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Essex County Registry of Deeds

Book 5430 Page 354 March 17, 1967

John M. Barnes, Ex., of Salem, Estate of Lucy D. Barnes, sold to Laurence Gallagher & Gertrude C. Gallagher

"certain real estate situated in said Salem bounded and described as follows:

- Southeasterly by Dearborn Street, 69 feet, 2 inches;
- Southwesterly by Upham Street, 106 feet;
- Northwesterly by land formerly of Ely, 67 feet; &
- Northeasterly by land now or formerly of Horton, 106 feet.

Book 2992 Page 108 May 5, 1934

Dorothy E. Coyle of Lynn, Mass., "for consideration paid" granted to Lucy A. Dennett of Salem (who later became Lucy D. Barnes)

"the land in said Salem, with the buildings thereon, bounded and described as follows: beginning at the corner of Dearborn and Upham Streets and thence running northwesterly by Upham Street about 106 feet to southerly corner of land now or formerly of Frank C. Ely; thence turning and running northeasterly by said land now or formerly of Frank C. Ely, 67 feet to land now or late of Horton, thence turning and running southeasterly by said land now or late of Horton about 106 feet to Dearborn Street; thence turning and running southwesterly by Dearborn Street 69 feet 2 inches to Upham Street and the point begun at. Being the same premises conveyed to me by Helen D. Schallenbach and Lucy A. Dennett ..." -- consideration less than \$100.

Book 2992 Page 107

Helen D. Schallenbach, widow, & Lucy A. Dennett, being unmarried, both of Salem ... for consideration paid, grant to Dorothy E. Coyle of Lynn (see above).

Note: In her will, filed June 6, 1928, Lucy E. Dennett of Salem gave her property in equal shares to her two daughters, Lucy A. Dennett and Helen D. Schallenbach, of Salem; real estate valued at \$3,300.00. No mention of this transaction in Registry Indexes.

Docket # 161 426. Will, book 933, p. 112

Book 2373 Page 435 August 11, 1917

"Samuel A. Brown of Swampscott ... in consideration of one dollar and other valuable considerations paid by Lucy E. Dennett of Salem ..." granted to Lucy E. Dennett (his sister) "a certain parcel of land

with buildings thereon situated in said Salem ... "

"Beginning at the corner of Dearborn and Upham Streets and thence running northwesterly by Upham Street about 115 feet to the southerly corner of the Premises shown on a plan entitled "Plan of Land of the Heirs of Samuel Brown. Charles A. Metcalf, C. E., December 1916", * and thence turning and running northeasterly by said land shown on said plan 67 feet to land now or late of Horton, thence turning and running southeasterly by said land now or late of Horton about 115 feet to Dearborn Street, thence turning and running southwesterly by Dearborn Street 69 ft. 2 in. to Upham Street and the point begun at. Being a portion of the premises described in a deed from George F. Brown to our father Samuel Brown now deceased dated October 24, 1850.

*(Note: I was unable to find this plan listed in the Index at the Registry.)

Book 436 Page 176 October 24, 1850

George F. Brown granted to Samuel Brown III the following message

"commencing at the southeasterly bound and running southwesterly by Dearborn Street, 69 feet and 2 inches, thence northwesterly by a private way called Upham Street 194 feet 11 inches, thence northeasterly by land of John O. Wilson about 117 feet, thence southeasterly by land of Harris 79 feet and 9 inches, thence southwesterly by land of Dennis about 50 feet, thence southeasterly by said Dennis 115 feet to the point begun at. The whole of the premises being the same which were conveyed to said Samuel and me by George W. Robinson and others by deed dated June 18, 1844, recorded in Essex Registry Book 345, p. 211 and by said John O. Wilson by deed Feb. 24, 1847 Book 378, p. 133.

Book 345 Page 211 June 18, 1844

George W. Robinson and John B. Hanson of Boston and William Stevens of Charlestown sold for \$1,600. to George F. Brown and Samuel Brown "the following described message situate in said Salem viz. bounded southerly by Dearborn Street 69 feet 2 inches, westerly by Upham St. 115 feet and 2 inches, northerly by other land of ours 67 feet and 8 inches, easterly by land of Dennis 115 feet.

Same book and page, Brown to Nichols -- assignment, July 18, 1844. Mortgage paid 1850.

Book 378 Page 133 February 24, 1847

John O. Wilson sold to George F. and Samuel Brown III in consideration of \$550. "the following described lot of land situate in said Salem viz bounded westerly by a private way called Upham Street 79 feet and 9 inches northerly by other land of mine, Easterly 79 feet and

9 inches by land of Harris; southerly by land of Dennis and of said George and Samuel. Together with the Barn standing on the premises - But reserving to my own use the right of way from the estate owned and occupied by me, to the well of water on the premises, so long as I shall occupy said Estate

(Note: I think some of the above was land left to Elizabeth S. Kimball (Brown), step-daughter of Samuel Brown of Swampscott in 1922. The will of Samuel A. Brown (#141 791) filed March 9, 1922 left "one undivided half interest in lot of land No. 24 Upham St., Salem, total valuation \$600 ---- 300.00. He gave all his estate, real and personal to his step-daughter, Elizabeth S. Kimball Brown. He had previously sold his sister, Lucy E. Dennett, the parcel we are concerned with (11 Dearborn St.). I think this land was later conveyed to Frank C. Ely (See Book 2843, pages 219-220), as this boundary is mentioned in later deeds in 1934 and 1967. I give this as an illustration of how land is divided up among family members and sold off.

Book 333 Page 229 October 1, 1842

William M. Arrington of Salem sold for \$1,500. to William Stephens of Charlestown, George W. Robinson and John B. Hanson, of Boston

"all the land and buildings situate in Salem, owned by me and conveyed to me by Joshua Upham by deed dated 29th Jan^y. 1839.

Book 310 Page 214 January 29, 1839

Joshua Upham, chemist, sold to William M. Arrington, Painter, for \$250.

"a certain piece of land situate in Salem aforesaid bounded and described as follows. viz: Commencing at the Southwest bound and running easterly by Dearborn Street twenty six feet; thence northerly by land of the late Thomas Symonds one hundred twelve feet; thence westerly by other land hereby conveyed twenty six feet; thence southerly by a private way recently laid out thirty five feet in width one hundred twelve feet to the point commenced at. Also a certain other piece of land situate in said Salem bounded southerly one hundred eighteen feet eight inches, viz twenty six feet by the above described estate and ninety two feet eight inches by land of the late Thomas Symonds; easterly by land of Balch & Harris forty one feet; northerly by other land of mine one hundred eighteen feet eight inches; and westerly by the private way above named forty one feet.

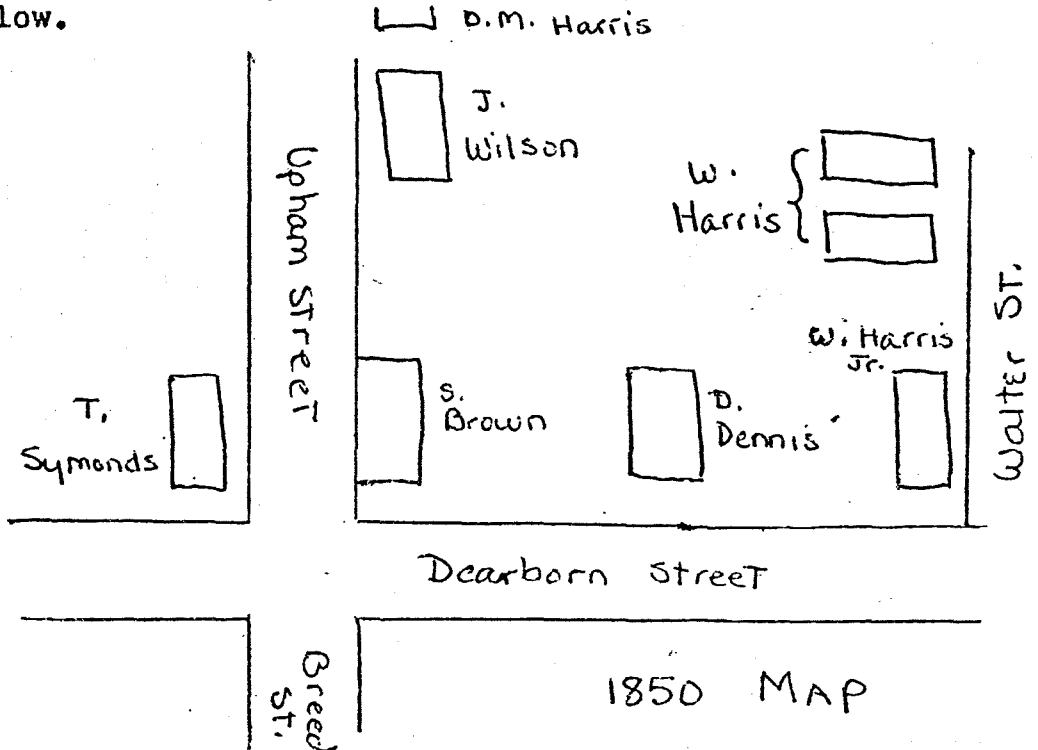
Conclusions:

It appears that the Greek Revival style house at 11 Dearborn Street was built after 1839, when William Arrington purchased land from Joshua Upham (see deed above) and before October 1, 1842, when Mr. Arrington sold land and buildings to William Stevens, George W. Robinson and John B. Hanson. It also appears that another house on an adjoining piece of land was also built by or for William Arrington in 1841 (see research on 30 Upham Street in Historic Salem, Inc. House Research files at the Essex Institute). Also, the Devereux Dennis House at 15 Dearborn Street, was built on land bought by William Arrington from John M. Ives of Salem in 1843 and sold that same year to Devereux Dennis, carpenter, of Salem and described as a house lot (Bk. 336, Leaf 31). (This information also on file at Essex Institute.)

It would seem that Mr. Arrington bought land in this area as an investment, building at least two houses. Whether he himself built these houses or had them built is not known. It is possible that Mr. Arrington did not live in the house at 11 Dearborn Street, since he only owned the property for 3 years. The City Directory gives his address in 1837 as 32 Marlboro Street, and in 1842 he was listed at another Salem address.

Since the three men to whom he sold the property in 1842 are not listed in the Salem Directory and since their addresses are given in the deed as Boston and Charlestown, it is likely that they, too, bought the property as an investment. They sold the property two years later to George F. Brown and Samuel Brown. In the 1846 Salem Directory, George F. Brown's address is given as 11 Dearborn Street. From that time on, the house appears to have been occupied by the owner; in fact it stayed in the same family from 1844 to 1967.

On the Map of the City of Salem, Mass., from an actual survey by H. McIntyre, Cl. Engr., published in 1851, we see that 11 Dearborn Street was owned and occupied by Samuel Brown (having been granted to him in 1850 by his father, George F. Brown). See illustration below.



According to E. B. Symonds, author of Old Northfields, published in Salem, Mass., by the Salem Observer in 1916, the first house in North Fields (as North Salem was then called) was built in 1665. There was an Indian settlement, east of North Street in the vicinity of Cabot and Ropes points, where members of the Naumkeag tribe lived. Probably the oldest street in North Salem was North Street, known as "Proprietors Way," laid out in 1760.

In 1787 a discussion was going on as to whether a bridge should come from Beverly by Ferry Lane (now Bridge Street) or over to Ropes Point. The former location was chosen. Symonds says "North fields had made a good bid for the bridge by laying out a broad street from North to Ropes' point and it was named, afterwards, for General Dearborn. Though they lost the bridge, they built the prettiest street in that part of the city."

There was very little development in North Salem until about 1806. In 1808, Dr. Bentley records in his diary that he "walked over in Northfields. The new roads and improved cultivation has made a great change Now several square, three-storied houses are built and Northfields are rising in competition with any part of the town." Most of the houses he describes were built on the west side of North Street; however Rev. Dr. Bentley describes some being constructed on Walter Street. According to Sidney Perley, Walter Street was laid out in 1801 by Mrs. Walter. Many of the streets were named after owners of the land through which they were laid. According to Perley, Dearborn Street was laid out in 1810 by agreement of the owners of the land over which it was located, from North Street to the Danvers River. It was 60 feet wide and was first called Liberal Street because of its width, and frequently Generous Street. It was called Dearborn Street as early as 1836. Upham Street was laid out in or before 1842, according to Perley, and he notes that that part between Orne Street and Dearborn Street was called Upham Street from that date. The portion between Dearborn and Osborn Streets was called Breed Street in 1842, and Whittemore Street in 1859 and the whole was called Upham Street in 1874. Since Upham Street was not laid out until 1842 (it is referred to as a private way in the early accounts), this would account for the Dearborn Street address, since the house at 11 Dearborn Street actually faces Upham Street.

Source Material:

Essex County Registry of Deeds: Grantee Indexes and Record Books
Essex County Probate: Wills of Samuel A. Brown and Lucy E. Dennett
William Bentley: Diary, Vol III.
Salem Directory, 1837, 1842, 1846
Map of the City of Salem, 1851
Sidney Perley: "Northfields, Salem, In 1700", Essex Institute Historical Collections, Vol 48, p. 173
E. B. Symonds, Old Northfields, Salem, Mass., The Salem Observer, 1916.
Historic Salem, Inc., House Rearch files on 30 Upham Street and 15 Dearborn Street, at the Essex Institute.

Researched by: Elizabeth S. Hunt
Historic Salem, Inc.

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