

Land & House at 15 Juniper Avenue, Salem, Mass.

This house, or part of it, was apparently standing on this lot as early as 1882; it was built for, or moved here by William A Clapp of Salem or his tenants, Mr & Mrs George K Frost.

According to Sidney Perley* the land of which this lot is a part was "granted very early to Thomas Moore, John Herbert, John Pride, & others," all fishermen. John Fride & Mordecai Crawford, says Perley, had bought out the others by 27 Dec 1661, for on that date they acknowledged having mortgaged "Dwelling house, barn, & all other out houses thereunto belonging, with 18 acres on which the house standeth 'on a neck of land in Salem near unto Bass River, ' " to Capt Thomas Savage of Boston, who foreclosed the mortgage, and, "in consideration of marriage between his daughter Sarah & John Higginson of Salem, merchant, conveyed to them the entire lot 26 Aug 1675 (4:134)." At this point, Perley ceases his researches.

Higginson died in 1718, leaving the property to his son John Higginson, who by deed 55:92, 8 Ap 1730, sold it to Benjamin Ives, Salem tanner. Mr Ives left the premises to his son John Ives, who rented it out as a farm to Jonathan Twiss or Twist, and sold it 16 May 1758 (140:144) to Richard Derby, Salem merchant. Mr Derby left "Twist's Farm" to his son John Derby, merchant, who on 13 Dec 1793 sold the farm for 450 li to Capt. Edward Allen of Salem (157:73). Capt Allen left the farm to his son Edward Allen, who sold "Allen's Farm, with all the buildings thereon standing," to Josiah Orne, Salem merchant, 26 Feb 1810 (188:178). Mr Orne sold the place 6 Ap 1816 to Jonathan Dustin, Danvers victualler, by deed 210:86. Mr Dustin owned the farm until his death in 1846; it then descended to his two children, Eliza, widow of Mr Sutton, & Serena, wife of Hazen Ayer. The daughters owned the property until 24 Sept 1875, when they sold it for \$21,000 to Daniel B Gardner Jr of Salem (941:233; see plan enclosed). Mr Gardner immediately mortgaged the premises back to Mrs Sutton & Mars Ayer (937:209), who for \$5,000, 5 Nov 1875, released their rights to the Juniper Point section of the land. Meanwhile, Mr Gardner, who had bought the property intending to develop it further as a summer colony (it was already used as a summer place by people from Lowell, hence the name "Lowell Encampment"), had, by October 1875 (see plan enclosed), laid out streets and divided the land into cottage & stable lots in the Juniper Point section. By November 1875 he had subdivided all of his holdings on Salem Neck (see plan enclosed).

Mr Gardner soon began to sell these lots, and on 19 May 1876 came into sole possession of the property, as Mrs Ayer acknowledged his full payment of the \$15,000 outstanding on the mortgage (953:290). Six years later, he sold two cottage lots, designated

* See the Essex Antiquarian, 1905, vol. IX, pages 118-119.

65 & 66 on the October 1875 plan, for \$300 to William A Clapp of Salem for \$300, 27 Mar 1882 (1174:31). Evidently Mr Clapp proceeded to build a cottage there, or to have one moved to lot 65, for the present owners have found pieces of an 1882 newspaper in the attic, and it appears that in this year or the next George K Frost & wife Lucy A moved into the little house, renting it from Mr Clapp & evidently paying the taxes on it. Before her death, Lucy A Frost is supposed to have told Marion E Remon, the young daughter of her next-door neighbor, that the house, or part of it, had been moved to Juniper Point about the time of the Civil War. Miss Remon passed this along to the Dionnes.

On 23 Ap 1887, Mr Clapp sold lots 65 & 66 for \$350 to Charles Sewall, Salem, by deed 1230:150; on 1 Sept 1888, Mr Sewall sold lot 65 for \$200 to Calvin C Ainsworth, Salem, by deed 1230:151. Mr Ainsworth, on 22 Ap 1889, for \$250, sold the property for \$250 to Lucy A, wife of George K Frost, his tenants, by deed 1246:434. Mr Frost died 28 Mar 1894, and his widow Lucy A Frost continued to live at what was then called 65 Grant Ave until her death 13 Feb 1906, at which point the property came by will to her sons, John J & Francis H Center (#98324). On 11 July

On 11 July 1906 the Center brothers sold the property to John C Remon of Salem (1831:29), who lived next door at what was then called 66 Grant Ave (formerly lot #66). Mr Remon, a widower, died 22 Jan 1938, willing the premises equally to his three children, John A, Ruth E, & Marion E Remon (#190372). His son John Allen Remon, of Washington DC, died in 1963 leaving his undivided third share in both 13 & 15 Juniper Ave to his daughter, Ruth Remon Wenzel (#271169), who was willed the other 2/3 share by her aunt, Marion E Remon, who died 10 June 1968 (#297281). Having thus inherited full ownership of the premises, Ruth Remon Wenzel, of Washington DC, sold the house & land at 15 Juniper Ave on 1 Oct 1970, by deed 5726:249, to Mr & Mrs Dionne, the present owners. It had been in the Remon family for 64 years.

It should be noted that Grant Avenue became Juniper Ave., and that the lot number, 65, became house number 15.

Robert Booth
28 Sept 1976

Tax Records

An examination of the Salem tax records reveals that from 1883 to 1888 George K Frost paid taxes on his residence at "the Willows," the tax rate running from \$8 to \$11.20 during this period (1886 was an exception; in that year he was assessed for a residence at 7 Central St). From 1889 to 1903, Lucy A Frost was assessed for a residence at "65 Grant Ave," her taxes ranging from \$11.90 to \$14 (with two exceptions: in 1889, her tax was only \$3.50 on the premises, and in 1903 the tax appears not to have been levied, altho' her name & address are recorded).

Since George K Frost owned no Salem property between 1882-8, we must assume that he paid taxes on the property he rented-- meaning the house & land now at 15 Juniper Ave. After Mrs Frost bought the property, it was always assessed in her name; only in 1890 is George's presence noted at 65 Grant Ave. Mr Frost died 28 Mar 1894; his widow Lucy was assessed for the premises until 1903. Between 1903-6, Lucy A Frost was not assessed for her property, although she evidently lived there right up to the time of her death in 1906.

Directory

The Salem (Naumkeag) Directory shows that from 1882/3 to 1890/1 George K Frost had a house & stables at "the Willows." From 1890/1 to his death in 1894, Mr Frost is shown to have a house on "Grant Ave., Juniper Point." Later editions show Lucy A Frost to have a house at 65 Grant Ave.

Schedule, Summarized Deeds Relating to 15 Juniper Ave, Salem

27 Mar 1882: Daniel B Gardner, Salem, for \$300 grants to William A Clapp, Salem, a certain parcel of land on Juniper Point (lots 65 & 66 on Putnam's Oct 1875 plan). Also, "stable lot #44." (1174:31)

23 Ap 1887: William A Clapp, Salem, for \$350 grants to Charles Sewall, Salem, a certain parcel of land on Juniper Point (lots 65 & 66 on Putnam's Oct 1875 plan). Also, "stable lot #44." Being the same premises Clapp bought of Gardner by deed 1174:31. (1230:150)

1 Sept 1888: Charles Sewall, Salem, for \$200 releases to Calvin C Ainsworth, Salem, a certain parcel of land on Juniper point (lot 65 on Putnam's Oct 1875 plan). (1230:151)

22 Ap 1889: Calvin C Ainsworth, Salem, for \$250 releases to Lucy A Frost, wife of George K Frost, Salem, a certain parcel on Juniper Point (lot 65 on Putnam's Oct 1875 plan). Being the same premises Ainsworth bought of Charles Sewall, 1 Sept 1888, 1230:151. (1246:434)

11 July 1906: John J Center, Lynn, & Francis H Center, Beverly, for \$1 & other valuable considerations, grant to John C Remon, Salem, a certain parcel of land on Juniper Point (lot 65 on Putnam's Oct 1875 plan). Being the same premises Ainsworth sold to Frost, 1246:434; and by Frost bequeathed to the Centers in her will. (1831:29)

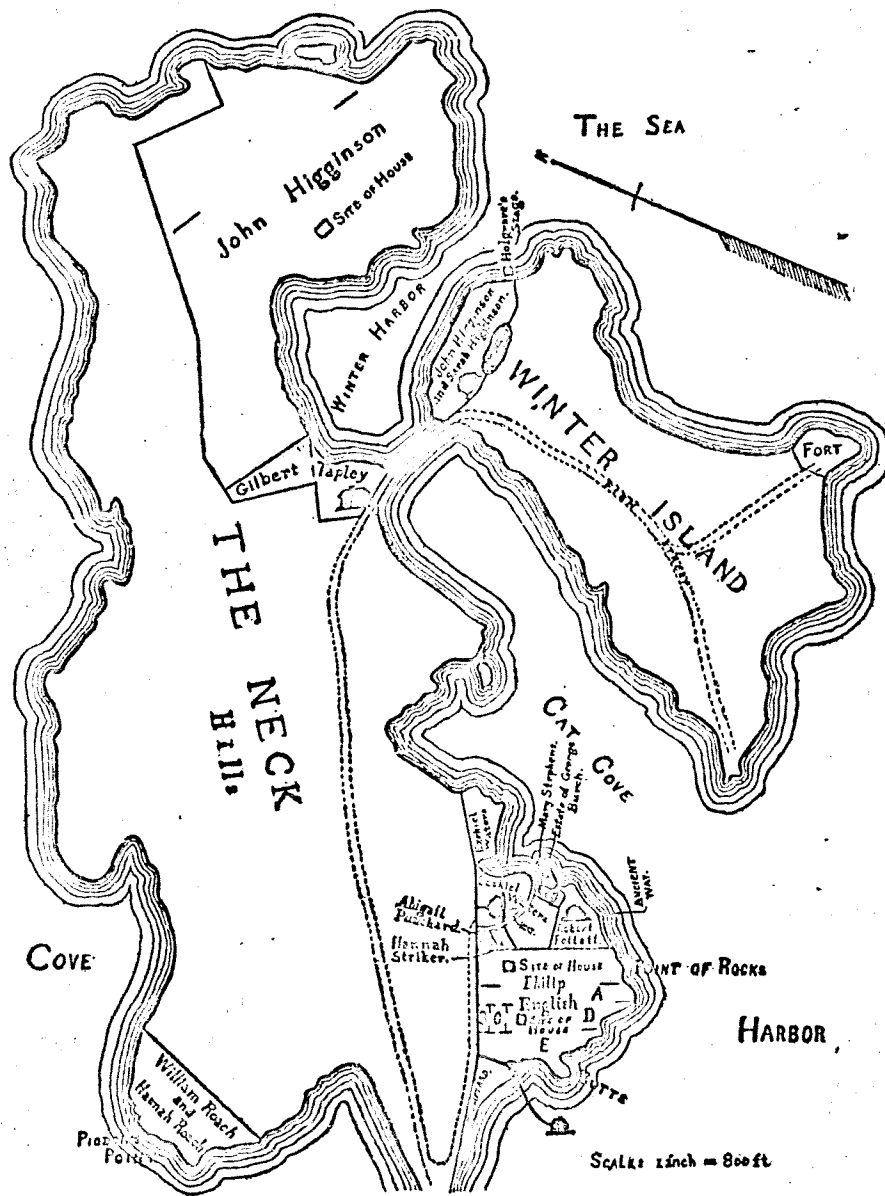
1 Oct 1970: Ruth R Wenzel, Washington, DC, for \$14,500 grants to Jean Paul & Jane E Dionne, Salem, land & buildings at #15 Juniper Ave (being lot C on accompanying plan). For title, see estate of John A Remon (#271169), and estate of Marion Remon (#297281). With Plan. (5726:249)

APPENDIX

- MAP #1: This is Sidney Perley's map of Salem Neck & Winter Island, xeroxed from "Part of Salem in 1700. No. 20." by Sidney Perley, published in the Essex Antiquarian, 1905, vol. IX, p. 117. Copies may be found at Salem Public Library & the Essex Institute.
- MAP #2: CA Putnam's Plan of the Dustin Farm, July 1854, made for Serena Ayer & Elizabeth Sutton, daughters of Jonathan Dustin dec'd; xeroxed from Deed Book 941, Page 233. A comparison between this plan & that made of the same area 20 years later, in Hopkins' 1874 Atlas of Salem, reveals that the Lowell Encampment cottages had been built between 1854-74, south-east of the wall running from points A to B on the 1854 plan, but none had been built north-west of the same line (the A-B line being now the south-east side of Cheval Avenue) by 1874; this house, therefore, could not have been situated on its present lot before 1874.
- MAP #3: CA Putnam's October 1875 Plan of Juniper Point, as laid out in cottage lots by Daniel B Gardner Jr (not, as this plan claims, for "Danial B Goodwin Jr"). This house would later sit on lot #65. See Plan Book 1, Plan 15.
- MAP #4: CA Putnam's November 1875 Plan of Juniper Point, as further subdivided by Daniel B Gardner Jr. No designation for this houselot in this plan. See Plan Book 1, Plan 30.
- MAP #5: Plan of Estate of Marion Remon Et Al, 4 Aug 1970, by Essex Survey Service Inc, showing the house at 15 Juniper Ave & its present lot. See Deed Book 5726, Page 249.
- FIGURE #1: Plan of Salem Neck & Winter Island, with Buildings, xeroxed from Hopkins' 1874 Atlas of Salem; showing the Lowell Encampment cottages at Juniper Point, south-east of the wall that later became the s.e. boundary of Cheval Avenue.
- FIGURE #2: Plan of Plan of Salem Neck with Buildings, xeroxed from the 1897 Atlas of Salem; the house at what is now 15 Juniper Ave is clearly identified as that of Lucy A Frost, situated just where it is today.

* See Figure #2.

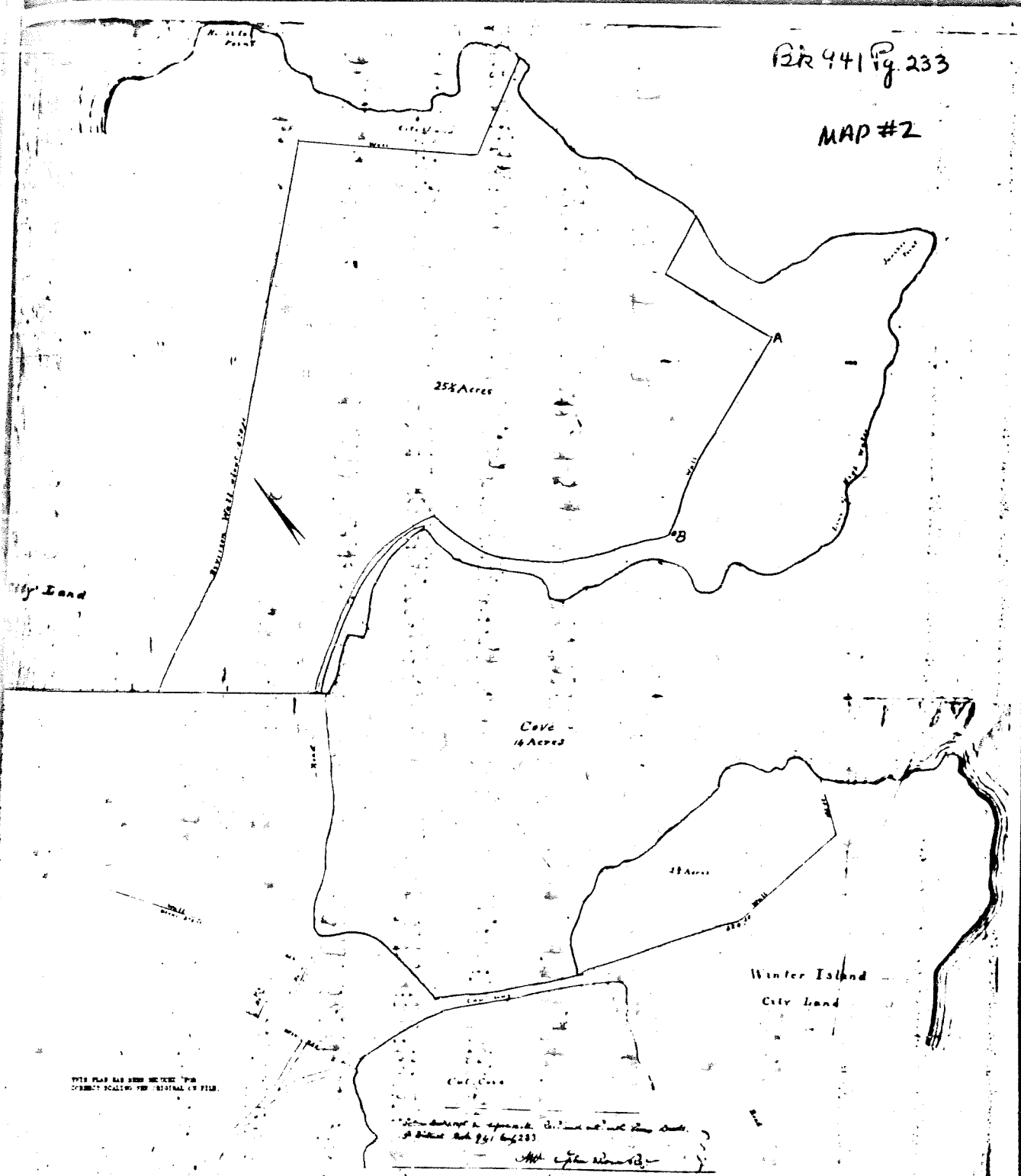
MAP #1



PART OF SALEM IN 1700. NO. 20.

BR 441 Pg. 233

MAP #2

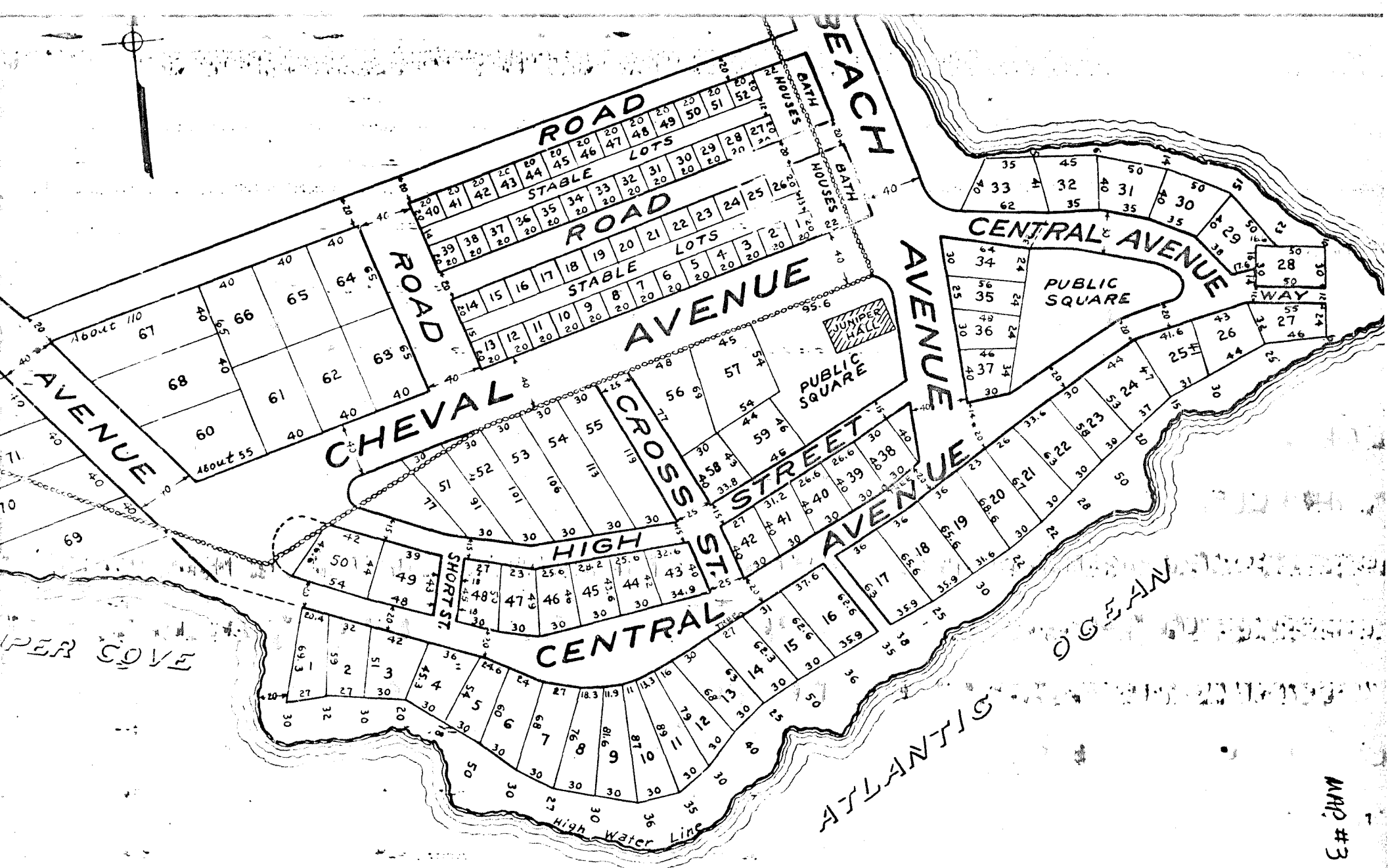


THIS PLAN HAS BEEN MEASURED FOR
CORRECT SCALING FOR ORIGINAL OF FILE.

Recorded in separate Certificate of Sale Book
of Public Sale Pg. 233
At Salem, Mass. July 1854

Plan of the Dustin Farm on Salem Neck showing the
divisions and the location of the various buildings
July 1854

CA Putnam's Plan of the Dustin Farm, July 1854



MAP #3

PLAN OF COTTAGE LOTS
 BELONGING TO
 DANIAL B. GOODWIN JR.

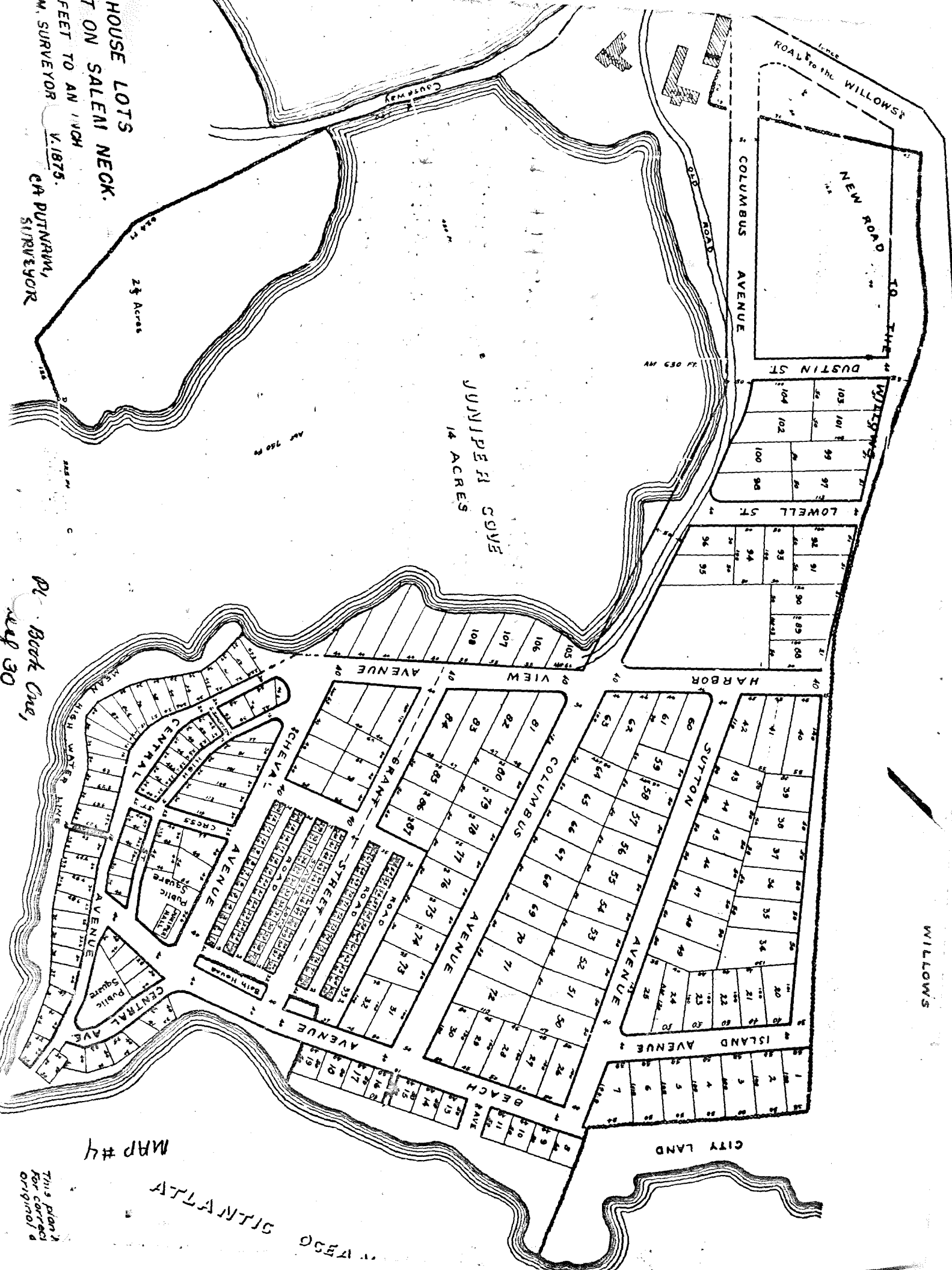
AT
 JUNIPER POINT SALEM NECK

C. A. FUTNAM SURVR. OCT. 18
 SCALE 50 FT. TO AN INCH
 RICEFORD'S LITH. CO.

plan book one, leaf 15

plan has been read. For correctness see original in file.

HOUSE LOTS
ON SALEM NECK.
FEET TO AN INCH
M. SURVEYOR
V. 1875.
G.A. PUTNAM,
SURVEYOR



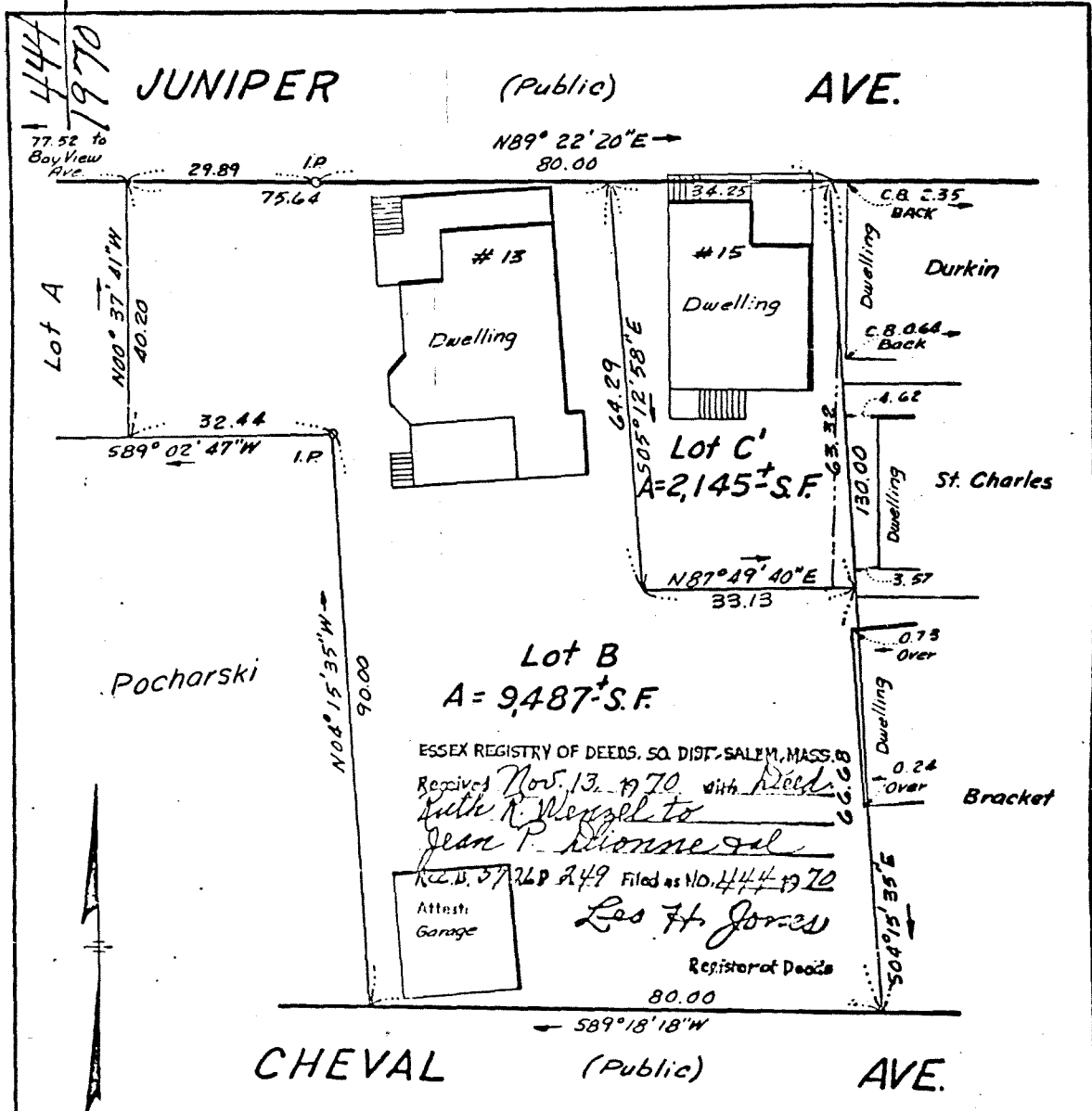
Pl. Book One,
page 30

MAP #4

This plan is
for correct
original

ATLANTIC OCEAN

WILLOWS



THIS PLAN HAS BEEN REDUCED. FOR CORRECT COPYING SEE ORIGINAL ON FILE.

Approval under the Subdivision Control Law not required under Chap. 41 GL, Sec. 81 P.

SALEM PLANNING BOARD:

George J. Boveh
John J. Garity
Edward J. McCarty
Thomas T. Sloboski
Thomas J. Dube

PLAN of LAND in SALEM

Estate of *Marion Remon et al.*

Scale: 1" = 20' Aug. 4, 1970

ESSEX SURVEY SERVICE INC.
47 Federal Street, Salem

Date: SEPT 2, 1970

