

## History of owners and occupants **Ninety Federal Street, Salem**

By Robert Booth, Sept. 2017

According to available evidence, this house was built in 1887 for Annie Bertram Webb, investor; and for many years (1896-1935) it was the home of Capt. Edward B. Trumbull, shipmaster, the last of Salem's foreign-trade sea captains. It is the site of a house built c. 1825 for Nathaniel Reed, Salem's first town crier, a sexton and constable for many years.

By 1826 Nathaniel Reed, sexton, had a house on this lot, whose land he leased from the Margaret Hilliard estate. In September, 1826, the Hilliard estate sold the lot, with its buildings "except those which belong to Mr. Reed", to tanner Ben Cheever for \$770 (ED 243:127). On 25 June 1829 for \$800 Nathaniel Reed, sexton of the Second Baptist Church, purchased from the tanner Benjamin Cheever a lot on Federal Street and all buildings thereon, bounded south 49' 8" on Federal Street, west 123' on Gould heirs, north 42' on North River, and southeast 78' and east 48' 7" both lines on John Perkins land (ED 253:177). Mr. Reed (and wife Deborah) then mortgaged the premises for \$400 to Mr. Cheever and \$200 to Thomas Saunders, merchant (ED 253:177). In the mortgages, Mr. Reed alludes to the buildings twice: (1) "all the land and buildings contained in my deed from said Cheever and also including all the buildings which I owned standing on said land before my purchase of said Cheever" and (2) "the dwelling house and all other buildings on said land which I owned before my purchase of Cheever".

Nathaniel Reed of Salem, then about 26, married Deborah Witham of Gloucester in Gloucester in 1813. They had a son, Henry L., in 1814, a son Samuel, and a daughter, Lucy D., in 1819. They resided in Salem where Mr. Reed worked as a sexton at the Second Baptist Church, to which the family presumably belonged.

It would seem, per 1830 census (p. 381), that the buildings were occupied by Mr. Reed, in his 40s, a male in his 20s, a male 10-15, a female 10-15, Mrs. Deborah Reed, 40s, and a woman in her 60s. To the east was the house of David Merritt.

Mrs. Deborah Witham Reed died in late March 1831, aged 45 years. On Oct. 27 of that year, Mr. Reed married Hannah Leach, aged about 44, the daughter of George Leech and Betsy Cox of Salem.

By 1836 (per 1837 directory), Mr. Reed was listed as working as the city crier and residing at "20 Federal Street" (the original numbering system of Federal Street was different from today's). Since Salem had just incorporated as a city, he was probably the first city crier. By 1842 he was a city constable, or policeman, which he made his career.

Salem's general maritime foreign commerce fell off sharply in the late 1820s. Imports in Salem ships were supplanted by the goods that were now being produced in great quantities in America. The interior of the country was being opened for settlement, and some Salemites moved away. To the north, the falls of the Merrimack River powered large new textile mills (Lowell was founded in 1823), which created great wealth for their investors; and in general it seemed that the tide of opportunity was ebbing away from Salem. In an ingenious attempt to stem the flow of talent from the town and to harness its potential water power for manufacturing, Salem's merchants and capitalists banded together in 1826 to raise the money to dam the North River for industrial power. The project, which began with much promise, was suspended in 1827, which demoralized the town even more, and caused several leading citizens to move to Boston, the hub of investment in the new economy.

In 1830 occurred a horrifying crime that brought disgrace to Salem. Old Capt. Joseph White, a wealthy merchant, resided in the house

now called the Gardner-Pingree house, on Essex Street. One night, intruders broke into his mansion and stabbed him to death. All of Salem buzzed with the news of murderous thugs; but the killer was a Crowninshield (a fallen son of one of the five brothers; after he was put in jail he killed himself). He had been hired by his friends, Capt. White's own relatives, Capt. Joseph Knapp and his brother Frank (they would be executed). The results of the investigation and trial having uncovered much that was lurid, more of the respectable families quit the now-notorious town.

As the decade wore on, Salem's remaining merchants had to take their equity out of wharves and warehouses and ships and put it into manufacturing and transportation, as the advent of railroads and canals diverted both capital and trade away from the coast. Some merchants did not make the transition, and were ruined. Old-line areas of work, like rope-making, sail-making, and ship chandlery, gradually declined and disappeared. Salem slumped badly, but, despite all, the voters decided to charter their town as a city in 1836—the third city to be formed in the state, behind Boston and Lowell. City Hall was built 1837-8 and the city seal was adopted with an already-anachronistic Latin motto of “to the farthest port of the rich East”—a far cry from “Go West, young man!” The Panic of 1837, a brief, sharp, nationwide economic depression, caused even more Salem families to head west in search of fortune and a better future.

Salem had not prepared for the industrial age, and had few natural advantages. The North River served not to power factories but mainly to flush the waste from the 25 tanneries that had set up along its banks. Throughout the 1830s, the leaders of Salem scrambled to reinvent an economy for their fellow citizens, many of whom were mariners without much sea-faring to do. Ingenuity, ambition, and hard work would have to carry the day.

One inspiration was the Salem Laboratory, Salem's first science-based manufacturing enterprise, founded in 1813 to produce chemicals. At the plant built in 1818 in North Salem on the North

River, the production of alum and blue vitriol was a specialty; and it proved a very successful business. Salem's whale-fishery, active for many years in the early 1800s, led, in the 1830s, to the manufacturing of high-quality candles at Stage Point, along with machine oils. The candles proved very popular. Lead-manufacturing began in the 1820s, and grew large after 1830, when Wyman's gristmills on the Forest River were retooled for making high-quality white lead and sheet lead (the approach to Marblehead is still called Lead Mills Hill, although the empty mill buildings burned down in 1960s).

These enterprises were a start toward taking Salem in a new direction. In 1838 the Eastern Rail Road, headquartered in Salem, began operating between Boston and Salem, which gave the local people a direct route to the region's largest market. The new railroad tracks ran right over the middle of the Mill Pond; the tunnel under Washington Street was built in 1839; and the line was extended to Newburyport in 1840.

Nathaniel's son, Henry L. Reed, became a carpenter and in 1840 married Mary D. Southwick of Salem. Their surviving son Charles F. would be born in 1853.

In the 1840s, as more industrial methods and machines were introduced, new companies in new lines of business arose in Salem. The tanning and curing of leather was very important by the mid-1800s. On and near Boston Street, along the upper North River, there were 41 tanneries in 1844, and 85 in 1850, employing 550 hands. The leather business would continue to grow in importance throughout the 1800s. In 1846 the Naumkeag Steam Cotton Company completed the construction at Stage Point of the largest factory building in the United States, 60' wide by 400' long. It was an immediate success, and hundreds of people found employment there, many of them living in tenements built nearby. In Lynn, the factory system was perfected, and that city became the nation's leading shoe producer. Salem had shoe factories too, and attracted shoe workers from outlying towns and the countryside. Even the population changed, as hundreds of

Irish families, fleeing the Famine in Ireland, settled in Salem and gave the industrialists a big pool of cheap labor.

In September, 1848, many landowners hereabouts sold off parts of their lots for railroad development: Nathaniel Reed, the owner here, for \$78 sold to the Essex Rail Road Company the northern part of his lot, being flats on the North River on which the railroad tracks ran (ED 402:103).

The Gothic symbol of Salem's new industrial economy was the large twin-towered granite train station—the “stone depot” built in 1847—smoking and growling with idling locomotives, standing on filled-in land at the foot of Washington Street, where before had been the merchants' wharves. In the face of all this change, some members of Salem's waning merchant class continued to pursue their sea-borne businesses; but even the conditions of shipping changed, and Salem was left on the ebb tide. In the late 1840s, giant clipper ships replaced the smaller vessels that Salem men had sailed around the world; and the clippers, with their deep drafts and large holds, were usually too large for Salem and its harbor. The town's shipping soon consisted of little more than Zanzibar-trade vessels and visits from Down East coasters with cargoes of fuel wood and building timber. By 1850 Salem was about finished as a working port. A picture of Salem's sleepy waterfront is given by Hawthorne in his mean-spirited “introductory section” to **The Scarlet Letter**, which he began while working in the Custom House.

In 1850, the house here was occupied, per census taker (house 552) as a three family by Nathaniel Reed, 60, police, Hannah, 59, and Lucy, 31; also Eunice Leavitt, 58, Harriet and Rebecca, 19 and 16; also Joseph S. Leavitt Jr., 34 provision dealer, Rachel, 37, and Josephine, three, all of the Leavitts except the toddler having been born in New Hampshire.

In the 1851 atlas, we see the footprint of the house, identified with “N. Read”.

Nathaniel Reed died on February 28, 1853, aged about 70 evidently. By his will dated Jan. 20, 1853, he devised his real estate in trust to his son Henry and Daniel Jewett for the benefit of wife Hannah. His real estate consisted of this homestead, a house on Barr Street, and a land bounty (maybe from service in the War of 1812). At Hannah's death, Lucy was to have the lifetime the use of the personal estate and of the western half of the house on Federal Street. At that time (1853) that western half was occupied by Mr. Reed and Lucinda Stone. The sons, Samuel and Henry, were to have the use of the rest of the property, and their widows after them.

His real estate was valued at \$4040, of which the Federal Street homestead came to \$2000. An excellent inventory of its furnishings was taken (appended). Among other things, we see a mahogany table, chair set, and rocking chair, some silver spoons, looking glasses, clocks, mantel ornaments and pictures, rugs, and carpenter's tools in the workshop.

For years the house would be occupied (as in 1855 per census, house 104) by Mrs. Hannah Reed, 60 in 1855, and by Lucy Reed, 37.

Salem's growth continued through the 1850s, as business and industries expanded, the population swelled, new churches (e.g. Immaculate Conception, 1857) were started, new working-class neighborhoods were developed (especially in North Salem and South Salem, off Boston Street, and along the Mill Pond behind the Broad Street graveyard), and new schools, factories, and stores were built. A second, larger, factory building for the Naumkeag Steam Cotton Company was added in 1859, down at Stage Point, where a new Methodist Church went up, and many neat homes, boarding-houses, and stores were erected along the streets between Lafayette and Congress. The tanning business continued to boom, as better and larger tanneries were built along Boston Street and Mason Street; and subsidiary industries sprang up as well, most notably the J.M. Anderson glue-works on the Turnpike (Highland Avenue).

As it re-established itself as an economic powerhouse, Salem took a strong interest in national politics. It was primarily Republican, and strongly anti-slavery, with its share of outspoken abolitionists, led by Charles Remond, a passionate speaker who came from one of the city's notable black families. At its Lyceum (on Church Street) and in other venues, plays and shows were put on, but cultural lectures and political speeches were given too.

By 1860, with the election of Abraham Lincoln, it was clear that the Southern states would secede from the union; and Salem, which had done so much to win the independence of the nation, was ready to go to war to force others to remain a part of it. In that year (1860 census, house 2120), the house was occupied as a two family by Hannah Reed, 70 (\$5500 in real estate, \$3000 in personal estate) and Lucy Reed, 39; and by Mary Clements, 52, a nurse, C. H. Williams, 25, a male cook, Emma Williams, 26, and by Williamses Anna, 23, dress maker, and Lizzie, 21, tailoress.

The Civil War began in April, 1861, and went on for four years, during which hundreds of Salem men served in the army and navy, and many were killed or died of disease or abusive treatment while imprisoned. Hundreds more suffered wounds, or broken health. The people of Salem contributed greatly to efforts to alleviate the suffering of the soldiers, sailors, and their families; and there was great celebration when the war finally ended in the spring of 1865.

Through the 1860s, Salem pursued manufacturing, especially of leather and shoes and textiles. The managers and capitalists tended to build their new, grand houses along Lafayette Street (these houses may still be seen, south of Roslyn Street; many are in the French Second Empire style, with mansard roofs). A third factory building for the Naumkeag Steam Cotton Company was built in 1865.

In 1865, the house (per census, house 3190 was occupied by Lucy, 46, and Hannah Reed, 80, and four other family units, headed by David

Hall, 37, blacksmith, some shoemaking Sheldons, Mary Ball, 72, and Matilda Thompson, 45.

In 1870 Salem received its last cargo from Zanzibar, thus ending a once-important trade. By then, a new Salem & New York freight steamboat line was in operation. Seven years later, with the arrival of a vessel from Cayenne, Salem's foreign trade came to an end. After that, "the merchandise warehouses on the wharves no longer contained silks from India, tea from China, pepper from Sumatra, coffee from Arabia, spices from Batavia, gum-copal from Zanzibar, hides from Africa, and the various other products of far-away countries. The boys have ceased to watch on the Neck for the incoming vessels, hoping to earn a reward by being the first to announce to the expectant merchant the safe return of his looked-for vessel. The foreign commerce of Salem, once her pride and glory, has spread its white wings and sailed away forever".<sup>1</sup>

On July 26, 1870, at Rowley, Mrs. Hannah (Leach) Reed died of old age at 85. The Reed property descended per the will. Lucy D. Reed died May 11, 1871, of consumption (tuberculosis), aged 52 years and 5 months.

In March, 1873, for \$3150 the trustees of the will of Nathaniel Reed sold to Mrs. Annie Bertram Webb, "the buildings and land" bounded fronting 49' 8" on Federal Street, etc. (ED 876:121).

Mrs. Annie Bertram Webb, of Chestnut Street, was a daughter of the rich merchant John Bertram (his mansion is now Salem Public Library building), and the wife of William G. Webb, a merchant employed in his father-in-law mercantile enterprise. She would own this property for years, and manage it for income among her many other local holdings.

---

<sup>1</sup> Rev. George Bachelder in *History of Essex County, II: 65*



Salem was now so densely built-up that a general conflagration was always a possibility, as in Boston, when, on Nov. 9, 1872, the financial and manufacturing district of the city burned up. Salem continued to prosper in the 1870s, carried forward by the leather-making business. In 1874 the city was visited by a tornado and shaken by a minor earthquake. In the following year, the large Pennsylvania Pier (site of the present coal-fired harborside electrical generating plant) was completed to begin receiving large shipments of coal. Beyond it, at Juniper Point, a new owner began subdividing the old Allen farmlands into a new development called Salem Willows and Juniper Point. In the U.S. centennial year, 1876, A.G. Bell of Salem announced that he had discovered a way to transmit voices over telegraph wires.

In this decade, French-Canadian families began coming to work in Salem's mills and factories, and more houses and tenements were built. The better-off workers bought portions of older houses or built small homes for their families in the outlying sections of the city; and by 1879 the Naumkeag Steam Cotton mills would employ 1200 people and produce annually nearly 15 million yards of cloth. Shoe-manufacturing businesses expanded in the 1870s, and 40 shoe factories were employing 600-plus operatives. Tanning, in both Salem and Peabody, remained a very important industry, and employed hundreds of breadwinners. On Boston Street in 1879, the Arnold tannery caught fire and burned down.

In the 1880s and 1890s, Salem kept building infrastructure; and new businesses arose, and established businesses expanded. Retail stores prospered; horse-drawn trolleys ran every which-way; and machinists, carpenters, millwrights, and other specialists all thrived. In 1880, Salem's manufactured goods were valued at about \$8.4 million, of which leather accounted for nearly half. In the summer of 1886, the Knights of Labor brought a strike against the manufacturers for a ten-hour day and other concessions; but the manufacturers imported labor from Maine and Canada, and kept going. The strikers held out, and there was violence in the streets, and even rioting; but the owners

prevailed, and many of the defeated workers lost their jobs and suffered, with their families, through a bitter winter.

By the mid-1880s, Salem's cotton-cloth mills at the Point employed 1400 people who produced about 19 million yards annually, worth about \$1.5 million. The city's large shoe factories stood downtown behind the stone depot and on Dodge and Lafayette Streets. A jute bagging company prospered with plants on Skerry Street and English Street; its products were sent south to be used in cotton-baling. Salem factories also produced lead, paint, and oil. At the Eastern Railroad yard on Bridge Street, cars were repaired and even built new. In 1887 the streets were first lit with electricity, replacing gas-light. The gas works, which had stood on Northey Street since 1850, was moved to a larger site on Bridge Street in 1888, opposite the Beverly Shore.

In 1887 Mrs. Annie B. Webb removed the Reed house and other buildings were on the lot, and she had this house built. The old house had been valued at \$1200 (1886 valuation book, p. 59); the new house was valued at \$6000 (see 1887 Salem valuation book, p. 60). The lot, 14,690 square feet, was valued at \$2,000.

From 1887 until 1908 the house was rented to tenants. The first (as far as is known, per 1890-1 directory) were the "Misses Kimball" (Elizabeth H. and Mary R.) and Mrs. Catherine Ireson, widow of Samuel J. Ireson. Next was John R. Woodbury, who died Jan. 19, 1895. Annie's husband William G. Webb died in May, 1896, in his 64<sup>th</sup> year. Starting in about 1897, the tenant was Capt. Edward B. Trumbull, shipmaster, and his family. In 1888—1890 Trumbull was listed as master mariner residing at 117 North Street; then he "swallowed the anchor" and in 1893-5 he was listed as working as "manager, Salem Storage Warehouse Company" residing still at #117; and in the 1897-8 directory he appears as the Warehouse Company manager residing at 90 Federal Street. The 1900 census (house 259) lists the occupants here as Edward Trumbull, 46, manager, wife Lizzie, and daughters Mabel W., 20, and Elizabeth, 8; also servant Mary McHarg, 19, born Ireland.

In November, 1908, Mrs. Webb, now widowed, sold the premises to the tenant, Captain Trumbull (ED 1943:39), who conveyed the same to his wife (via straw Samuel H. Batchelder) Mrs. Lizzie F. Trumbull, subject to \$5200 in mortgages (ED 1942:463). Mrs. Webb would die on Oct. 2, 1925, aged eighty years.

Capt. Edward B. Trumbull (1853-1934) was born 28 April 1853 in Salem, and would die on Dec. 31, 1934. In 1860, his father, Edward H. Trumbull, had come from Haverhill to Salem and been a shipmaster in trade with the Orient. In 1860 he worked as a merchant; he and his wife Mary resided in ward two and had a family of five children at that time, and two servants (1860 census, house 1713). Edward B. was bred a mariner. As a teenager, he was captain's clerk on voyages to Hong Kong by the ship *Mutlah*, and kept the log (1868-1871) for Capt. Ballard.

Edward B. Trumbull was residing on Brown Street (when ashore) with his mother Mary (widow) and brother Walter, a merchant's clerk, in 1880, per census. He was already a shipmaster in trade with Zanzibar, where he had served as assistant consul in 1879. On May 12, 1880, at Antrim, NH, he married Lizzie Florence Manning, 21, of Antrim, born at Salem. She was the daughter of Daniel Augustus Manning, a cabinet-maker, and Elizabeth Reith. Her father died at New Orleans while in the navy during the Civil War. Lizzie had three older brothers and a younger sister, Sarah. Lizzie and Edward Trumbull would have two children, Mabel Augusta and Elizabeth Manning.

In the 1880s, Edward shipped out, perhaps as mate, under Capt. N.A. Bachelder, on the famous brig *Taria Topan*, the last Salem-registered vessel to be engaged in trade with the East. Again, from 1881 to 1884 E. B. Trumbull kept the log.<sup>2</sup>

---

<sup>2</sup> No doubt there is more about E. B. Trumbull in the shipping records and in G. P. Putnam's series on Salem's foreign trade. The PEM has a file on the family's activities

More factories and more people required more space for buildings, more roads, and more storage areas. This space was created by filling in rivers, harbors, and ponds. The once-broad North River was filled from both shores, and became a canal along Bridge Street above the North Bridge. The large and beautiful Mill Pond, which occupied the whole area between the present Jefferson Avenue, Canal Street, and Loring Avenue, finally vanished beneath streets, storage areas, junk-yards, rail-yards, and parking lots. The South River, too, with its epicenter at Central Street (that's why there was a Custom House built there in 1805) disappeared under the pavement of Riley Plaza and New Derby Street, and some of its old wharves were joined together with much in-fill and turned into coal-yards and lumber-yards. Only a canal was left, running in from Derby and Central Wharves to Lafayette Street.

Salem kept growing. The Canadians were followed in the early 20<sup>th</sup> century by large numbers of Polish and Ukrainian families, who settled primarily in the Derby Street neighborhood. By the eve of World War One, Salem was a bustling, polyglot city that supported large department stores and large factories of every description. People from the surrounding towns, and Marblehead in particular, came to Salem to do their shopping; and its handsome government buildings, as befit the county seat, were busy with conveyances of land, lawsuits, and probate proceedings. The city's politics were lively, and its economy was strong.

On June 25, 1914, in the morning, in Blubber Hollow (Boston Street opposite Federal), a fire started in one of Salem's fire-prone wooden tanneries. This fire soon consumed the building and raced out of control, for the west wind was high and the season had been dry. The next building caught fire, and the next, and out of Blubber Hollow the fire roared easterly, a monstrous front of flame and smoke, wiping out the houses of Boston Street, Essex Street, and upper Broad Street, and then sweeping through Hathorne, Winthrop, Endicott, and other residential streets. Men and machines could not stop it: the enormous fire crossed over into South Salem and destroyed the neighborhoods

west of Lafayette Street, then devoured the mansions of Lafayette Street itself, and raged onward into the tenement district. Despite the combined efforts of heroic fire crews from many towns and cities, the fire overwhelmed everything in its path: it smashed into the large factory buildings of the Naumkeag Steam Cotton Company (Congress Street), which exploded in an inferno; and it rolled down Lafayette Street and across the water to Derby Street. There, just beyond Union Street, after a 13-hour rampage, the monster died, having consumed 250 acres, 1600 houses, and 41 factories, and leaving three dead and thousands homeless. Some people had insurance, some did not; all received much support and generous donations from all over the country and the world. It was one of the greatest urban disasters in the history of the United States, and the people of Salem would take years to recover from it. Eventually, they did, and many of the former houses and businesses were rebuilt; and several urban-renewal projects (including Hawthorne Boulevard, which involved removing old houses and widening old streets) were put into effect. Atop the Hawthorne Hotel, the Salem Marine Society, of which Capt. E. Bo. Trumbull was a member, had a club-house built; and it was designed by Captain Trumbull as an exact replica of the cabin of the old *Taria Topan*.

By the 1920s, Salem was once again a thriving city; and its tercentenary in 1926 was a time of great celebration. The Depression hit in 1929, and continued through the 1930s.

Capt. Edward B. Trumbull died on Dec. 31, 1934. In August, 1936 (ED 3082:339) the property was sold to Dennis and Helen Foley, husband and wife. The Foleys owned it for the rest of their lives. In 1955 a half-interest in the premises was sold to James J. Bradley (ED 4170:408).

Salem, the county seat and regional retail center, gradually rebounded, and prospered after World War II through the 1950s and into the 1960s. General Electric, Sylvania, Parker Brothers, Pequot Mills (formerly Naumkeag Steam Cotton Co.), Almy's department store,

various other large-scale retailers, and Beverly's United Shoe Machinery Company were all major local employers. Then the arrival of suburban shopping malls and the relocation of manufacturing businesses took their toll, as they have with many other cities. More than most, Salem has navigated its way forward into the present with success, trading on its share of notoriety arising from the witch trials, but also from its history as a great seaport and as the home of Bowditch, McIntire, Bentley, Story, and Hawthorne. Most of all, it remains a city where the homes of the old-time merchants, mariners, constables, shipmasters, and mill-operatives are all honored as a large part of what makes Salem different from any other place.

## Glossary & Sources

A figure like (ED 123:45) refers to book 123, page 45, Essex South registry of Deeds, Federal Street, Salem.

A figure like (#12345) refers to Essex Probate case 12345, on file at the Essex Probate Court, Federal Street, Salem, or on microfilm at Mass. Archives, Boston, or at the Peabody Essex Museum's Phillips Library, Salem.

MSSRW refers to the multi-volume compendium, *Mass. Soldiers & Sailors in the Revolutionary War*, available at the Salem Public Library among other places.

MSSCRW refers to the multi-volume compendium, *Mass. Soldiers, Sailors, & Marines in the Civil War*, available at the Salem Public Library among other places.

EIHC refers to the Essex Institute Historical Collections (discontinued), a multi-volume set (first volume published in 1859) of data and articles about Essex County. The indices of the EIHC have been consulted regarding many of the people associated with this house.

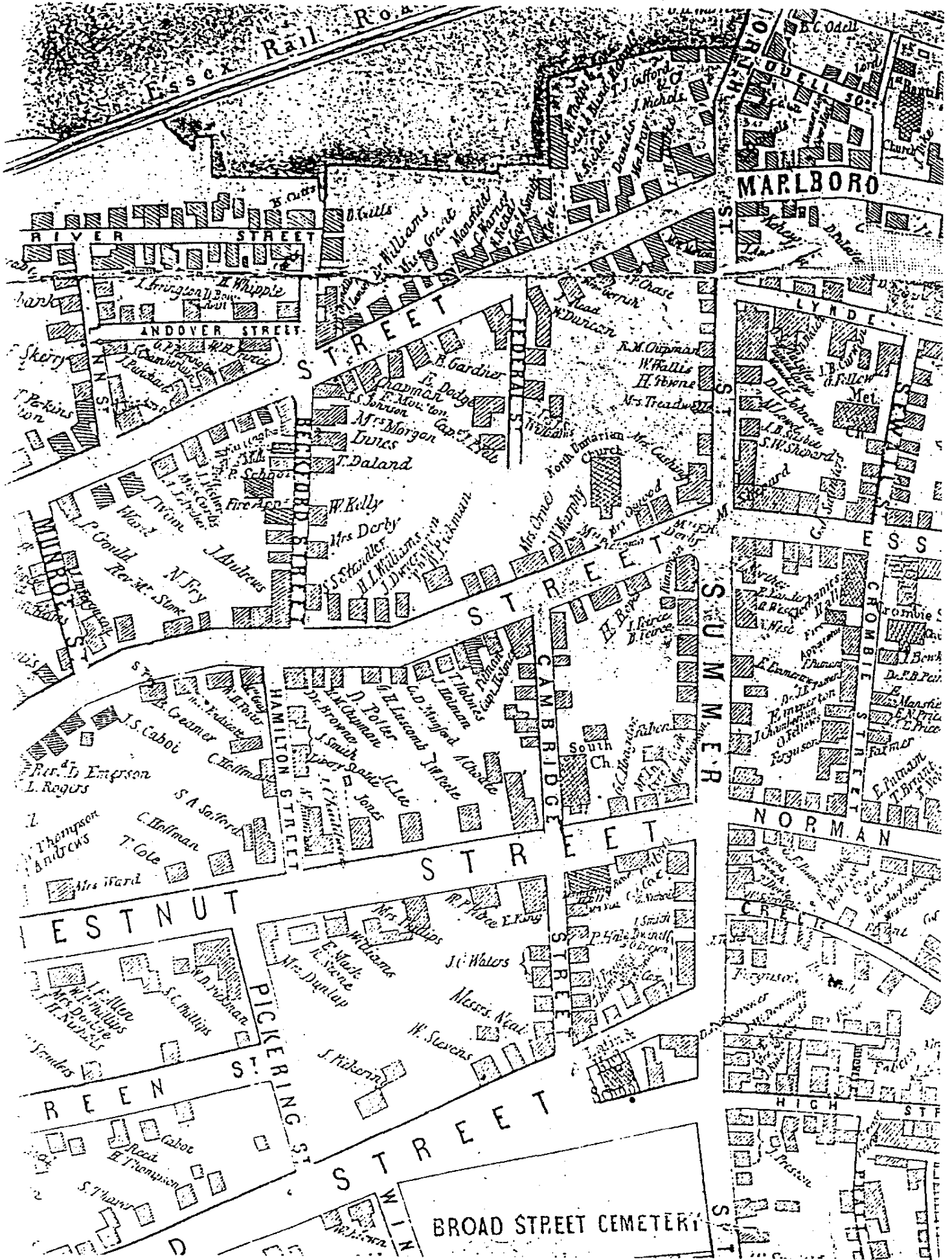
The six-volume published Salem Vital records (marriages, births, and deaths through 1849) have been consulted, as have the Salem Directory and later Naumkeag Directory, which have information about residents and their addresses, etc.

Sidney Perley's three-volume *History of Salem, 1626-1716* has been consulted, as has the four-volume *William Bentley's Diary*, J. Duncan Phillips' books, some newspaper obituaries, and other sources.

Salem real estate valuations, and, where applicable, Salem Street Books, have also been consulted, as have genealogies.

There is much more material available about Salem and its history; and the reader is encouraged to make his or her own discoveries.

--Robert Booth





Benjamin Cheever  
to  
Nathaniel Reed

Know all men by these Presents, That I Benjamin Cheever of Salem in the County  
of Essex in the State of Massachusetts in consideration of eight hundred dollars paid me by Nathaniel Reed  
of the same Salem section of 2<sup>d</sup> Baptist church in Salem the receipt whereof I do hereby  
acknowledge do hereby give grant sell and convey unto the said Reed a lot of land on  
Federal Street in Salem aforesaid bounded southerly on that street forty nine feet &  
eight inches westerly and northwesterly on heirs or assigns of Deacon James Gould dec<sup>d</sup>  
one hundred and twenty three feet northerly on North River forty two feet and southeasterly  
on John Perkins seventy eight feet and easterly on said Perkins forty feet and seven inches  
to the first bounds with all the buildings thereon which I own being the same premises  
which I purchased of Thomas Medhurst adm<sup>r</sup> of Margaret Williard dec<sup>d</sup> by deed of Sep.  
12. 1826. and of Abner Peck and others by deed of Sep. 26. 1826. both recorded in Book 249  
Leaf 127. Together with all the privileges and appurtenances meaning to convey all  
the right I have by the deeds aforesaid reference being had to said deeds. TO HAVE and  
to HOLD the aforesaid premises to the said Reed his heirs and assigns to him and their  
heirs and assigns forever, and I for myself my heirs executors and administrators do con-  
sent with the said Reed his heirs and assigns that I am lawfully seized in fee of the aforesaid  
premises, that they are free of all incumbrances that I have good right to sell  
and convey the same to the said Reed, and that I for myself my heirs executors and admin-  
istrators will warrant and defend the same premises to the said Reed his heirs and as-  
signs forever, against the lawful claims and demands of all persons. In witness where-  
of I the said Benjamin and I Mary wife of said Benjamin, in consideration of one dol-  
lar paid me by said Reed the receipt of which I do hereby acknowledge do release to him and his heirs  
and assigns all my right of dower in the premises, have hereunto set our hands & seals  
this twenty fifth day of June in the year of our Lord one thousand eight hundred and twenty  
nine, "dec" by deed of Sep. 18. 1826, and of first written on in course.

253:177  
25 June 1829

signed sealed & delivered  
in presence of us  
Dr. Howard Jr.  
Mary Cheever

Benjamin Cheever seal  
Mary Cheever seal

Essex. June 25. 1829. Then the above named Benjamin  
Cheever acknowledged the above instrument to be his free act & deed  
before me Amos Choate Just of Peace

Essex. Received June 25. 1829. recorded and examined by Amos Choate Reg<sup>r</sup>

I Nathaniel Reed, of Salem in the county of Essex and common-wealth of Massachusetts, gentleman, make my last will and testament, as follows:

First. To my son Henry L. Reed and Daniel H. Jewett and their executor and administrators I give and devise all my estate, real and personal in trust, that they and their successors shall permit my wife Hannah Reed and my daughter Lucey D. Reed, during the widowhood of my said wife, to have the use and income thereof, and that at the decease or marriage of my widow they shall permit my said daughter to have the use and income of <sup>of my said personal estate and</sup> the westerly half of my dwelling house and land, situated on Federal street in said Salem, <sup>and</sup> ~~including~~ that part of said house and land now occupied by myself and Lucinda Stone, during her natural life, and shall permit my sons Henry L. Reed and Samuel Reed to have the use and income of all the remainder of my real estate, in equal proportions, during their natural lives, and shall also permit their widows, during their widowhood, to have the same in the same proportions, and that at the decease of my said daughter they shall pay over, assign, transfer or convey that part of my estate herein given in trust for her benefit to her lawful issue, if she should die leaving such issue, but if she should leave no issue, then my said trustees or their successors shall permit my said sons and their widows to have the use and income thereof in the same proportions as they are to have the use and income of said remainder of my real estate, and in that event all that part of my estate given in trust for the use of my said daughter I hereby give in trust, as above, for the use of my said sons and their widows.

All the estate herein given to my said trustees for the use and benefit of my said son Henry L. Reed, during his life and his widow, during her widowhood, shall after his decease and the termination of her widowhood be paid over, transferred or conveyed to his lawful issue, and all the estate herein given to my said trustees for the use and benefit of my said son Samuel Reed, during his life and his widow, during her widowhood, shall after his decease and the termination of her widowhood be paid over, transferred or conveyed to his lawful issue. In the event, however, of either of my said sons leaving no issue, all the estate

20 Jan 1853  
Nathl. Reed will  
3 pages

estate herein given in trust for the use and benefit of each son shall be paid over, transferred or conveyed to the issue of my other son, the  
or ~~sons~~ <sup>deleg.</sup> If at any time my said trustees should deem it expedient to sell my real estate, I hereby give them full power to sell the same, and direct them to place out the proceeds at interest or keep the same invested in such manner as they may judge best, and I authorize them to purchase or sell real estate at any time and to change any investment at their discretion. This power and authority shall not be exercised, however, during the widowhood of my said widow or the life of my said daughter, without their consent in writing, or the written consent of the survivor.

In the event of a sale of my said real estate, the proceeds of that part thereof given for the benefit of my said daughter shall be held in trust for her use, as aforesaid, and the proceeds of that part thereof given for the benefit of my said sons and their widows shall be held in trust for their use as aforesaid.

It being my will that my said wife during her said widowhood, shall be comfortably supported, I hereby authorize my said trustees to expend such sum or sums beyond the income of my estate for her support in sickness as in their opinion her circumstances may require, meaning that in case of sickness every thing which her comfort may require shall be provided for her. In case my said daughter should need for her comfortable <sup>support</sup> more than the income of what I have given in trust for her benefit it is my will that such sum or sums in addition to such income, as in the opinion of my said trustees, her situation or circumstances may require, should be applied to her support.

Whatever sum or sums, in addition to income, may be expended by my said trustees for the support of my said widow or daughter shall be charged in equal proportions to the several parts of my estate given in trust for the benefit of my three children, and a like deduction shall be made accordingly from each part, given in trust as aforesaid.

It is my will that the mortgage upon my estate in Durr street be paid out of that part of my real estate which is herein given in trust for the benefit of my said two sons and their widows, and that all other debts and charges against my estate be paid out of the whole of my real estate.

Samlly.

Sally I have and appoint my said son Henry S. Reed and the said Daniel  
H. Jewett executors of this my last will and testament.

In witness whereof I hereunto set my hand and seal this twentieth  
day of January in the year of our Lord one thousand eight hundred and fifty three

Signed and sealed by the said Nathaniel  
Reed and declared by him to be his last will  
and testament in presence of us who here set  
our names as witnesses in his presence and  
in presence of each other.

Nathl Reed

Thomas Reed

Samuel D. Page

Charles Kimball

1853  
Approved of  
N. Reed est.

To the Honorable Daniel A. White Judge of  
Probate for the county of Essex

Pursuant to a warrant from your honor, we, the subscribers, the committee therein  
named, having been first sworn, have made the following

INVENTORY AND APPRAISEMENT OF THE ESTATE OF

Nathaniel Reed  
late of Salem in said County, Gentleman deceased, — testate  
as shown to us by the ~~admiral~~ Executors.

Amount of REAL ESTATE, as by schedule A, on file herewith, \$ 4040. 00  
Land & interest

Amount of PERSONAL ESTATE, as by schedule B, on file herewith,  
\$ 299. 12

Brought forward. Amount of real estate, - - - - \$ 4040. 00  
Amount of personal estate, - - - - 299. 12  
TOTAL, - - - - \$ 4339. 12

Dated at Salem this seventeenth day of May, A. D. 1853

Henry L. Reed }  
Daniel H. Jewett } Executors  
Benj. A. Gray }  
William B. Gardner } COMMITTEE.  
Thomas Paul }

ESSEX, ss. At a Court of Probate, holden at Salem in and  
for said County, on the third Tuesday in May, A. D. 1853,  
Henry L. Reed and Daniel H. Jewett, executors,  
~~admiral~~

present the foregoing, and make oath, that it contains  
a true and perfect inventory of the estate of Nathaniel Reed,

late of Salem  
in said County, gentleman, deceased, — testate, so far as has come to their  
hands or knowledge, and that, if anything further shall hereafter appear, they will  
cause it to be of record herewith in the probate office: It is thereupon decreed that the  
same be accepted, allowed and recorded.

D. A. White JUDGE OF PROBATE.

ESTATE OF Nathaniel Reed

Schedule B

PERSONAL ESTATE.

Mahogany table #4, 1 Mahogany chairs #12	11.00
" Rocking chair #4 Looking Glass #3	10.00
Stove #2 Lamp #1.50 Lounge #3	1.50
Shawl and Fungs 75 lbs Rocking Chair 50 cts 2 pictures #4	5.25
Mantel ornaments 50 lbs, 18 yds carpet #4.50	5.00
Painted carpet 50 lbs brockery ware #1	1.50
Curtains #1 Silver Spoon #16.00	17.00
Round Table 75 cts Sofa #8 Looking Glass #1.50	10.25
1 clock #1, Stove #1.50 1 chairs #1.50	9.00
1 Rocking chair 75 cts Desk #3	3.75
24 yds Carpeting 30 cts per yd	7.20
Bed and Bedding #8 Bedstead #4	12.00
Mantel ornaments and pictures #2	2.00
brockery Ware #2 Hair Mattress #16	18.00
Bedstead #2, 9 chairs #2.25, Stove #1	5.25
1 Rug #1, 12 yds Carpet #3.00 Carpet #2	11.00
Work Table 50 lbs Looking Glass 50 cts	1.00
Chest and Basin #1.50 Bed and Bedding #1	7.50
Bedstead #3 Bureau #5 Portable sink #2.50	11.50
old Carpet 50 lbs 4 Curtains #1	1.50
Bed and Bedstead #8, Smoking pipe & case #4	12.00
Clothing #10 Silver Watch #5 Fire Buckets 50 cts	15.50
2 pine tables #1.50, Looking Glass #3 Clock #1	5.50
1 chairs 75 cts Work Table 50 lbs	1.25
Sab Iron, Tin, and wooden ware	12.00
1 mill desk 75 cts Ink Carpenters tools & iron tools #7	7.75
Bond of Tract of Land in the name of the date	
May 5 <sup>th</sup> 1850 in Interest for #19	19.00
Interest on the Bond or Note to May 5 <sup>th</sup> 1853	12.42
2 Shares in the Essex Rail Road	4.00

\$299.62



Capt. E. B. Thombull

