

# Historic Salem incorporated

7 CAMBRIDGE STREET SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

40 Chestnut Street

Built in 1845

for

JAMES W. THOMPSON

Clergyman

Research by  
Rory Goff  
February, 1990

## 40 CHESTNUT STREET

### INTRODUCTION

John<sup>1</sup> Reeves came from London to Boston on the ship *Christian* in 1635, aged nineteen. By 1642 he was a planter in Salem, living on the southeast corner of Flint and Essex Streets, and owning land from Flint Street as far east as (modern-day) 377 Essex Street, extending south beneath 38-40 Chestnut to terminate some 600 feet from Essex Street. He was married to Jane \_\_\_ in 1640, and to Elizabeth \_\_\_ by 1658.

His two eldest children were Elizabeth<sup>2</sup>, who married Richard Richards and inherited the portion of land under the east half of 40 Chestnut Street (underlying most of the house) and William<sup>2</sup>, slaughterer, b. ca. 1648, who married Elizabeth Collins and inherited the land under the western portion of 40 Chestnut Street. John<sup>1</sup>'s third child, Mary<sup>2</sup>, married Ephraim Kempton and inherited the largest share of the estate, stretching back to Flint Street, which portion does not directly concern us. (See Map, "Part of Salem in 1700.")

Part One embraces the history of the eastern portion until 1845, when James W. Thompson built the house at 40 Chestnut Street; Part Two covers the history of the western portion, purchased by Thompson in 1845 and subsequently, and Part Three recounts the history of the rejoined property after 1859, when Mr. Thompson sold the estate to Martha M. and John B. Silsbee, a prominent merchant family in Salem.

**PART ONE:  
THE EASTERN PORTION (LAND BENEATH THE MAIN HOUSE)**

**BOOK 20 PAGE 121**

**DATE-** April 14, 1708

**CONSIDERATION-** 31 pounds 10 shillings

**GRANTORS-** Thomas Hooper of Medfield, weaver, and Elizabeth (Richards), his wife, only daughter of John Richards late of Boston, deceased, who was grandson and legatee of John Reeves formerly of Salem, deceased

**GRANTEE-** John Dynn of Salem, glazier

**DESCRIPTION-** "... a certain piece or parcel of land situate in Salem ... containing half an acre whereon formerly stood a dwelling house, which Last is butted and bounded as followeth -- Southwesterly with the Land of William Reeves, Southeasterly with the land of Ephraim Kempton and Easterly with the land of Thomas Maul formerly Cotteys and Northeasterly with the Street [Essex Street] ..."

**PREVIOUS REFERENCE-** "... the said half acre of land being all that land bequeathed by the said Elizabeth's great-grandfather John Reeves ... unto her father John Richards, and his heirs as in and by the said Will ..."

**NOTE-** John Dynn was born May 23, 1686, second child of William Dynn of Salem, tailor, and Elizabeth (Haskett). After William's death in 1689-90, Elizabeth remarried in 1691-2 to Roger Derby (b. ca. 1643, d. 1698), Salem shopkeeper, with whom she had four children: Elizabeth (b. 1692, married Thomas Palfrey, sailmaker, in 1718), Margaret (b. 1693, married William Osborn, yeoman), Anne (b. 1695, married Benjamin Ives, tanner), and Martha (b. 1697, married Joshua Hicks, merchant).

John Dynn apparently died within two years of purchasing the above land; it is reported as belonging to his mother, "the widdow Darby" as of April 3, 1710 (Book 21, Leaf 196), and her inheritance was proved in 1713.

NOTE (Continued)- When Elizabeth died, her estate was proved April 8, 1740, and the land in question devolved upon the youngest three of her children: Margaret Osborn, Anne Ives, and Martha Hicks, the latter two of whom in turn passed it to their respective children.

BOOK 132 PAGE 65

DATE- September 12, 1763

CONSIDERATION- 44 pounds 8 shillings 10 1/2 pence

GRANTORS- George Burns of Salem, gentleman, and Martha (Hicks) his wife, 2/12 parts; Mary Hicks of Salem, spinster, 1/12 part; Daniel Mackay of Salem, mariner, 1/12 part; and William Osborn of Danvers, yeoman, and Margaret (Derby) his wife, 4/12 parts

GRANTEE- James Ford of Salem, schoolmaster

DESCRIPTION- "... Eight Twelfth parts of a piece of Land in said Salem, bounded in the whole Northerly on the Main-Street [Essex Street], Easterly partly on Land late of William Brown Esquire deceased, and partly on land of Mary Stone, Southerly on Land of Elizabeth Reeves or in her possession, & Westerly partly on Land of Nathaniel Reeves, partly on Land of Richard Palmer & Mary his Wife, partly on Land of Hannah Reeves, partly on Land of William Reeves and partly on Land of Jonathan Felt ..."

PREVIOUS REFERENCE- None

NOTE- Daniel Mackay (or Mackey) and Mary Hicks were the administrators of the will of Martha Hicks.

DATE- January 19, 1764

CONSIDERATION- 22 pounds 4 shillings 4 pence

GRANTORS- John Ives of Salem, tanner, 3/63 parts, and in behalf of Benjamin Ives and Anna Ives, minor children of Samuel Ives late of Salem, mariner, deceased, 3/63 parts; Richard Lee of Salem, merchant, and Elizabeth (Ives), his wife, 3/63 parts; Elizabeth (Hale) Ives of Salem, widow, in behalf of son Hale Ives and Joseph Gilman and Rebecca (Ives), his wife; Hale and Rebecca being minors and children of Elizabeth by her late husband Benjamin Ives, 3/63 parts; John Crowninshield of Salem, shipwright, and Mary (Ives), his wife, in right of Mary for 3/63 parts; Abigail Ives of Salem, spinster, 3/63 parts; and Peter Cheever Jr. of Salem, cordwainer, in behalf of his two minor children (Anna and Margaret) by his late wife Margaret (Ives), 3/63 parts

GRANTEE- James Ford of Salem, schoolmaster

DESCRIPTION- "One Third part or Twenty-One Sixty-Third parts of a piece of Land in said Salem [then same as above]"

PREVIOUS REFERENCE- None

NOTE- James Ford was appointed Master of the Writing School in Salem in 1757, which position he retained until 1771. He was given power of attorney by George and Martha (Hicks) Burns in 1761, while the Burnses were living in New York. Immediately upon purchasing this property, James Ford built a house on it (1764: Curwen Mss.); fronting on the Main Street ("377 Essex" on 1874 Map; "375 Essex" on 1897 Map), distant only about five feet west of the old Quaker Meeting House built by Thomas Maul, which property James Ford also bought (July 13, 1767; Book 121, Page 197). Ford's land included the property of 377 Essex Street, 38 Chestnut Street, and the eastern half of 40 Chestnut Street (and probably the southeast half of Grace Church), as well as much land to the south, across Chestnut Street.

NOTE (Continued)-

In 1764 and 1770 James Ford also purchased small plots of land at his northwestern and his southern boundaries from Jonathan Felt and from Nathaniel Reeves, inheritors of William<sup>2</sup> Reeves (Book 111, Page 279; Book 122, Page 92; and Book 127, Page 203); these do not concern us directly.

The will of James Ford, dated November 9, 1775, proved July 11, 1781, gave his estate to his wife, Mary Ford. Her will was dated November 1, 1787, and proved November 9, 1787; Samuel Blyth was appointed administrator.

BOOK 147 PAGE 283

DATE-

September 16, 1788

CONSIDERATION-

215 pounds

GRANTOR-

Samuel Blyth of Salem, painter, administrator of the estate of Mary Ford

GRANTEE-

Daniel Hopkins of Salem, clerk

DESCRIPTION-

"... a parcel of land with the buildings thereon whereof the said Mary died seized ... bounded as follows: beginning at the corner of land sold by me ... on the main Street [Essex Street] thence Westerly by said street seventy-one feet six inches to the corner of Felt's land, thence running Southerly by said Felt's land eight feet, thence Southerly by land of said Felt and others three hundred and fourteen feet, thence Westerly twenty-seven feet six inches to Stephen Osborne's land, thence Southerly by said Osborne's land ninety-seven feet ten inches to Bartholomew Putnam's land, thence Easterly by said Putnam's land ninety-nine feet five inches to Holme's land, thence Northerly by said Holme's land four hundred and nineteen feet, thence Easterly on said Holme's land eight feet two inches, then Northerly by said Downing's said land forty feet to the bounds first mentioned."

PREVIOUS REFERENCE- None

**NOTE-** Daniel Hopkins was born in Waterbury, Connecticut on April 16, 1734. He graduated from Yale in 1758, opened a private school in Salem in 1770, married Susannah Saunders in 1771, and was soon settled as the first minister of Salem's new South Church, near the corner of Chestnut and Cambridge Streets. He died December 14, 1814, and left his estate to his wife, Susanna, so long as she remained his widow, and then to their children: Daniel Hopkins Jr., Susanna [Susan] Rowley, and Mary Emerson, wife of Brown Emerson.

**BOOK 334 PAGE 13**

**DATE-** October 8, 1842

**CONSIDERATION-** \$1500

**GRANTORS-** Samuel H. G. Rowley, and Susan his wife in her right, and Horace Rowley of Boston, trader

**GRANTEE-** Brown Emerson of Salem, Doctor in Divinity

**DESCRIPTION-** "... the dwelling house and land in Salem, lately owned by Rev. Dr. Daniel Hopkins, bounded North on Essex Street, West on land of Rogers, South on Chestnut Street and East by West and Ropes, and also all arrears of rent for the use of the premises by said grantee: meaning to convey hereby our third part of said estate, and no more ..."

**PREVIOUS REFERENCE-** None

**NOTE-** Brown Emerson was born January 8, 1779, graduating from Dartmouth in 1802. He joined his father-in-law Daniel Hopkins in the ministry of the South Church, being settled there in 1805. He died July 25, 1872, still occupying the old Ford house at 377 Essex Street (1874 Map), but having sold the southern portions of the estate (including the land under the eastern half of 40 Chestnut Street) to Nathaniel West.

DATE- October 25, 1842

CONSIDERATION- \$1250

GRANTORS- Brown Emerson, Doctor in Divinity, and Mary his wife, in her right

GRANTEE- Nathaniel West, Esquire, of Salem

DESCRIPTION- "... a lot of land in Salem, bounded Southerly on Chestnut Street, beginning at the Southeast corner on said Street by land of said West and running sixty-seven feet Westerly on said street to land of Winn, thence running Northerly one hundred and sixteen feet by land of Winn and of Rogers to my other land, thence Easterly by my land sixty-six feet three inches to land of said West, and thence Southerly one hundred and ten feet by land of said West to the corner begun at ..."

PREVIOUS REFERENCE- None

DATE- May 31, 1845

CONSIDERATION- \$800

GRANTOR- Nathaniel West of Salem, Esquire

GRANTEE- James W. Thompson of Salem, clerk

DESCRIPTION- "... the Western Moiety or equal half-part of the following parcel of land in said Salem, which is bounded in the whole as follows [then same as above, to] land of Winn and Rogers to land of Brown Emerson, thence Easterly by land of said Emerson forty-six [sic?] feet three inches to land of said West [then same as above]"

PREVIOUS REFERENCE- "... the estate ... is the Western half part of the same parcel of land which was conveyed to said West by Brown Emerson and his wife by their deed dated October 25th, 1842 ... recorded Book 334 Leaf 19..."



NOTE-

James Westfall Thompson was born December 13, 1805, and graduated from Brown University in 1827. He was settled as minister of the Independent Congregational (Unitarian) Church in Barton Square, Salem on March 7, 1832, remaining there until March 7, 1859.

Pencilled into the Salem Tax Records for 1845 is James W. Thompson's "new brick Chestnut," being listed in the next year's records as "40 Chestnut." In 1845 Thompson also bought land under and adjoining the western extension of the house; Part Two outlines the history of this land.

**PART TWO:  
THOMPSON'S PURCHASES TO THE NORTH AND WEST**

John<sup>1</sup> Reeves left this portion of his estate to his son William<sup>2</sup>, butcher (and mason?), born c. 1648, who married Elizabeth Collins March 14, 1669-70. Their third child, Cockerel<sup>3</sup>, heel- and lastmaker, married first Judith \_\_\_\_, then (July 17, 1723) Elizabeth Robinson.

After Cockerel's death in 1756-7, his land was divided between his widow and his eight surviving children, two of whom concern us directly, as James W. Thompson eventually bought portions of their land for his estate at 40 Chestnut Street. We first trace the history of the land inherited by Cockerel's second child William<sup>4</sup>, heelmaker, baptised December 24, 1710, who married Mary Pickering in 1734 and died November 2, 1796. William<sup>4</sup>'s plot now underlies much of Grace Church.

**BOOK 132 PAGE 72**

<b>DATE-</b>	September 21, 1773
<b>CONSIDERATION-</b>	Mortgage for 20 pounds, and 5 shillings
<b>GRANTOR-</b>	William Reeves of Salem, heelmaker
<b>GRANTEE-</b>	Love Pickman of Salem
<b>DESCRIPTION-</b>	"... A Dwelling House and Fifteen Poles of Land whereon the same stands in said Salem butting Northerly on the main [Essex] Street, Easterly on Land of Jonathan Felt, Southerly ... and Westerly on Land of ... Hannah Reeves, with all the buildings thereon ..."
<b>PREVIOUS REFERENCE-</b>	None
<b>NOTE-</b>	Love (Rawlings) of Boston was married in 1731 to Benjamin Pickman, Esquire (1708-1773), who became one of the wealthiest merchants of Salem. (Their daughter, Love Pickman, married Col. Peter Frye, who remained a loyalist and returned to Britain in 1775, leaving his wife and eight children behind in Salem. One son, Peter, joined the Provincial Army but deserted in the face of the enemy, was arrested and sentenced to be shot. His

NOTE (Continued)- grandmother, Love (Rawlings), interceded with Washington for him and obtained a reprieve on the grounds of imbecility. - Essex Institute Historical Collections 8:201) She died in 1786 at the age of 77; administrator of the estate was her son, Benjamin Pickman, Jr.

BOOK 151 PAGE 218

DATE- May 24, 1790

CONSIDERATION- 45 pounds

GRANTOR- Benjamin Pickman, Jr., of Salem, gentleman, administrator of the estate of Love Pickman

GRANTEE- David Smith of Salem, shoreman

DESCRIPTION- "... a piece of land [in Salem] containing about fifteen poles with the dwelling house and other buildings thereon [then same as above]"

PREVIOUS REFERENCE- "...it being the same estate which was mortgaged to the said Love by one William Reeves"; judgement for Benjamin rendered in court, April 1787; possession delivered July 24, 1787 by B. Stevens, deputy sherriff

NOTE- David and Hannah Smith had children, including Ruth (married, first, Benjamin Diamond; second, William Mugford), Sally (married Jonathan Perley), Elizabeth (married Robert Peele), and Mary (married \_\_\_ Bancroft); all eventual inheritors of David Smith's estate.

BOOK 276 PAGE 310

DATE- October 1, 1834

CONSIDERATION- \$600

GRANTORS- William Mugford and Ruth his wife in her own right, Jonathan Perley and Sally his wife in her own right, Robert Peele 3rd, Elizabeth C. Peele, Samuel C. Hodges and Jane R. his wife, all of Salem, and Mary Bancroft of Boston

**GRANTEES-** Nathaniel L. Rogers, Francis Peabody, and George Wheatland, all of Salem, esquires

**DESCRIPTION-** "A certain lot of Land, together with the Dwelling House and outbuildings thereon [in Salem] and bounded ... Beginning at the Northeast corner of said Estate on Essex Street five feet & three inches from the corner of the house & by land of sd. Francis Peabody, thence running Westerly forty-one feet on said Street to the center of the passageway, thence running Southerly by land of J. & J. Winn one hundred & fifteen feet & six inches, thence Easterly by their land eighteen feet six inches to land of the heirs of the late Revd. Daniel Hopkins, dec'd, thence running by said land sixty-four feet, thence running at about right angles five feet six inches, thence Northerly by land of Francis Peabody seventy-two feet, to the bounds first mentioned."

**PREVIOUS REFERENCE-** None

**BOOK 305 PAGE 60**

**DATE-** April 26, 1838

**CONSIDERATION-** \$533.33

**GRANTORS-** Francis Peabody and George Wheatland of Salem, Esquires, and Nathaniel L. Rogers of Salem, merchant

**GRANTEES-** Benjamin Merrill and Richard S. Rogers of Salem, Esquires

**DESCRIPTION-** "... an undivided two third parts of the following described lot of land on Essex Street in said Salem, bounded Northerly on said Street, Westerly ... [and] Southerly on land of [Joseph] Winn, and Easterly on land belonging to the heirs of Doctor Hopkins deceased, together with the dwellings thereon ..."

**PREVIOUS REFERENCE-** Book 276, Page 310

DATE- July 28, 1858

CONSIDERATION- \$50

GRANTOR- Richard S. Rogers of Salem, surviving trustee under indenture, Book 570 Page 214

GRANTEE- James W. Thompson of Salem

DESCRIPTION- "... a certain parcel of land, adjoining other land of his ... and bounded and described as follows, viz. beginning at a point eight inches northerly from the northeast corner of his land on Chestnut Street and running southerly by said land twenty-one feet and three inches, thence running westerly by said land eighteen feet and two inches; thence running northerly by said land twenty feet five inches, thence running easterly twenty-five feet and ten inches by land of mine, above referred to to point begun at..."

PREVIOUS REFERENCE- "... the same being part of the estate conveyed to me by Nathaniel L. Rogers and others ... Book 305, Leaf 60 [and] Book 566, Leaf 160"

The other portion of land, inherited of Cockerel<sup>3</sup> Reeves by his youngest child, Benjamin<sup>4</sup>, lay next west of the above ("383 Essex": 1874 Map) and extended south through Chestnut Street.

Benjamin<sup>4</sup> Reeves, also a heelmaker, was baptised February 28, 1730, and married Hannah Smith on January 10, 1754. He wrote his will on April 13, 1759, "being obliged to go into the Wars;" leaving his property to his only child Hannah<sup>5</sup>, except for her mother Hannah's "widow's thirds." Benjamin died on November 15, 1759, and the will was proved January 29, 1760.

Hannah<sup>5</sup> Reeves, born about 1758, married Joseph Bishop.

DATE- October 12, 1796

CONSIDERATION- \$1000

GRANTORS- Joseph Bishop of Salem, tallow-chandler, and Hannah his wife in her right

GRANTEES- Joseph Winn and John Winn, both of Salem, victuallers

DESCRIPTION- "Two undivided third parts of a piece of land ... in said Salem and of the dwelling house and other buildings thereon standing, and the reversion of the other undivided third part of the same land, dwelling house and buildings, expectant upon the decease of Hannah Reeves, mother of said Hannah Bishop, who hath a life estate in said one third part; the whole of said land is bounded as follows, to wit, beginning at the northeasterly corner thereof and from thence running westerly one pole and thirteen links, on Essex Street, from thence southeasterly ten rods and fourteen links, on land of the widow Reeves, thence easterly fifteen links on land of the Rev. Daniel Hopkins, thence northerly on said Hopkins' land four rods and two links, thence westerly one rod and three links on land of Smith, thence northerly on said Smith's land to the bound first mentioned."

PREVIOUS REFERENCE- None

NOTE- John Winn died October 25, 1835; Joseph Winn died November 3, 1839. Heirs were John Winn, Jr., and Sarah W(inn?) Parker.

BOOK 327 PAGE 61

DATE- September 20, 1841

CONSIDERATION- \$1200

GRANTORS- John Winn [Jr.] of Salem, and Sarah W. Winn, wife

GRANTEE- Sarah W. Parker of Salem

DESCRIPTION- "... the following parcel of Real Estate ... in Salem, and bounded as follows, to wit North by Essex Street, East by land late of Rogers, Wheatland and Peabody, South by land late of Hopkins and Chestnut Street and West by land late of Smith as the fences now stand with all the buildings thereon."

PREVIOUS REFERENCE- None

BOOK 360 PAGE 160

DATE- October 28, 1845

CONSIDERATION- \$1400

GRANTOR- Sarah W. Parker of Chelmsford, widow

GRANTEE- James W. Thompson of Salem, clergyman

DESCRIPTION- "The 'Bishop Estate,' with all the buildings thereon, ... bounded Northerly by Essex Street, Easterly by land of Benjamin Merrill and Richard S. Rogers, Trustees and land late of Rev. Brown Emerson, Southerly by land late of Brown Emerson and Chestnut Street and Westerly by land late of Ebenezer Smith ..."

PREVIOUS REFERENCE- Bishop to Winn, October 24, 1796

NOTE- Almost immediately upon acquiring this property, Reverend Thompson sold the northernmost portions (see below), retaining the southern half for his own estate; this land abuts the west side of the house and underlies the northwest addition.

DATE- November 10, 1845

CONSIDERATION- \$1050

GRANTOR- James W. Thompson of Salem

GRANTEE- John F. Allen of Salem, in trust for Cornelius Foley of Salem, laborer

DESCRIPTION- "The following described Messuage situate in said Salem; viz. Commencing at the Northwest bound at a point fifteen and one quarter inches Easterly from the Northeast corner of the underpinning of Josiah Burrill's Dwelling House, and running Southerly twenty-four feet by land of said Burrill, on a line parallel to said underpinning and fifteen and one quarter inches easterly therefrom; thence Southerly a little more Westerly, fifteen feet to the Southeast corner stone of said underpinning; thence Southerly forty-four feet and five inches on a line which if continued to Chestnut Street would meet the Southwesterly corner of the estate recently conveyed to me by Sarah W. Parker; thence Easterly twenty feet and two inches by other land of mine; thence Northerly forty-six feet and nine inches by land of Rogers; thence Easterly seven feet by said Rogers'; thence Northerly forty-eight feet and ten inches by said Rogers'; thence Westerly thirty-two feet and nine inches by Essex Street, to the point begun at."

PREVIOUS REFERENCE- None

NOTE- With this sale, Rev. Thompson retained an estate of dimensions almost identical to the current boundaries; the following two deeds adjusted the western border of the land to its present angle.



BOOK 566 PAGE 52

DATE- March 3, 1858

CONSIDERATION - \$1

GRANTOR- Maria Ropes of Salem

GRANTEE- James W. Thompson of Salem

DESCRIPTION- "A certain triangular piece of land containing about 220 square feet at the Southeasterly corner of my estate situate in Chestnut Street at the Southwest-erly corner of the land of said grantee, thence running westerly on said Chestnut Street eleven feet -- then turning at right angles & running as the new fence now stands forty feet till it meets the land of said grantee -- then turning an acute angle and running Southeasterly bounded North-easterly by land of said grantee to the point of beginning; it being the intention of said grantor & grantee by this conveyance and by a conveyance [from Thompson to Ropes; see below] to straighten the line between their respective estates so that it may run at right angles with Chestnut Street as the new fence now stands."

PREVIOUS REFERENCE- None

BOOK 566 PAGE 52

DATE- March 3, 1858

CONSIDERATION- \$1

GRANTOR- James W. Thompson of Salem

GRANTEE- Maria Ropes of Salem

DESCRIPTION- "A certain small triangular piece of land in the Northwesterly part of my Estate situate on Chestnut Street ... containing about 195 square feet, and bounded as follows, beginning at the North Easterly corner of land of said grantee and adjoining my land -- thence running Easterly

**DESCRIPTION (Cont'd)-** bounded Northerly by my land ten feet then running nearly at right angles and running along the line of the new fence as it now stands 39 feet till it meets the land of the grantee -- then turning and running Northwesterly bounded Westerly by land of grantee 39 feet to the point of beginning ..."

**PREVIOUS REFERENCE-** None

**NOTE-** With these deeds, James W. Thompson completed the assemblage and adjustment of his estate; Part Three covers the history of 40 Chestnut Street from its purchase by the Silsbees in 1859 to the present.

PART THREE:  
THE PROPERTY AFTER JAMES W. THOMPSON

BOOK 589 PAGE 125

DATE- May 27, 1859

CONSIDERATION- \$6900

GRANTORS- James W. Thompson of Salem, and Mary J. Thompson, his wife

GRANTEE- Martha M. Silsbee, wife of John B. Silsbee of Salem

DESCRIPTION- "The following described lot of land with the Dwelling House and all other buildings thereon, situate in said Salem, viz. Commencing at the southwest bound and running easterly by Chestnut Street fifty-one feet and seven inches, thence northerly by the West estate through the center of the partition wall which separates the dwelling house on the premises from that of West's heirs sixty-eight feet and three inches to the northerly side of the house, then a little more easterly by said West estate forty-five feet to land of Emerson: thence westerly by land of said Emerson and the Proprietors of Grace Church thirty-three feet; thence southerly by said church, ten feet, thence westerly by said church and by land of Foley forty-five feet and six inches, thence southerly by land of Burrill twenty-six feet and six inches; thence easterly by land of Maria Ropes ten feet thence southerly by land of Maria Ropes seventy-eight feet and six inches to the bound begun at."

PREVIOUS REFERENCE- None

NOTE- Martha Mansfield, daughter of Michael and Harriet Shepard, married John Boardman Silsbee (1813-1867) on May 12, 1849. John B. Silsbee, grandson of *Grand Turk's* Captain Nathaniel Silsbee and nephew of U. S. Senator Nathaniel Silsbee, was born in Salem on April 10, 1813. He graduated from Harvard College in 1832, and

NOTE (Continued)-

began his mercantile career in Salem as super-cargo on an East India merchantman. By 1836 he was master of the barque *Malay*, importing pepper from Sumatra.

By the 1850s he was much in the Zanzibar trade, co-owning (with John Bertram, Michael W. Shepard, and others) the barques *Elizabeth Hall*, *Emily Wilder*, *Iosco*, *Argentine*, *Storm King*, *Said Ben Sultan*, *Peacock*, and *Cumberland*, the ships *Caroline Augusta*, *Sooloo*, *Mary Frances*, *Mason*, *Pickering Dodge*, *Rose*, *Stephen Phillips*, the brig *Susan*, and was sole owner of the barque *Henry Eubank*.

From 1853 to 1855 he was a member of the Salem Provident Association, and was also a director of the Essex Railroad (providing service between Salem and Lawrence). His offices were at Union Wharf in 1850, and at Central Wharf from 1853 until 1864, when he took offices at 22 Asiatic Building. He built a house at 6 North Street, where he lived until buying and occupying 40 Chestnut Street.

BOOK 719 PAGE 215

DATE- May 12, 1865

CONSIDERATION- \$3500

GRANTORS- John B. Silsbee of Salem, merchant and Martha M. Silsbee, wife in her right

GRANTEE- Susan H. Bertram, wife of Joseph H. M. Bertram of Salem

DESCRIPTION- Same as above

PREVIOUS REFERENCE- None

NOTE- The Salem Directory lists Joseph Bertram as living with his (adoptive) father in 1859 at 370 Essex Street (now the Salem Public Library), afterwards on St. Peter St. and at 298 1/2 Essex Street until moving to 40 Chestnut Street. Like John B. Silsbee, his offices were in 22 Asiatic Building.

NOTE (Continued)-

Essex Institute Historical Collections (14:284) provides the following obituary: "Joseph H. M. Bertram died at his residence, on Chestnut Street, Salem, Saturday, February 3, 1877. He was born at Salem, July 15, 1835, and was the son of Joseph Hardy and Clarissa (McIntire) Millett; also an adopted son of John Bertram, whose surname he legally assumed. On leaving school, about 1850, he went to Zanzibar, and remained some time in that vicinity, visiting Mocha and other parts, and on his return he entered the counting room of his father-in-law and continued, afterwards, with him in mercantile business. At the commencement of the civil war, he volunteered his services to the Government and was appointed paymaster in the army, with the rank of major, the duties of which he performed with fidelity until his health became impaired and he was obliged to resign. For several years he has been a confirmed invalid, but this did not prevent him from having a sympathy for the poor, sick and needy. He was a member of the common council of Salem in 1864. He married Susan, daughter of William and Fannie (Putnam) Silver, who survives him."

BOOK 1060 PAGE 151

DATE-

June 2, 1881

CONSIDERATION-

\$35

GRANTOR-

Susan H. Bertram of Salem

GRANTEE-

William A. Lander of Salem

DESCRIPTION-

"... a certain parcel of land, with that portion of a building which stands upon part of said land ... being situated in the rear of the block occupied, the Easterly part by the grantee and the Westerly part by the grantor, on Chestnut Street and bounded ... beginning at the center of the Northerly end of the partition wall separating [the two halves of the block] and thence running Northerly by land of the grantee forty-five feet to land of D. P. Ives, thence running Southwesterly by said land of D. P. Ives six feet and ten inches, thence turning at right angles

DESCRIPTION (Cont'd)- and running Southeasterly ten feet and five inches to the Southerly side of the Shed standing partly on a portion of the land hereby conveyed and thence running a little more Easterly thirty-four feet and three inches to the point begun at."

PREVIOUS REFERENCE- None

NOTE- See Plan.

The Salem Directory for 1884-'85 still shows Mrs. J. H. Bertram at 40 Chestnut Street, but by 1886 she moved to Boston, and the house was occupied by David Mason Little, who worked at 160 Congress Street and later (1886-1889) at 10 Oliver Street, Boston. In 1890-'91 he is shown with no occupation, but by 1893-'94 he was a yacht designer, with offices at 7 White Street in Salem, still living at 40 Chestnut Street: which addresses he retained through 1896.

BOOK 1507 PAGE 152

DATE- March 16, 1897

CONSIDERATION- \$1 and other valuable consideration

GRANTORS- Jennie M. Emmerton and Annie B. Webb of Salem, widows, and Clara B. Kimball, wife of David B. Kimball of Boston in her own right, residuary legatees, under the will of Susan H. Bertram, late of Boston, widow

GRANTEE- Mary L. d'Este, wife of Julian d'Este of Salem

DESCRIPTION- "Commencing at the Southwest bound and running easterly on Chestnut Street, about fifty-one feet and seven inches; thence northerly by the estate now or late of William A. Lander, through the center of the partition separating the dwelling house on the premises, herein conveyed from that on the estate of said Lander, about sixty-eight feet and three inches to the northerly side of the house, thence running northerly on land conveyed to said William A. Lander by Susan H. Bertram [June 2,

DESCRIPTION (Cont'd)- 1881: Book 1060, Page 151] about forty-five feet to land now or late of D. P. Ives, thence westerly by land now or late of said Ives, and the Proprietors of Grace Church about twenty-six feet and two inches, thence southerly by said church land about ten feet, thence westerly by land of said Proprietors and land once of Foley about forty-five feet and six inches, thence southerly by land now or late of Burrill about twenty-six feet and six inches, thence easterly by land now or late of Maria Ropes about ten feet, thence southerly by land now or late of said Ropes about seventy-eight feet and six inches to the bound begun at."

PREVIOUS REFERENCE- Book 719, Page 215, and Book 1060, Page 151

NOTE- Annie B. Webb and Clara B. Kimball were "sisters of the half blood" to Joseph H. M. Bertram (probate records).

The Salem Directory, 1897-'98 lists Julian d'Este as president of the d'Este & Seeley Co., at 29 Haverill St., Boston, and president and treasurer of the Boston Excelsior Co., 26 Canal St., Boston. He resided at 40 Chestnut Street until 1901, when he "will remove to 380 Essex St." In 1903-'04, the house at 40 Chestnut Street was vacant.

BOOK 1723 PAGE 223

DATE- October 17, 1903

CONSIDERATION- \$1 and other valuable considerations

GRANTOR- Mary L. d'Este, wife of Julian d'Este of Salem

GRANTEE- Leslie H. Morrison of Medfield

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Book 1507, Page 152

NOTE- The premises were subject to a mortgage for \$9,000 to David P. Kimball, et. al., trustees, which the grantee assumed; also, another mortgage dated Oct. 17, 1903 (Book 1723, Page 225), given by Leslie K. Morrison to Mary L. d'Este.

BOOK 1720 PAGE 578

DATE- October 30, 1903

CONSIDERATION- \$1 and other valuable considerations

GRANTOR- Leslie K. Morrison of Medford (and Louise A. Morrison, wife)

GRANTEE- Alice C. Peirce of Topsfield

DESCRIPTION- Same as above

PREVIOUS REFERENCE- "Being the same premises conveyed to said Leslie K. Morrison by Mary L. d'Este by deed dated October 17, 1903 ..."

NOTE- "...said premises are conveyed subject to Eleven thousand Dollar mortgage on record ... which the grantee assumes and agrees to pay..."

The Salem Directory of 1905 lists Thomas W. Pierce [sic], no occupation, at 40 Chestnut Street. In 1906, it shows Mrs. C. H. Belknap (widow of Thomas) residing here.

BOOK 1860 PAGE 247

DATE- January 15, 1907

CONSIDERATION- \$1 and other valuable considerations

GRANTOR- Alice C. Peirce of Topsfield (and Thomas W. Peirce, husband)

GRANTEE- Melvin P. Wade of New York

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Book 1720, Page 578

NOTE- "The premises are conveyed subject to two mortgages amounting to eleven thousand dollars which the grantee assumes and agrees to pay ..."



BOOK 1860 PAGE 249

DATE- February 1, 1907

CONSIDERATION- \$1 and other valuable considerations

GRANTOR- Melvin P. Wade of New York

GRANTEE- Charles A. Brown of Salem

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Conveyed by Alice C. Peirce

NOTE- Subject to \$9000 mortgage to David P. Kimball et al., trustees [Book 1860, Page 249: Discharge of mortgage held by Thomas W. Peirce, given by Leslie K. Morrison to Mary L. D'Este, Oct. 17, 1903, received Book 1723, Page 225, paid by Melvin P. Wade, January 29, 1907].

The Salem Directory of 1907 shows Charles A. Brown, with the firm of C. D. Brown & Co., 156 Congress St., Boston, living at 40 Chestnut Street; Charles D. Brown is listed at 15 Summer St., Salem.

BOOK 2541 PAGE 230

DATE- February 10, 1923

CONSIDERATION- Unspecified

GRANTOR- Charles A. Brown of Salem (and Eliza B. Brown, wife)

GRANTEE- Proprietors of Grace Church in Salem

DESCRIPTION- "...The land in said Salem, together with the building thereon, bounded northerly nineteen feet, westerly ten and 44/100 feet, and northerly again twenty-seven and 15/100 feet, all by other land of the grantee, easterly by land of Cowan ten and 30/100 feet, southerly by my remaining land forty-six feet, and westerly by my remaining land three and one half feet ... Said premises lies in the rear of 40 Chestnut Street."

PREVIOUS REFERENCE- None

NOTE- See Plan.

BOOK 3016 PAGE 566

DATE- November 16, 1934

GRANTOR- Charles A. Brown of Salem (and Eliza B. Brown, wife)

GRANTEES- Charles D. Brown of Newtonville and Donald T. Hood of Brookline, trustees under the will of Abba F. Brown, formerly of Salem

DESCRIPTION- Same as above

PREVIOUS REFERENCE- To C. A. Brown from Melvin P. Wade, Book 1860, Page 249, except for small portion to Proprietors of Grace Church, Jan. 10, 1923.

NOTE- Premises conveyed subject to \$8,000 mortgage held by Salem Savings Bank, and \$800 mortgage held by Salem Trust Co., and to unpaid taxes for 1933 and 1934.

Abba F. Brown, mother of Charles Alva Brown, appointed her son Charles and her grandsons Amos Howard Calef Brown and Donald Tucker Hood (husband of her granddaughter, Alva Stacey Brown) trustees in her will. Another grandson, Charles Denison Brown, was appointed when Amos resigned. Eventually, Charles A. Brown resigned as trustee and conveyed 40 Chestnut Street to the trust.

Beginning in 1938, 40 Chestnut Street was rented at \$70.00 per month to Dr. and Mrs. Warren A. Babb of Salem.

BOOK 3238 PAGE 423

DATE- October 15, 1940

CONSIDERATION- \$1 and other valuable consideration

GRANTORS- Donald T. Hood, Charles D. Brown, and Amos H. C. Brown, as Trustees under the will of Abba F. Brown

GRANTEE- Evelyn A. Babb, of Salem [wife of Dr. Warren Babb]

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Same as above, and Book 3016, Page 566

NOTE- Conveyed subject to two mortgages for \$8,000

BOOK 3534 PAGE 466

DATE- November 5, 1947

CONSIDERATION- Unspecified

GRANTOR- Evelyn A. Babb

GRANTEES- Warren D. Babb and Evelyn A. Babb, and to the survivor ... as joint tenants, they being husband and wife, of Salem

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Book 3238, Page 423

NOTE- The Salem Evening News (Tuesday, December 26, 1978, p. 2) provides this obituary: "Dr. Warren Babb of 40 Chestnut St., a prominent physician in the city for 40 years who retired from general practice only last month, died Saturday in Salem Hospital. He was 70.  
"Dr. Babb began his association with Salem Hospital in 1938, [interrupted by] four years while he served in Europe with the Army Medical Corps during World War II ...  
"The husband of Evelyn A. (Horsley) Babb. Dr. Babb was born in Lynn, a son of Ralph W. and Sadie F.

NOTE (Continued)-

(Manion) Babb. He graduated from Harvard College in 1929 and received his medical degree from McGill University, Montreal.

"He was a member of the American Medical Association, the Mass. Medical Society, [former president of] the Essex South Medical Society, the Phi Chi Medical Fraternity, and the Montreal Medico-Chirurgical Society. He was a deacon of Tabernacle Church, Salem.

"Besides his wife, he is survived by a sister ... , a son ... , and two grandchildren."

BOOK 6883 PAGE 244

DATE- November 16, 1981

CONSIDERATION- \$140,000

GRANTOR- Evelyn A. Babb

GRANTEES- Richard M. Gilbert and Pamela T. Gilbert, husband and wife, as Joint Tenants

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Book 3534, Page 466

BOOK 6901 PAGE 627

DATE- December 7, 1981

CONSIDERATION- \$1

GRANTORS- Richard H. Gilbert and Pamela T. Gilbert, husband and wife, of Salem

GRANTEE- Richard H. Gilbert, Trustee of 40 Chestnut Realty Trust

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Book 6883, Page 244

BOOK 8292 PAGE 275

DATE- June 2, 1986

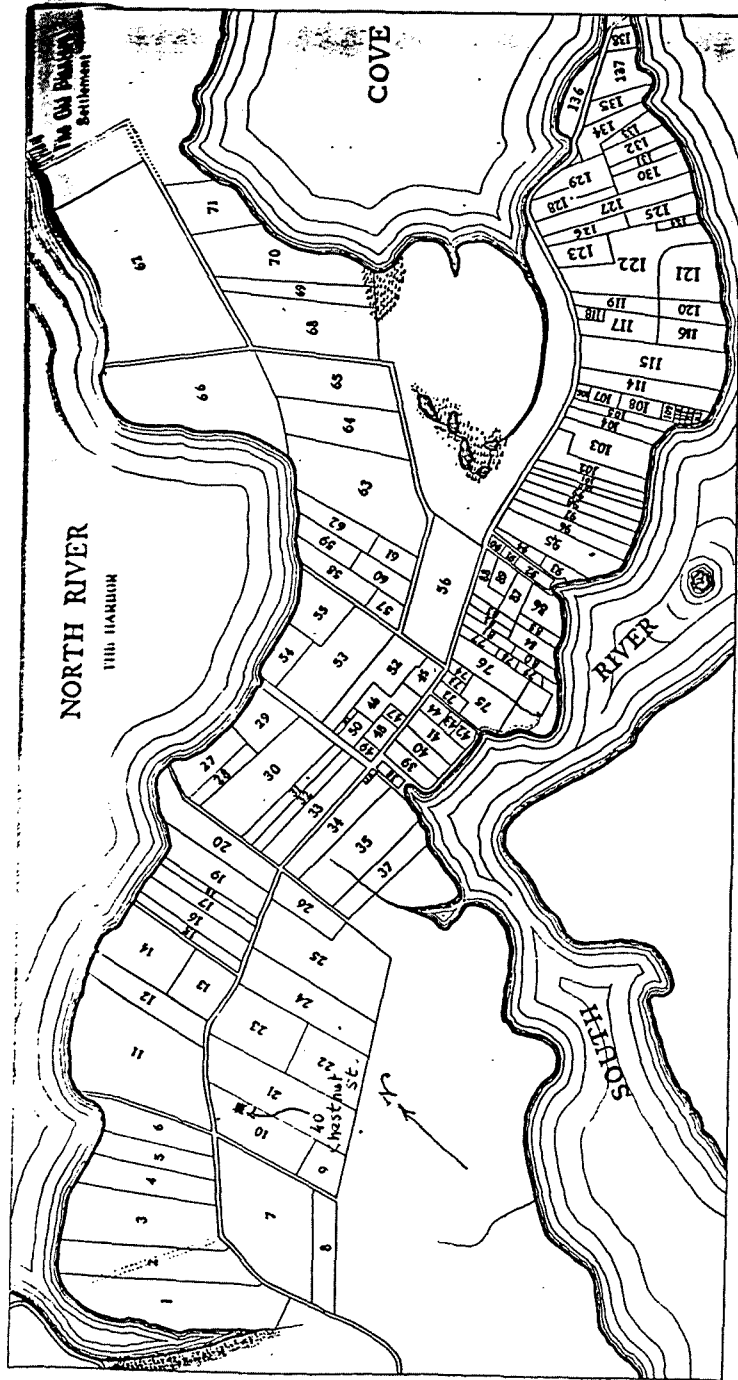
CONSIDERATION- \$500,000

GRANTOR- Richard H. Gilbert, Trustee of 40 Chestnut Realty  
Trust U./O./T. Dated Dec. 7, 1981, rec'd in Book  
6901, Page 627

GRANTEE- Anthony Di Croce

DESCRIPTION- Same as above

PREVIOUS REFERENCE- Book 6883, Page 245



LAYOUT OF THE TOWN.

tween the house and barn at the Rea-Fowler homestead, then past the Burley house, crossing Burley Street, and running on the northerly side of Cherry Hill, then by Trask, Cabot, Cedar and Cherry streets to Main Street, in Wenham, where it connected with the path running easterly of Wenham Lake. These paths were the ways of least resistance in which to pass to the various peninsulas and rivers, lakes and coves of the region. They were undoubtedly originated by animals, then used by the Indians and finally adopted by the English settlers, as they were the best land routes as probably centuries of use had proved. These various paths were crooked and long, but they were comparatively level and were the most feasible routes, passing around the hills, swamps, rivers and arms of the sea. A map, showing some of these through routes, was found some years ago by Henry Fitz Waters of Salem in the Sloane collection of maps in the British Museum, in London. It was made about 1633, but its delineator is unknown. So much of it as was included in original Salem is herewith reproduced, slightly reduced.

No record of the first layout of Salem is known to exist. The plan of the layout of that part of Salem known as the "town" has been prepared by tracing the land titles to the earliest date possible. The recording of deeds began too late to give the earliest changes of titles. Most of the earliest lots were two acres each, and soon after (before 1635) they were limited to one acre. Apparently the two-acre lots were on the North River and those of one-acre were along the South River and easterly of Central Street. Some of the lots shown on the plan were the aggregate of several original small ones, and in some instances several small ones constituted one original lot. The lot marked B. G. is the original burying ground. The lots are numbered only so that they can be here referred to intelligently. They were not so designated on the records. The following is a list of the names of the various owners of the lots at the dates stated, which is the earliest information that has been obtained. The scale of this map is one inch to eleven hundred and forty feet.

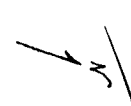
1. Thomas Trusler, 1654.
2. John Alderman, 1657.
3. Robert Moulton, 1640.
4. Henry Rennalds, 1655.
5. Philip Verrin, 1650.
6. William Bacon, 1640.
7. Thomas Goldthwaite, 1650.
8. Townsend Bishop, 1646.
9. Thomas James, 1652.
10. John Reeves, 1680.
11. Thomas Spooner, 1640.
12. Richard Bishop, 1657.
13. Thomas Robbins, 1663.
14. Thomas Trusler, 1653.
15. Thomas Cole, 1679.
16. Samuel Belknap, 1663.
17. Allen Kennison, 1647.
18. Jeffrey Massey, 1664.
19. Philip Verrin, 1649.
20. William Williams, 1637.
21. Robert Cotta, 1673.
22. John Pickering, 1657.
23. Michael Shaffin, 1638.
24. Thom-







Atlas of the City of Salem, Mass. 1897



ST.

FLINT

CHAS SANDERS  
C. S. TUCKERMAN  
W. G. BARKER  
MELIA A. NICHOLS  
HUNTINGTON EST.  
G. POSEGOOD EST.  
LIZABETH D. ALLEN (TR.)  
EST. OF ENJ. SHREVE  
EST. OF SHREVE

CHESTNUT

ST.  
GEO. WEST  
STONE ST.  
FALLON  
H. W. PEABODY  
SHREVE EST.  
J. MEN

CHAS. HIGBEE  
MISS M. WEBB  
G. E. DAVIS  
A. H. HANSON  
JULIAN DESTY  
G. A. LANDER  
A. B. WEBB  
ANN M. WHEATLAND  
E. B. WILSON EST.  
ELIZA A. HOFFMAN  
H. GARDNER EST.  
N. ENDICOTT EST.  
JOS. PRICE  
S. B. CLOUTMAN  
F. BROWN  
CHAS. HIGBEE  
MRS. J. W. BALCOMB  
J. S. BURRILL EST.  
GRACE P. E. CHURCH  
N. P. GIFFORD  
MRS. M. A. BERTRAM  
ELIZA J. LOW  
BENJ. GREAMER EST.  
GEO. E. PERCY  
M. D. PHILLIPS  
H. WILSON  
Z. A. BALLER  
E. PERKINS  
JOS. SMITH EST.  
F. BROWN ET AL.  
DANIEL LOW  
POTTER  
SWEDENBORGIAN CHURCH  
C. F. GIL

HAMILTON

BOTTS

ST.

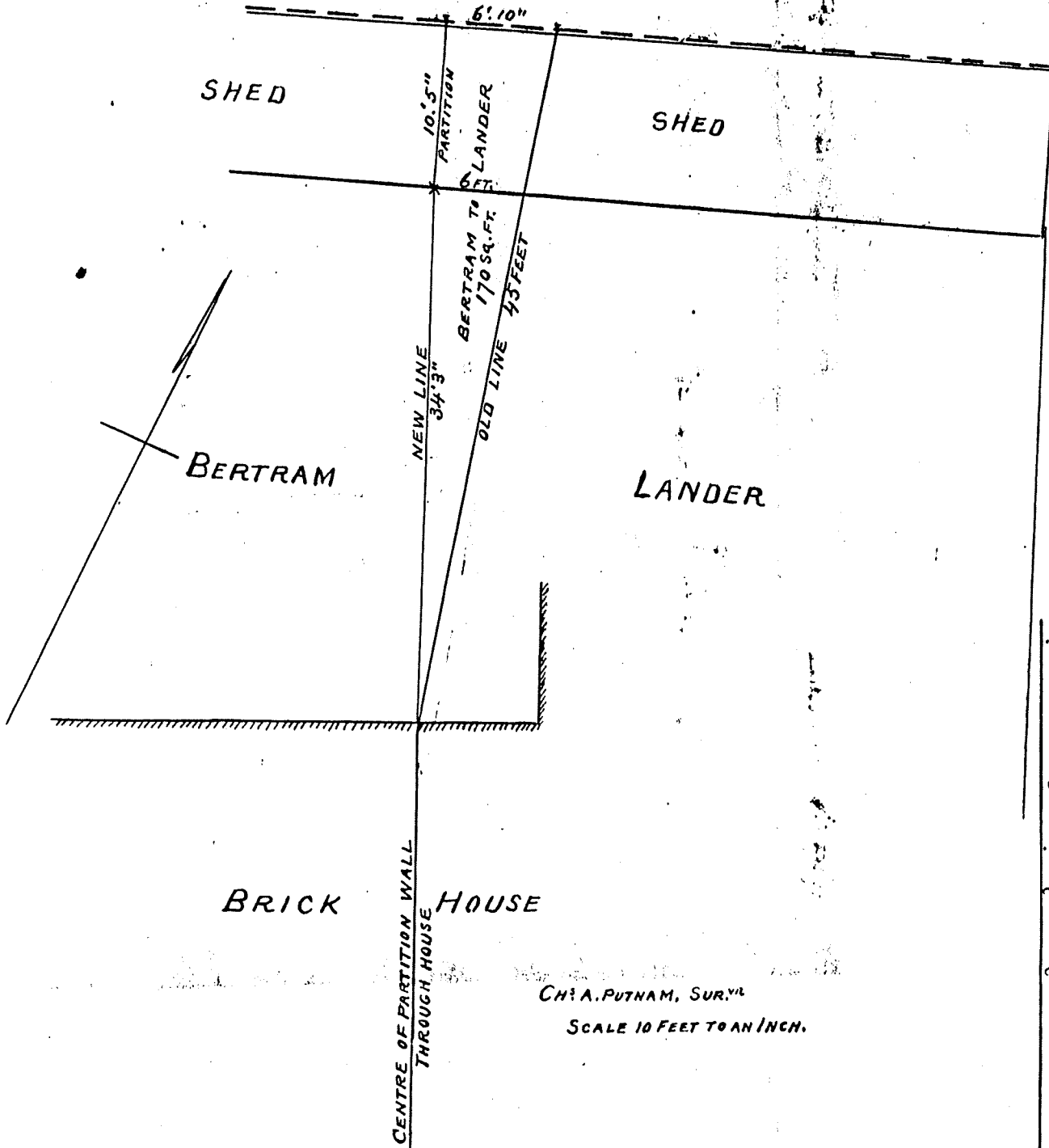
ESSEX

W. S. STEARNS  
K. E. TUTTLE  
L. A. DOLE  
WM. H. SILSBEE  
R. HARRINGTON  
ANNIE F. CLARK  
MRS. S. P. WALCO  
GEO. WHEATLAND JR.  
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MONROE

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ANNA S. JOHNSON  
ABBY  
JOS.  
E. MACK EST.  
L. P. MORGAN  
G. W.  
MRS. N. A. FRYE  
L. A. RUSSELL  
A. S. ROGERS  
S. A. SILVER  
MRS. G. OLIVER  
M. C. THRAP  
W. M. PENN  
H. B. CO. NO. 3  
M. J. HARRINGTON EST.  
A. R. WARREN  
MRS. H. L. WILLIAMS  
A. BOWLER  
G. LITTON B  
MARY A. T

D. P. IVES.



CHAS. A. PUTNAM, SUR.<sup>VR</sup>

SCALE 10 FEET TO AN INCH.

Salmon June 9. 1881. Rec. Vent. with Erax & Co. Dist. Deeds  
 Book 1060 leaf 151 facing deed from ~~Erax & Co.~~  
 S. H. Bertram to W. A. Lander  
 Attest Chas. A. Putnam, Ref.

LAND IN REAR OF NO. 40 CHESTNUT ST.  
SALEM, MASS

SCALE 1 IN. = 8 FT.

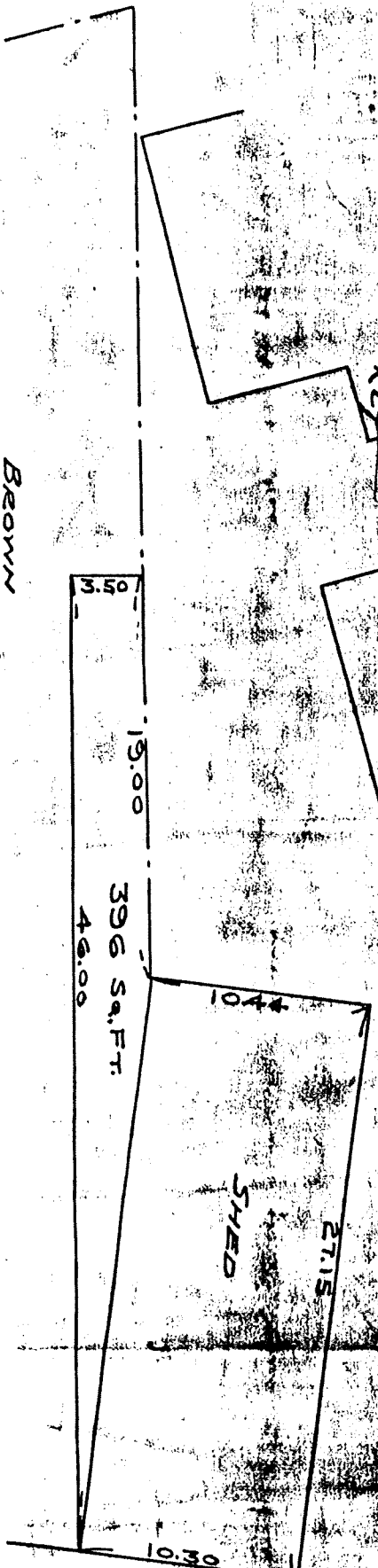
NOVEMBER, 1922

Thomas R. Appleton C.E.

Salem, Sept. 1, 1923 Grant & East  
in front of No. 40 Chestnut St.  
with Deed reference to Grant  
to Survey of Grant reference in  
Salem Reg. 32541 & 3230

Att: Woodly Kimball  
Reg

PEOPLETORS GRACE CHURCH



BROWN

COWAN