

Historic Salem Incorporated

OFFICE AT OLD TOWN HALL

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

116-118 FEDERAL STREET

LEACH-NICHOLS HOUSE

built circa 1782

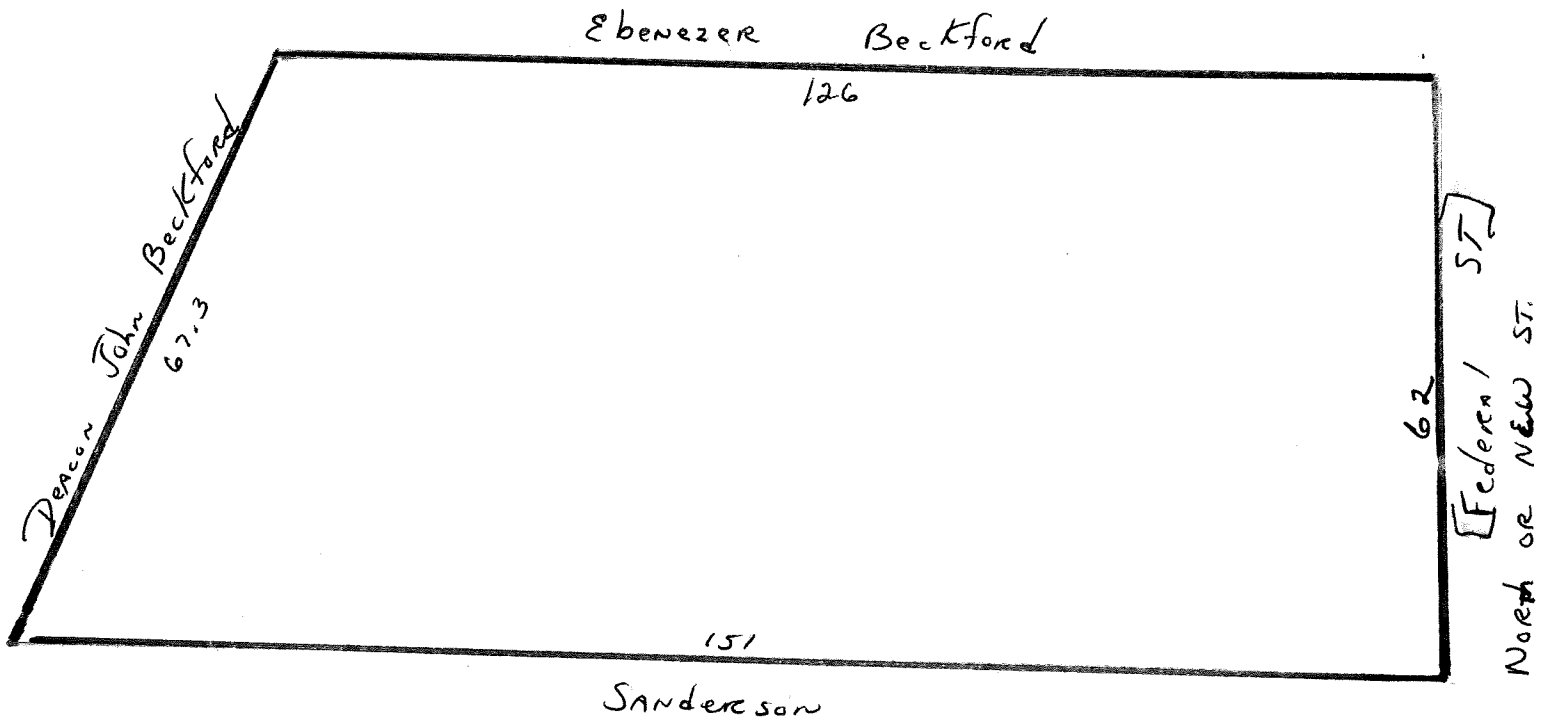
Research by,
Joyce King
August 1986

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

116 FEDERAL STREET

BOOK 140 PAGE 152

DATE -	January 19, 1782
CONSIDERATION -	200 pounds
GRANTOR (seller) -	Ebenezer Beckford, merchant
GRANTEE (buyer) -	John Leach, mariner
DESCRIPTION -	Lot of land



BOOK 172 PAGE 191

DATE - June 8, 1803
CONSIDERATION - \$4,000
GRANTOR (seller) - John Leach
GRANTEE (buyer) - Ichabod Nichols
DESCRIPTION - Dwelling house and land

BOOK 175 PAGE 253

DATE - February 14, 1805
CONSIDERATION - \$5,200
GRANTOR (seller) - Ichabod Nichols
GRANTEE (buyer) - George Nichols
DESCRIPTION - Dwelling house and land

BOOK 198 PAGE 146

DATE - August 27, 1812
CONSIDERATION - \$6,000
GRANTOR (seller) - George Nichols
GRANTEE (buyer) - Ebenezer Seccomb
DESCRIPTION - Dwelling house and land
PREVIOUS REFERENCE - Being the same real estate conveyed
by Ichabod Nichols as recorded in
book 175 page 253

own. Seccomb
to Hinkley
162 218 100 116

We John Towne merchant and Theodore Barnes Esq^r both of Salem in the County of Essex and Commonwealth of Massachusetts on oath do severally depose and say that on the second day of July in the year of our Lord one thousand eight hundred and twenty one, Ebenezer Seccomb of said Salem merchant in our presence delivered quiet and peaceable possession of a certain piece of land and the dwelling house and tenements thereon situate in Federal Street so called in said Salem, and mortgaged by said Ebenezer Seccomb to David Hinkley of Boston in the County of Suffolk merchant by deed of Mortgage, dated the eleventh day of December in the year of our Lord one thousand eight hundred and eighteen to secure payment of a certain note given by said Seccomb to said Hinkley for the sum of twenty one hundred dollars unto Ebenezer Mosley of Newburyport in said County Esq^r as the agent and attorney of the said David Hinkley and for his use and benefit - And we further testify that the possession of the said Estate was declared by the said parties to be given to the said Hinkley as aforesaid for the breach of the condition expressed in said mortgage deed, and with intention to foreclose the equity of redemption.

Theodore Barnes

John Towne

Essex ss. Town of Salem this thirtieth day of January in the year of our Lord one thousand eight hundred and twenty two personally appeared before us the subscribers two Justices of the Peace in and for the County of Essex Quorum minus the aforesaid deponents and after being carefully examined and duly cautioned to testify the whole truth, and nothing but the truth severally made oath that the foregoing deposition by them subscribed is true. Taken at the request of John Punchard of said Salem Esq^r to be preserved in perpetual remembrance of the thing. And we duly notified all persons living within twenty miles of this place of caption we knew to be interested in the property to which the said deposition relates, and Ebenezer Seccomb attended in behalf of himself and George S. Johnson John Punchard and Isaiah Fletcher to whom said Seccomb has assigned the equity of redemption of said estate for the benefit of the creditors of said Seccomb and of the late firm of Seccomb and Williams

Leverett Saltonstall

Benj. Merrill

Essex ss. Received March 19. 1822. recorded and examined by Amos Choate Reg^r

As shown in the previous document, Ebenezer Seccomb lost possession of his land and dwelling house, on January 30, 1822, to David Hinkley. The next owner of record is John Punchard. The deed to Mr. Punchard must have been unregistered, but the transaction is recorded in the Memorandum of Prices of Houses, Vessels and Goods Sold in Salem, 1821-1826:
1824 Sept.

"John Punchard bought the house in Federal street lately belonging to Ebenezer Seccomb."

BOOK 240 PAGE 195

DATE -	April 22, 1826
CONSIDERATION -	\$4,500
GRANTOR (seller) -	John Punchard
GRANTEE (buyer) -	William Punchard
DESCRIPTION -	Being the same estate in and upon which I now reside, with dwelling house and singular the other buildings and erections of every kind that are now on said estate.

BOOK 261 PAGE 30

DATE -	July 12, 1831
CONSIDERATION -	\$3,300
GRANTOR (seller) -	William Punchard, of Meredian Springs Miss., gentleman
GRANTEE (buyer) -	Samuel Chamberlain and Samuel Chamberlain Jr.
DESCRIPTION -	Dwelling house and out building
PREVIOUS REFERENCE -	Being the same premises I purchased of John Punchard Esq., as recorded in book 240 page 195

BOOK 298 PAGE 76

DATE - April 5, 1837
CONSIDERATION - \$2,300
GRANTOR (seller) - Samuel Chamberlain and Samuel Chamberlain Jr.
GRANTEE (buyer) - John H. Nichols
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Being the whole estate that was conveyed to us by William Punchard July 12, 1831

BOOK 320 PAGE 268

DATE - October 1, 1840
CONSIDERATION - \$2,500
GRANTOR (seller) - John H. Nichols
GRANTEE (buyer) - John Punchard
DESCRIPTION - Undivided half part
PREVIOUS REFERENCE - Being the same estate conveyed to us by Samuel Chamberlain and Samuel Chamberlain Jr.

BOOK 450 PAGE 148

DATE - September 9, 1851
CONSIDERATION - \$1,150
GRANTOR (seller) - Mary, John and James Chamberlain
GRANTEE (buyer) - Samuel Chamberlain and Samuel Chamberlain Jr.
DESCRIPTION - All our right in the dwelling house and land
PREVIOUS REFERENCE - The same premises purchased by the late Samuel Chamberlain and his son Samuel Chamberlain Jr.

BOOK 676 PAGE 3

DATE - October 10, 1864
CONSIDERATION - \$2,150
GRANTOR (seller) - George Punchard
GRANTEE (buyer) - Seth S. Currier
DESCRIPTION - Half of the dwelling house and land
PREVIOUS REFERENCE - The same conveyed by John H. Nichols.
Part from the will of my father John
and part by the will of my sister
Kezia

BOOK 1004 PAGE 145

DATE - September 20, 1878
CONSIDERATION - \$3,550
GRANTOR (seller) - Samuel Chamberlain
GRANTEE (buyer) - Edward W. Chamberlain
DESCRIPTION - Land and building
PREVIOUS REFERENCE - For my title refer to deed from Mary
Chamberlain et al book 450 page 148

BOOK 1268 PAGE 445

DATE - November 7, 1889
CONSIDERATION - \$1
GRANTOR (seller) - Edward W. Chamberlain of Louisville,
Kentucky et al
GRANTEE (buyer) - Daniel Low
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Same premises described in mortgage
deed assigned to grantor in book 1004
page 145

BOOK 1541 PAGE 109

DATE - February 21, 1898

CONSIDERATION - \$1

GRANTOR (seller) - Susan D. Currier, widow of Seth

GRANTEE (buyer) - Seth Frederic Low

DESCRIPTION - One half of undivided real estate with the north half of the wooden barn or woodhouse as the partition now stands and all the west tenement in the dwelling house late occupied by Kezia Punchard, with an equal right in and to the front entry in said dwelling house and in to the outer cellar door and passageway leading therefrom to the cellar under the west tenement.

PREVIOUS REFERENCE - The same conveyed by said George Punchard to my late husband Seth S. Currier.

BOOK 2517 PAGE 172

DATE - May 20, 1922

CONSIDERATION - None given

GRANTOR (seller) - Robert M. Mahoney and Seth F. Low trustees under the will of Daniel Low

GRANTEE (buyer) - Ara N. Sargent

DESCRIPTION - Half of the real estate

PREVIOUS REFERENCE - Being the same premises conveyed by deed of Edward W. Chamberlain et al

BOOK 2517 PAGE 172

DATE - Ma 20, 1922

CONSIDERATION - None given

GRANTOR (seller) - Seth Frederic Low

GRANTEE (buyer) - Ara N. Sargent

DESCRIPTION - Half of the real estate

PREVIOUS REFERENCE - Being the estate conveyed by John H. Nichols to John Punchard book 320 page 268

BOOK 3507 PAGE 182

DATE - February 6, 1947

CONSIDERATION - None given

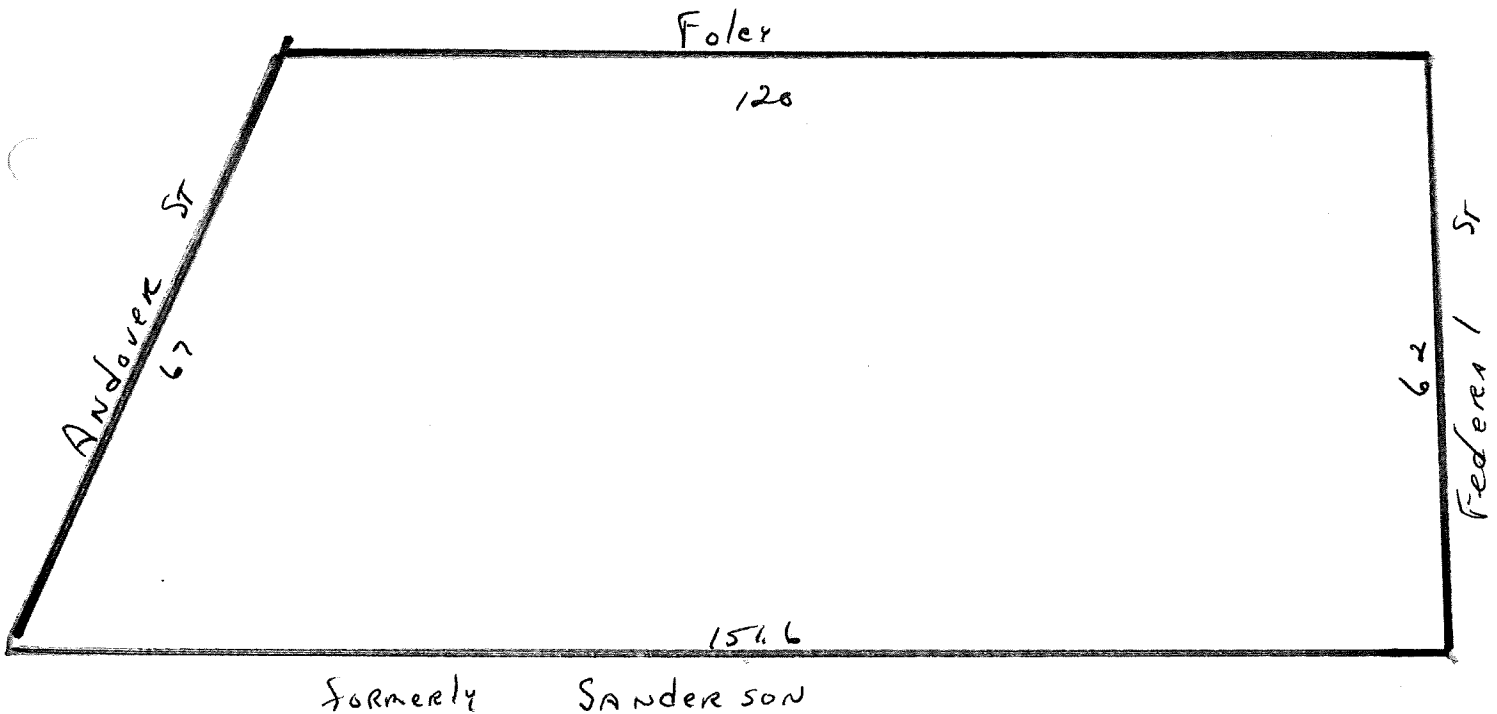
GRANTOR (seller) - Mary B. Tudbury

GRANTEE (buyer) - Eugene A. O'Donnell

DESCRIPTION - 116 & 118 Federal Street

PREVIOUS REFERENCE - Intending to include all real estate on Federal and Andover Streets assessed by the city to Ara N.

Sargent also see deeds to Ara N. Sargent from Robert Mahoney et al book 2517 page 172 and probate Ara N. Sargent and Mary B. Tudbury



BOOK 3640 PAGE 104

DATE - December 24, 1948

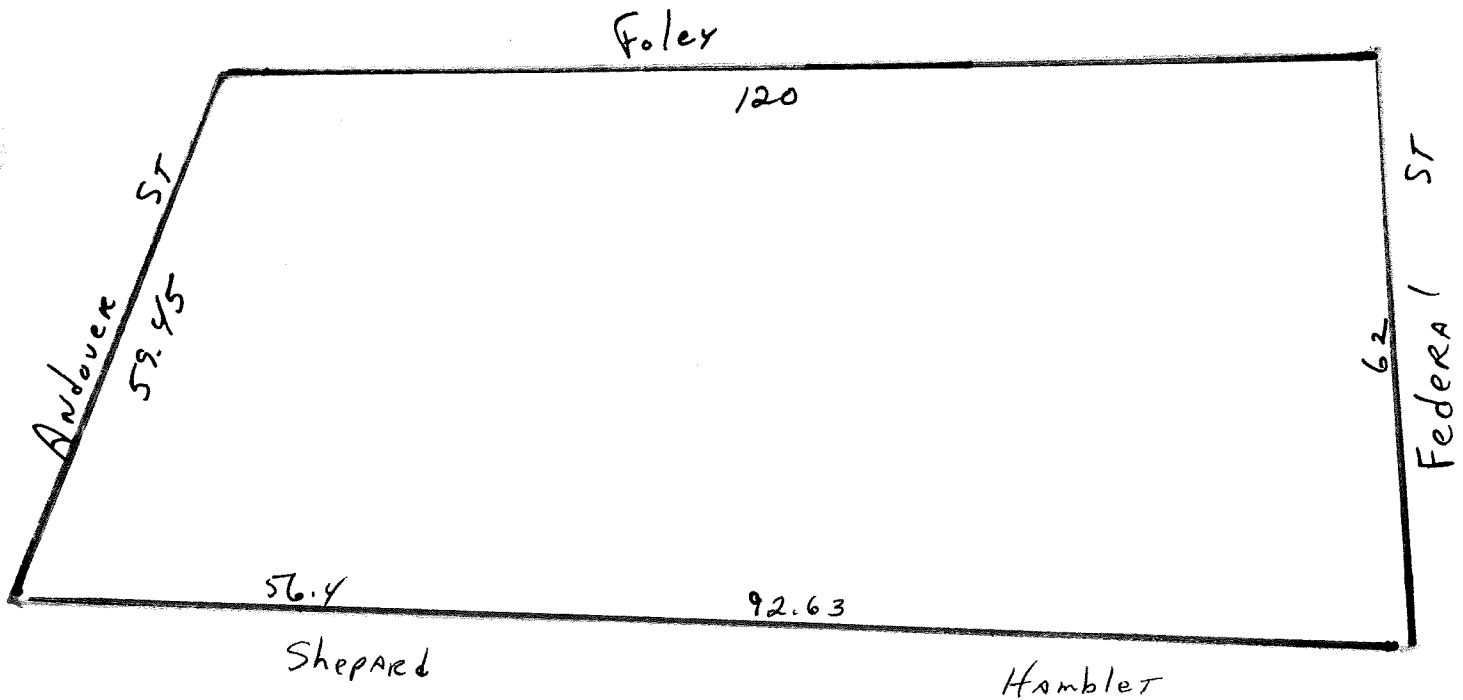
CONSIDERATION - None given (mortgage \$13,500)

GRANTOR (seller) - Eugene F. O'Donnell

GRANTEE (buyer) - Walter B. and Mary F. Lee

DESCRIPTION - Land and building

PREVIOUS REFERENCE - The same premises conveyed to Ara Sargent book 2517 page 172. Except portion conveyed by Ara N. Sargent to Ethelwyn Shepard book 2800 page 313. The same conveyed to me by deed book 3507 page 182.



BOOK 3898 PAGE 556

DATE - May 29, 1952
CONSIDERATION - None given
GRANTOR (seller) - Walter B. and Mary F. Lee
GRANTEE (buyer) - Eugene W. and Emily G. Rose
DESCRIPTION - Land and building
PREVIOUS REFERENCE - For title see deed book 3640 page 104

BOOK 4863 PAGE 388

DATE - December 28, 1961
CONSIDERATION - None given
GRANTOR (seller) - Eugene W. and Emily G. Rose
GRANTEE (buyer) - Seacoast Realty Co. Inc.
DESCRIPTION - Land and building
PREVIOUS REFERENCE - The same premises conveyed to us by
deed of Walter B. Lee et ux book 3898
page 556

BOOK 5179 PAGE 326

DATE - June 12, 1964
CONSIDERATION - None given
GRANTOR (seller) - Seacoast Realty Co. Inc.
GRANTEE (buyer) - Bradford and Adrienne E. Marvin
DESCRIPTION - Land and building
PREVIOUS REFERENCE - The same premises conveyed to grantor
herein by deed of Eugene and Emily
Rose

BOOK 5576 PAGE 188

DATE -	November 27, 1968
GRANTOR (seller) -	Bradford and Adrienne E. Marvin
GRANTEE (buyer) -	James A. and Joan M. Bailey
DESCRIPTION -	Land and building
PREVIOUS REFERENCE -	Being the same premises conveyed by deed of Seacoast Realty on June 12, 1964 and recorded in book 5179 page 326

116-118 FEDERAL STREET

NOTES:

"This three-story plus hip roof house has kept its original style intact. The boldly pedimented, pilastered central entrance on the five-bay facade has a four-light transom over the door, a typical feature of the Pre-Federal period.

John Leach, son of Robert and Mary (Trask) Leach, was born in Salem in 1747. He was very active during the Revolutionary War and commanded private armed vessels: the ship "Brutus" 20 guns, 110 men; brig "Franklin" 18 guns, 90 men; brig "Eagle" 14 guns, 70 men; schooner "Dolphin" 6 guns, 25 men and the schooner "Greyhound" 8 guns, 35 men.

Captain John Leach built this house shortly after purchasing the land in January 1782 and just prior to his marriage to Ruth Ropes which occurred on May 18, 1783. Their children:

Joseph b. April 28, 1774; died 1799

Charles b. September 15, 1785; died October 3, 1785

Charles b. December 27, 1786

Ruth b. December 20, 1788; died November 20, 1857

Mary b. February 18, 1791

George b. February 25, 1793; died August 18, 1823

Hardy b. March 14, 1796; died August 22, 1839

Joseph b. December 4, 1800; died October 3, 1817

Benjamin b. December 16, 1802; died August 26, 1838 Captain Leach died at sea in 1804. Ruth Leach died on May 18, 1850.

George Nichols, the son of Ichabod and Lydia (Ropes) Nichols, was born in Salem July 4, 1778. He married Sally Peirce in November 1801. George made a number of voyages to Europe and the Indies, several as captain of his ship. He made only two voyages after his marriage, and retired from the sea apparently with great relief in 1804. Sally and George Nichols had eight children. (Witch's Breed by Susan Nichols Pulsifer)



D-6

D-6 ORNE-PRINCE HOUSE

c. 1788

108-110 Federal Street

NR; MHD

PAGE-LAWRENCE-FARRINGTON HOUSE

c. 1786

112-114 Federal Street

NR; MHD

LEACH-NICHOLS HOUSE

c. 1782

116-118 Federal Street

NR; MHD

The trio of early Federal-style, three-story wooden dwellings situated in the block between Beckford and Lynn streets (facing south) form Salem's most impressive immediate post-Revolutionary War streetscape. The house at number 108-110, though it looks to be of a later vintage, was built by sailmaker John Orne c. 1788, but was sold to Rev. John Prince in 1793. The Prince family held title to the property until 1859, after which it was owned by the Parsons and the Moores. It was David Moore who raised the building onto a high foundation and had it remodeled and expanded to the rear. Protected by a hipped roof, the house has retained such clearly Federal features as a molded classical cornice and molded window frames. The recessed trabeated doorway also dates from the time when the house was constructed.

The house numbered 112-114 is unusual in that it has a pitched instead of a hipped roof (see also A-31). Erected by distiller John Page c. 1786, it was acquired by the Lawrence sisters in 1823, before passing in 1845 to druggist George P. Farrington, who owned

torian bracketed window hoods and a heavy doorway surround, recently replaced by a pedimented and pilastered surround more appropriate to the period of the structure. Supposedly the famous lawyer Rufus Choate also resided here for a time.

The facade of the house situated at numbers 116-118 bears some resemblance to that of the Joseph Felt house (1794/95) (see D-7) across the street, but lacks the crisply molded window caps and precise friezes of its neighbor. The boldly pedimented and pilastered Palladian doorway is a typical feature of early Federal domestic architecture. This building was erected c. 1782 by mariner John Leach on land purchased from Ebenezer Beckford. Ichabod Nichols bought the property in 1803 and sold it in 1805 to his son George, who lived there with his bride Sally (Peirce) until 1811. From 1831 until the 1860s the PUNCHARD and Chamberlain families shared the house.



D-7

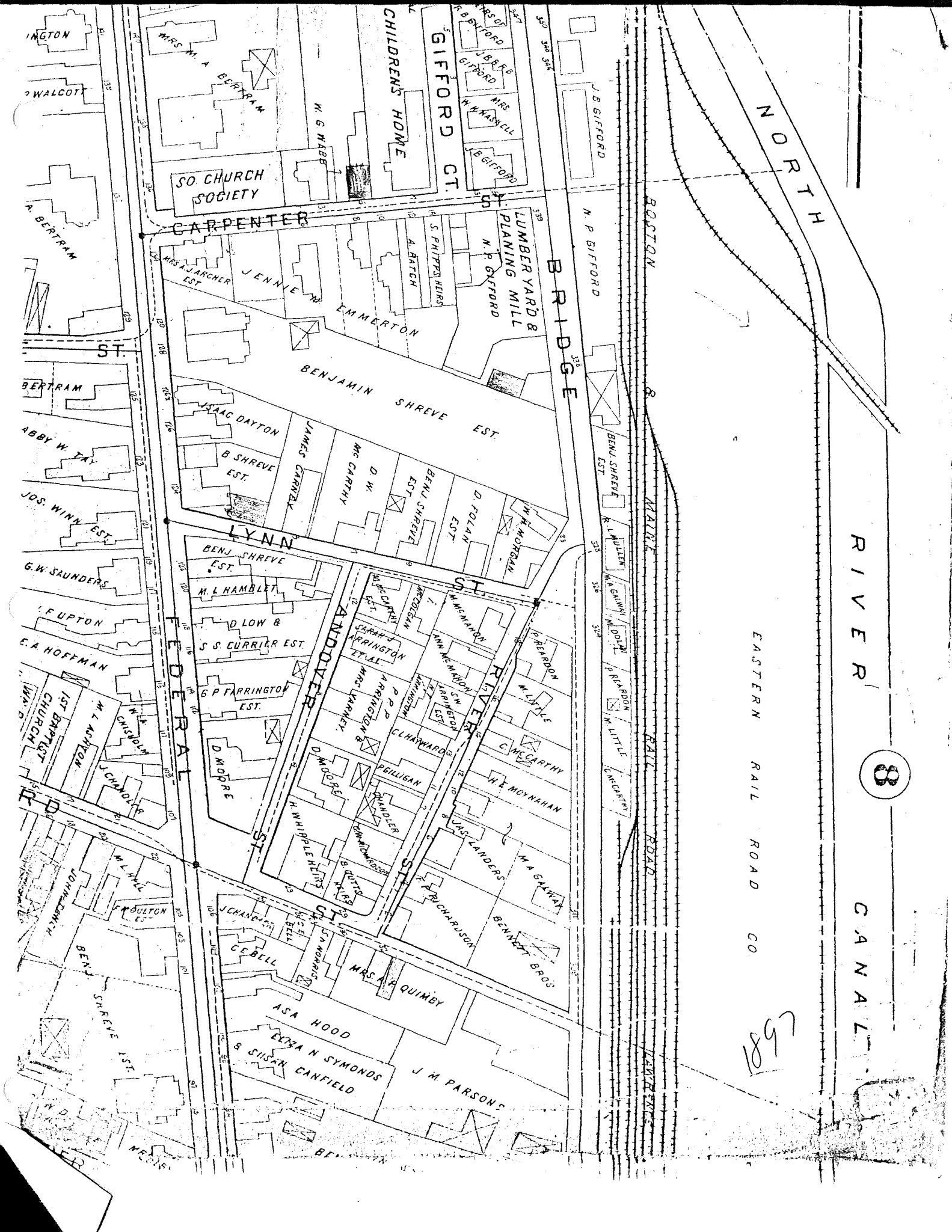
D-7 JOSEPH FELT HOUSE

1794/95

113 Federal Street

NR; HSI; MHD

Set within a few feet of the street, this square, symmetrical hipped-roof, three-story wooden house is a nicely proportioned and handsomely detailed example of early Salem Federal domestic architecture. A legacy from the pre-Revolutionary era is the front central Palladian doorway, featuring fluted Doric pilasters and a closed, molded triangular pediment set on an entablature decorated with



RIVER

8

CANAL

EASTERN RAIL ROAD CO

1890

NORTH

BOSTON

MAINE

RAILROAD

LANE

BRIDGE

GIFFORD CT.

SO. CHURCH SOCIETY

CARPENTER ST.

LUMBER YARD & PLANING MILL

BENJAMIN SHREVE EST.

LYNN ST.

BENJ. SHREVE EST.

M. L. HAMBLER

S. S. CURRIER EST.

G. P. FARRINGTON EST.

FEDERAL ST.

ANDOVER ST.

RIVER ST.

W. H. WHIPLETT ST.

CEBELL

J. CHANG

ASA HOOD

LYRA N SYMONDS

SUSAN CANFIELD

J. M. PARSONS

INGTON

WALCOTT

A. BERTRAM

BERTRAM

ABBY W. TAYLOR

JOS. WINN EST.

G. W. SAUNDERS

L. F. UPTON

E. A. HOFFMAN

1ST BRISTOL CHURCH

M. L. ASHON

J. CHANDLER

M. L. HALL

J. BULLTON

BENJ. SHREVE EST.

MRS. A. QUIMBY

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MRS. A. LARCHER EST.

JENNIE W.

EMMERTON

A. RATCH

S. PHIPPS

N. P. GIFFORD

JAAC DAYTON

B. SHREVE EST.

JAMES CARROLL

MC CARTHY

D. W.

BENJ. SHREVE EST.

D. FOLAN EST.

W. M. MORGAN

BENJ. SHREVE EST.

M. L. HAMBLER

D. LOW &

S. S. CURRIER EST.

G. P. FARRINGTON EST.

D. MOORE

H. WHIPLETT ST.

CLAWWARD

REARDON

M. LITTLE

C. MCCARTHY

H. E. MOYNIHAN

M. A. GALWAY

BENNETT BROS.

J. CHANDLER

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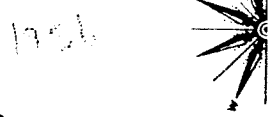
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SCATTERED LUMBER



42

41

BECKFORD

RIVER

ANDOVER

LYNN

MONROE

FEDERAL

CARPENTER

BRIDGE

MURPHY & ARNOLD
MERRITT
W. HO'S

GIFFORD CT

CHILDRENS HOME
A. L. GIBSON & CO.

W. HO.
TRAINING STATION

W. HO'S
MILK & EGGS
AUTO LAUNDRY

FILIG STA

M.H.O.

PUBLIC LIBRARY

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LOCKMAN Sq

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