)

William P. McMullan, William O. Safford, and George Taylor the trustees under a declaration of trust dated November 3, 1877 conveyed the land and buildings, the same as described in book 921 page 48, to Statira V. Hulbert. (The trustees were changed many time over the years as recorded in book 1409 page 53, book 1474 page 162, book 1590 page 488 and book 2122 page 538.)

Book 2741 page 380
Sept. 29, 1927
(side #2)

Statira V. Hulbert conveyed the land and buildings to Harry T. Hadley. The same premises conveyed by the deed of the Trustees of the St. Peter's Parish recorded in book 2380 page 395.

Book 2941 page 87
Dec. 6, 1932
(side #2)

Harry T. Hadley sold the land and buildings, the same as described in book 2741 page 380, to Allan W. Hamilton and Annie C. Hamilton.

Book 3197 page 407
Oct. 11, 1939
(side #4)

Paul M. Hubbard, Trustee appointed by the Probate Court, on the petition of Trustees of Donations to the Protestant Episcopal Church, under the will of Sarah A. Bates, sold the land and buildings "situate and now numbered 4 on Forrester Street", to Statira V. Hulbert. The same premises conveyed to Sarah A. Bates by George R. Curwen recorded in book 1034 page 270, and also the same premises conveyed to Charles H. Bates, husband of said Sarah A. Bates, by the following two deeds; one from Emery K. Benson recorded in book 857 page 221 and the other from John H. Parsons and another recorded in book 936 page 269.

Book 3264 page 20
July 23, 1941
(side #2)

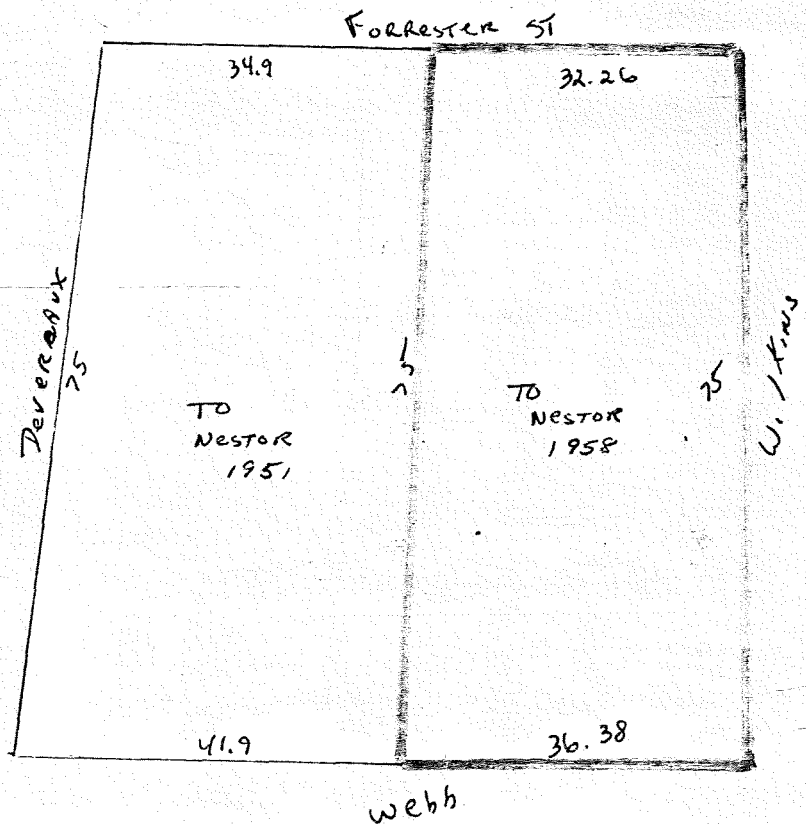
Allan W. and Evelyn A. Harrison sold the land and buildings, as described in book 2941 page 87, to Althea Winslow. Althea Winslow, a straw, conveyed the property to Evelyn A. Harrison.

Book 3853 page 252
Oct. 19, 1951
(side #2)

Evelyn A. Harrison conveyed the land and buildings, the same as described in book 3264 page 21, to Nicholas and Elizabeth M. Nestor.

Book 4483 page 147
August 7, 1958
(side #4)

Russell D. Hurlbert, executor under the will of Statira V. Hulbert, sold the land and buildings:



to Nicholas and Elizabeth M. Nestor.
"For title see book 3197 page 407."

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: The 1871 date is confirmed by the tax records:

"New house bld. cellar wall" lot of land 75 X 138

J. H. & J. M. Parsons value \$2,000

1872 - 37-39 Forrester St.

"New double house"

Emery K. Benson house \$5,000; land \$500

Charles H. Bates house \$4,000; land \$500

(was Dr. B. Webb's garden - taxed on Essex St. in 1870)

Charles Bates obtained a building permit on March 18, 1880 for
a bay-window on 37 Forrester St.

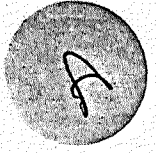
Declaration of Trust Whereas certain members of the Parish of St Peter's Church
St Peter's Church in Salem, Massachusetts, have contributed and have

(Salem)
(Over)

Contributors in list
two in 21st line
written over erasures
See B. 1409 P. 53.
See B. 1474 P. 122.
See B. 1590 P. 421.
See B. 2122 P. 538-9

agreed to contribute certain sums of money for the purpose of raising a fund for the purchase or leasing of a Rector for the use of the Rector of said Church. and whereas at a meeting of said contributors, James O. Safford, John Kilburn and Emery K. Benson, were selected to be Trustees of said fund, to whom the monies already collected are to be paid by the Wardens & Vestry of said Church, in whose hands they now are, and by whom the balance of said subscribed contributions are to be collected. Now, therefore for the purpose of declaring the trust upon which said fund is to be held, and the uses to which the same is to be applied, we the undersigned, the Trustees above named do hereby covenant and agree with said subscribers and with said Parish, as follows. viz. 1. That we will receive said funds already collected, and will collect the residue, and keep the same safely and securely invested, according to the best of our judgment and discretion, until said fund and its accumulations shall amount to the sum of seven thousand dollars. 2. When said fund shall amount to said sum or sooner if the same seem prudent and discreet to us we will purchase such suitable estate in the city of Salem as shall furnish a proper and fit residence for the Rector of St. Peter's Church and his family, if such estate can then be found and purchased with said fund, having proper regard to the necessity of reserving some portion of said fund for necessary repairs and for the payment of taxes and insurance. 3. In case it shall not be found practicable to purchase a suitable estate, then we will, if possible, hire or lease such estate as shall be obtainable for the same purpose, provided that no more than the net income of said fund shall be expended for such purpose. 4. In case it shall not be found practicable either to purchase such suitable estate, or to hire or lease such estate, then we will apply so much of the net income of said fund, to the payment of the rent of such house as shall actually be occupied by the Rector of said Parish for the time being, as shall be in our best judgment expedient. 5. In no case shall any part of the principal of said fund be used or applied to any other object or purpose than the purchase of, real estate for the use of the Rector of, said Parish and his family, as a residence. 6.





any vacancy in the Board of Trustees may be filled by the remaining members, but any mere Trustees shall signify no acceptance of said Trust by signing this agreement and declaration, or the Copy of it which is to be recorded in the Book of Records of said Parish. This declaration shall be placed in the custody of the Clerk of said Parish, who shall record the same at length in the Proprietor's Records. Witness our hands this third day of November A.D. 1877.

Witness to G.O.S. & E.S.B.
Chas. H. Miller
Francis Coy
(Witness to G.S.)
N.G. Simonds.

The insertion of the words "or sooner" of the same seems prudent and discreet to us" in Section 2 and the words "the rest of" in Section 4 were inserted before this instrument was signed.

Witness Chas. F. Curwen
Geo. W. Benson
Witness Geo. R. Curwen

James O. Safford
John Hilburn
Emery H. Benson

At a meeting of the Trustees of Rectory Fund held at St. Peter's Chapel on the evening of April 22^d 1878. a vacancy occasioned by the resignation of John Hilburn was filled according to the requirements of Section 6th of the articles of said Trust by the choice of Edward F. Balch to fill said vacancy.

James O. Safford
Emery H. Benson

I hereby accept the above Trust in accordance with the terms of the original instrument
Edward F. Balch

at a meeting of the Trustees of Rectory Fund held at St. Peter's Chapel on the evening of March 26^d 1883. a vacancy occasioned by the death of James O. Safford was filled according to the requirements of Section 6th of the articles of said Trust, by the choice of Francis Coy to fill said vacancy.

Emery H. Benson
E. F. Balch

Witness N. Simsman to E.S.B.
Wm. E. Fowler.

I hereby accept the foregoing Trust in accordance with the terms of the original instrument.
Francis Coy

Witness John Pickering } at a meeting of the Trustees of Rectory Fund held at No 329. Essex St. Salem on the evening of July 11th 1884. a vacancy occasioned by the resignation of Emery H. Benson was filled according to the requirements of Section 6th of the articles of said Trust by the choice of Chas. F. Curwen to fill said vacancy.

Witness (to E.F.B.) N.G. Simonds } E.F. Balch
to F.G. Geo. R. Curwen } Francis Coy

I hereby accept the foregoing Trust in accordance with the terms of the original instrument Chas. F. Curwen

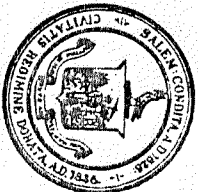
Witness Walter B. Perkins } Essex ss Rec^d April 25 1887.
50m past 10 a.m. Rec. + ex by Chas. S. Cogswold Rep

Batchelder Joseph, wheelwright, 6 Margin, house 17 Creek
 Batchelder Joseph E. clerk, 23 Lafayette, boards 17 Creek
 Batchelder Leonard, boards 9 Gardner
 Batchelder Nathan A. captain, house 9 Gardner
 Batchelder Richard, Naumkeag, boards 11 Prince
 Batchelder Samuel L. ticket master, E. R. R. house 3 Cedar
 Batchelder S. Gilman A. carpenter, house 24 Gardner
 Batchelder William L. supt. Masonic Hall, h. 48 Endicott
 Batchelor George Rev. house 25 Linden
 Bateman Richard Mrs. house rear 14 E. Webb
 Bates Atkins H. (28 Exchange, Boston), boards 76 Bridge
 Bates Charles H. bookkeeper (213 State, Boston), house 37
 Forrester
 Bates Frederick G. clerk, boards 120 Lafayette
 Bates (*George A.*) & Pousland (*Wm P.*), hairdressers, 246½
 Essex, house 25 Winthrop
 Bates Seyeth Mrs. widow, house 25 Winthrop
 Bates Thomas, currier, house rear 10 Sylvan
 Bates Wm. B. captain, house 76 Bridge
 Bates Wm. M. dentist, Essex, cor. Central, house 120 La-
 fayette
 Bathrick Josiah, laborer, house 23 High
 Battis Edward C. house 15 Andrew
 Battis George J. Mrs. house 51 Warren
 Battis (*James H.*) & Brown (*Willard H.*), tobacconists and
 cigar manufacturers, 30 Front, house 22 Brown
 Battis John, cooper, 147 Derby, house 15 Andrew
 Battis John 2d, clerk, 30 Front, house 22 Brown
 Beale James, currier, boards 8 Pingree
 Beals Charles, teamster, house 16 School
 Beals Leverett S. coachman, 9 Hamilton, house 6 Downing
 Beals William A. painter, house 10 Lathrop
 Bean Benjamin W. carpenter, boards 22 Orne
 Beane Samuel C. Rev. house 9 Williams
 Beardslee Marcus H. carbuilder, house 13 Meadow
 Beatty Alexander, boots and shoes, 149 Essex, house do.
 Beaver James, watchman, 11 Front, house 20 Becket
 Becker Peter, saloon, 7 Derby square, house 23 Carlton
 Beckerman William (Boston), house 65½ Bridge
 Beckett Daniel C. house 42 Derby
 Beckford Asa N. house 22 Fowler
 Beckford Charles A. inspector, Custom House, h. 31 Ocean
 avenue
 Beckford Charles H. & J. W., flour and grain, and grist
 mills, 13 Front, Union wharf, and 65 Grove, house 120
 North
 Beckford Eben, watchman, 11 Front, house 11 Vale
 Beckford George A. morocco dresser, boards 11 Vale
 Beckford John, morocco dresser, house 14 Aborn

Beckford John M. watchman, 11 Front, house 14 Hathorne
 Beckford Josiah Mrs. house 18 School
 Beckford Josiah W. (*C. H. and J. W. Beckford*), boards at
 Wakefield
 Beckford Malinda, widow, house 14 Hathorne
 Beckford Mary, widow, house 26 Federal
 Beckford Merrill W. tanner, boards 14 Boston
 Beckford Samuel E. grocer, house 54 Bußum
 Beckford, see also Bickford
 Beede Benjamin N. laborer, house 26 Essex
 Beede John, trader, house rear 16 Lemon
 Beers George, fireman, house 18 Ives
 Beetle Lorenzo L. clerk, 279 Essex, house 2 Fede,
 Begg Sarah A. nurse, house 93 Boston
 Begg William H. engineer, house 93 Boston
 Behan James, tanner, house 36 Grove
 Bell John H. carpenter, rear 8 North, house 3 Lynn
 Bellows Catharine, widow, house 37 Congress
 Bellows Richard, laborer, house 37 Congress
 Belval Xavier, laborer, house 32 East Gardner
 Belvard Louis, laborer, house 12 Naumkeag
 Bengal Bagging Co., office Asiatic Bank building
 Benjamin Charles A. (*Northend & Benjamin*), counsellor,
 22½ Essex, boards 346 do.
 Bennett Frank, laborer, house 168 Derby
 Bennett George A. shoecutter, boards 11 North Pine
 Bennett George H. shoemaker, house 22 Derby
 Bennett George W. harness maker, house 11 North Pine
 Bennett Harrison, tin peddler, boards 105 North
 Bennett John, carpenter, boards 18 Daniels
 Bennett J. W. Mrs. boarding house, 1 Pickman place
 Bennett Patrick, laborer, house 18 Daniels
 Bennett Samuel S. tinsmith, house 33 Walter
 Benoit Joseph, operative, house 5 Naumkeag
 Benson Charles A. cook, house 6 Creek
 Benson Emery K. house 39 Forrester
 Benson George W. (Columbia Nat. Bank, 65 State, Boston),
 house 52 Forrester
 Berger Thomas, house 8 Congress
 Birmingham Maurice, provisioner, 13 Pingree, house do.
 Birmingham Walter, boards 13 Pingree
 Birmingham, see also Birmingham
 Bernard Andrew A. cooper, house 10 Hardy
 Bernard Charles H. at lead works, house 8 Hubon
 Bernard Freeman, blacksmith, house 17 Boston
 Berrick Margaret, widow, house 15 Essex
 Berry Alonzo P. shoe cutter, house 7 Phelps
 Berry Charles E. currier, house 33 Upton
 Berry Charles F. clerk, 117 Derby, boards 41 Essex

1874
 P. 143

PARSONS, JOHN H & J.M. MASONS AND STUCCO WORKERS
 105 ESSEX, HOUSE 67½ do.



SALEM PUBLIC LIBRARY

Salem, Massachusetts 01970

PATRICK J. CLOHERTY, JR., *Director*

June 29, 1981

Dear Ms. Baur:

In checking the Salem City Directories for the Victoria Hospital at 4 Forrester St. I found the following information:

Miss Statora V. Hulbert was nurse to Mrs. Charles H. (Sarah A) Bates at 37 Forrester St. (1893-94), 2 Church St. (1897-1908) and 4 Forrester St. (1985-96 and 1909-1913). Mrs. Bates died May 11, 1913.

Miss Sanni Hagan is listed as living at and operating a medical gymnasium at #4 from 1909-1915. The 1916 directory lists her at 82 Essex St. and in 1920 she moved to Beverly where she was listed as a masseuse.

#4 is first listed as a hospital in 1916 - listed as S.V. Hulbert private hospital. In 1917 it is Victoria Hospital and in 1920 it is Victoria General Hospital. The last listing for the hospital is 1926.

Statora V. Hulbert continued to be listed at 4 Forrester St. until 1944.

I couldn't find any other material on Victoria Hospital. Perhaps the Library of the Essex Institute has something more on it.

I hope this will be of help to you. We have the Directories here if you want to go through them, and also the notes I made while checking them.

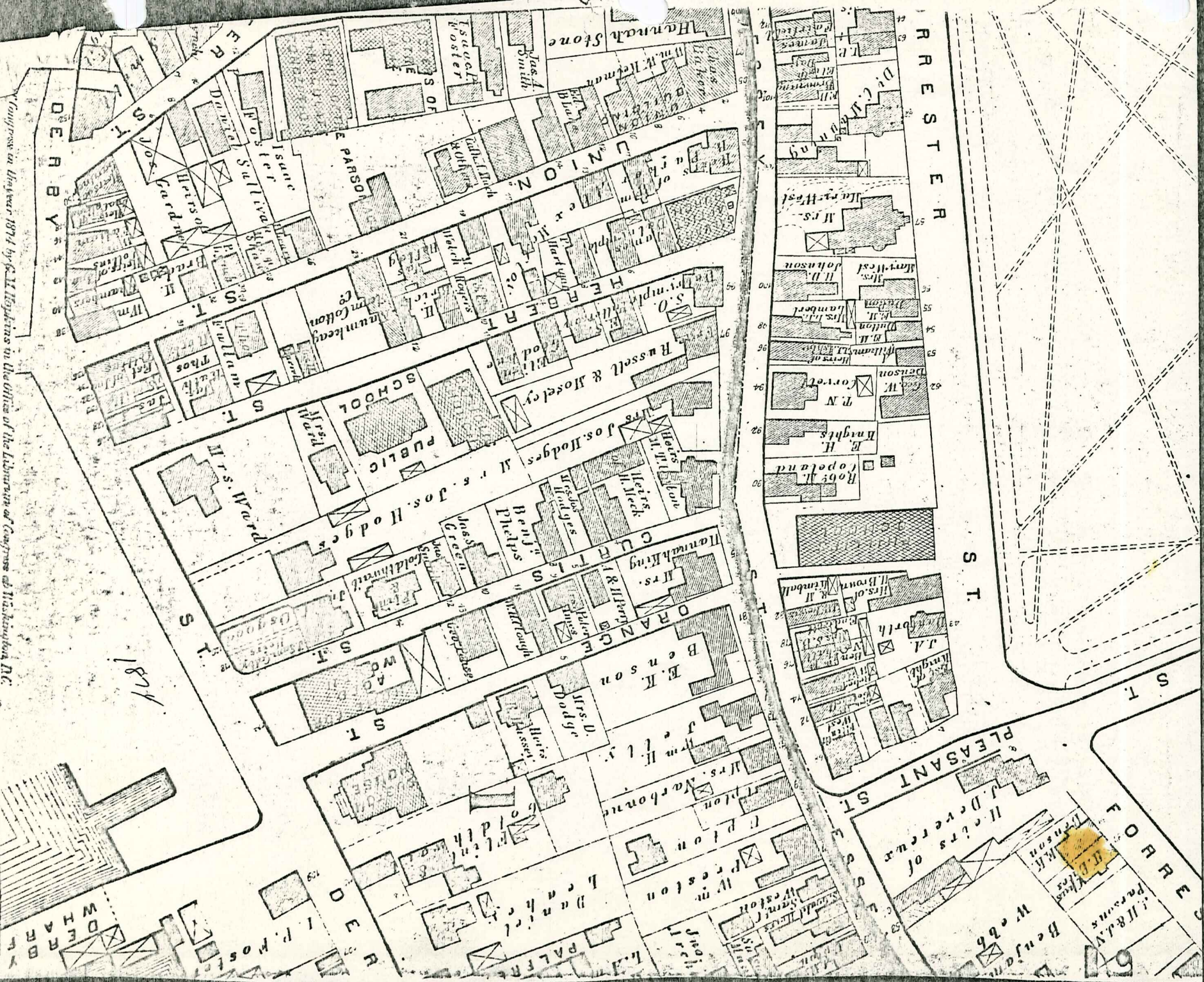
Sincerely,

Elizabeth M. Armand

Elizabeth M. Armand
Reference Librarian

Congress in December 1874 by G. H. Hopkins in the Office of the Librarian of Congress at Washington, D.C.

1874



P R E S T E R

S T

P L E A S A N T

W H A R F

57

