

Historic Salem Incorporated

OFFICE AT OLD TOWN HALL

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

4 Broad Street

"THE WEST ESTATE"

Moved to this site from 5-7 Summer St.

in 1834

Research by,
Joyce King
Dec. 1983

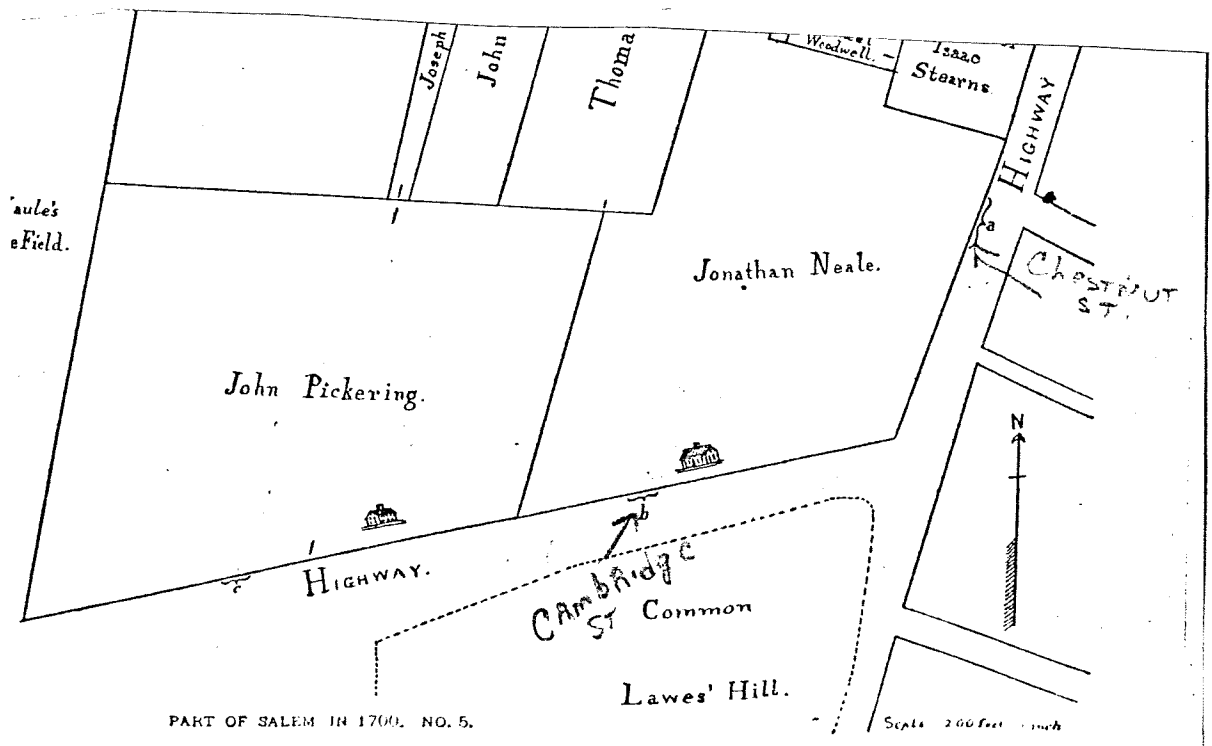
*"to preserve Historic Sites, Buildings and objects,
and to work for the education of the community
in the true value of the same."*

4 Broad Street

The house 2-4 Broad St. is described in the Salem Historic District Study Committee Investigation as: "This is a particularly long example of a gambrel roof wooden house. It is unusual, too, because the recessed front entrance is not centrally located, and the foundation is high; perhaps it has been moved or altered. There are three pedimented dormer windows, and rear additions have been made to the house from time to time."

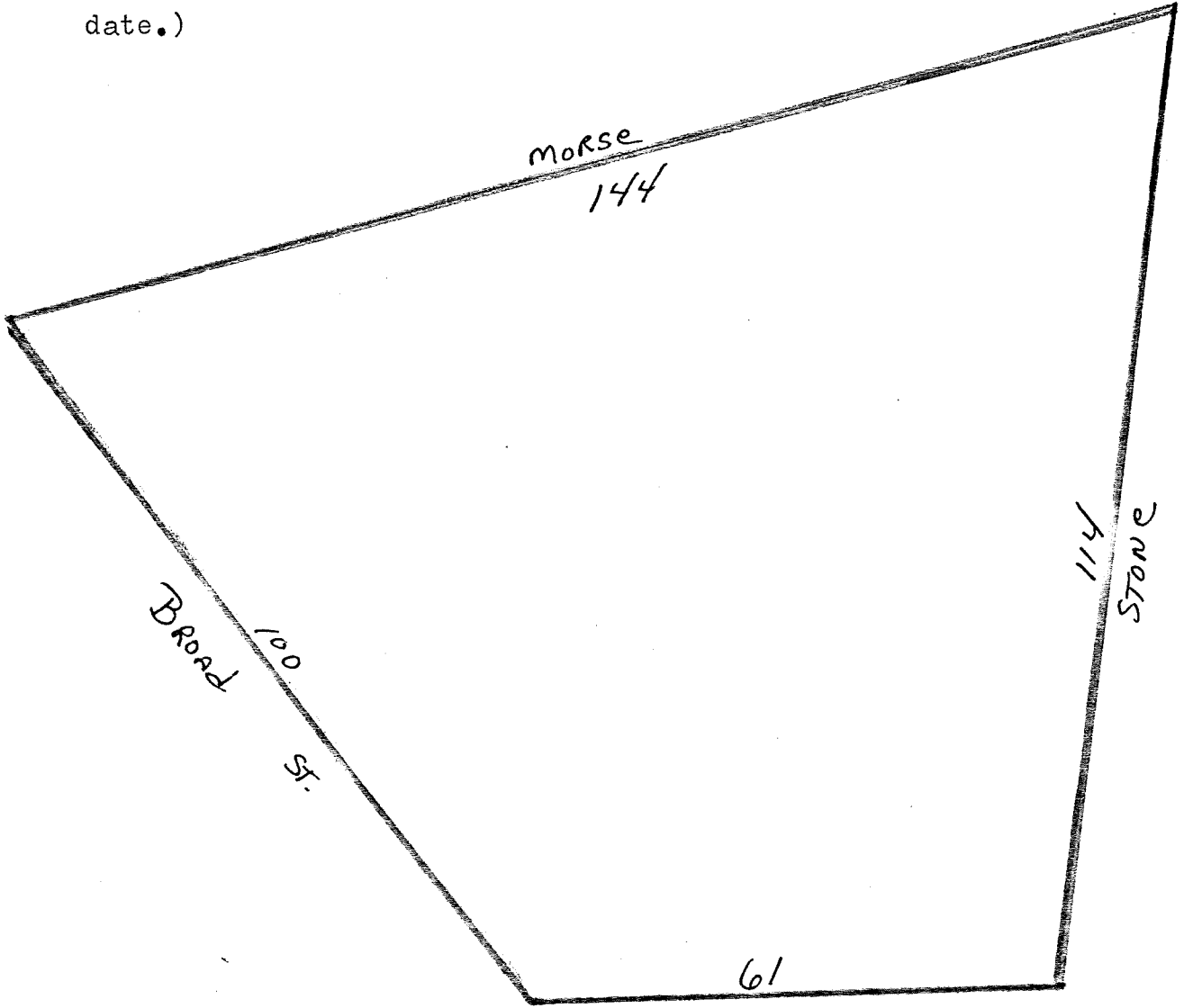
"Broad street was first called the common in 1659; street or highway, 1687; highway leading to the pound, 1753; and Broad street, 1799."
(Essex Antiquarian, vol. 4 page 161)

The land on which this house stands was a portion of the Jonathan Neale lot:



Mr. Neale granted a lot on the southeast corner of his homestead to Thomas Eden in 1761. Mr. Eden built a house on the land (40 Summer St.) and what was called a store or warehouse. This store was located on the portion now occupied by 2-4 Broad St. (appendix A). After the death of Mr. Eden the estate was owned by Sarah (Eden) Smith. Mrs. Smith died on June 25, 1833.

1833 Sept. 16 - James Odell, administrator of the estate of Sarah Smith, widow, sold "a certain dwelling house, barn and out house and land under and adjoining" to Benjamin Cox, merchant. (It appears, by this deed, that the store or warehouse was gone by this date.)



Summer St. (book 274 page 6)

1834 - Benjamin Cox purchased a house from Nathaniel West. This house was on the land where Mr. West was about to construct a large brick block (now 5-7-9 Summer St.) and the old house was to be removed in order to clear the lot.

Salem May 1834

Mr. Benjamin Cox

Bought of Nathaniel West

one Dwelling House on

Summer Street - - } - \$375.00

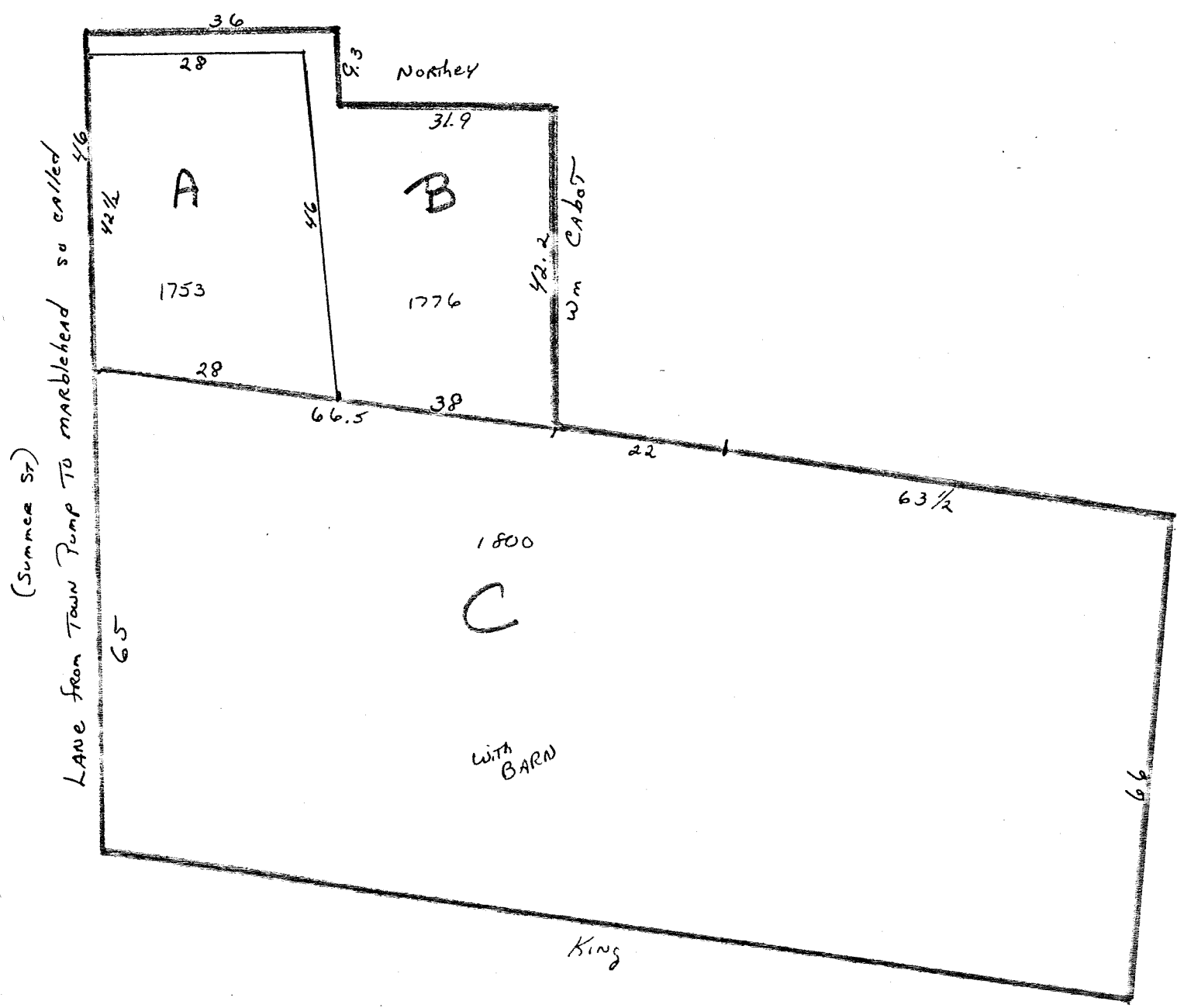
Received payment June 10 - 1834

Nath West

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This is substantiated in the recollections of Charlotte (Crowninshield) Browne: "Grandfather Cox was very well-to-do. He made his wealth through real estate (also as a merchant). He owned many properties in Salem. The house at #2 (4) Broad Street, next to ours, he brought from upper Summer Street near Essex Street. Its end, like some Salem houses faced the street. Grandfather saw that it would fit the piece of land on Broad Street and had it moved there. It fitted into place like the piece of a picture puzzle." (Browne - Cox Manuscripts at the Essex Institute)

The land on Summer St. had been in the West family for many years. On Sept. 10, 1753 Samuel West sold a small piece of land to his son William West, described as the lot where "William's new house now stands" (A). On April 29, 1776 Samuel sold the adjoining parcel to William (B). On June 13, 1791 William West sold both parcels with a dwelling house to his son Edward West, mariner. Edward West then purchased the large lot of land to the south from the heirs of Francis Cabot on March 19, 1800 (C).



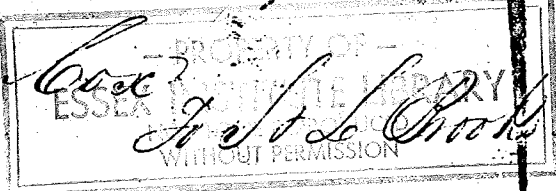
William West, distiller and merchant, was the son of Samuel and Mary (Gale) West. He married Mary Bickford on Nov. 1, 1750. The couple had children: William (b. 1751), Sally (b. 1754), Mehitable (b. 1754), Benjamin (bpt. 1755), Nathaniel (b. 1756), Ebenezer (b. 1758), Edward (b. 1760), Thomas (b. 1762), John (b. 1764), Mary (b. 1769), and Sarah (b. 1772). Mr. West died at sea on Aug. 17, 1803.

Edward West sold the entire parcel to his brother, Captain Nathaniel, in 1811. There were two dwelling houses on this lot at that time and Captain West was taxed accordingly: house valued at \$1,600 and house valued at \$2,000. The last assessment was in 1834 the time Benjamin Cox moved off the house now located at 2-4 Broad St.

If Mrs. Browne was correct and the house stood end to the street, one could speculate that 2 Broad would fit on lot A and 4 Broad may have been added on lot B or vice versa depending on the facing direction.

When Benjamin Cox moved the building to Broad St. a great deal of renovation was done. David Lord finished the entry and two flights of stairs, A. Lord reworked the old jams, Whipple and Newhall supplied some wallpaper. One hundred and two feet of aqueduct line were installed. A new fence was built. Hardy Shillaber delivered 64 feet of steps. Many other local workmen contributed to the completion of this house as verified by documents in the Benjamin Cox manuscripts at the Essex Institute. (a sample follows)

M. Pyramin
 1834
 J. S. Brooks



May	28	70	248 feet Sp Plank (Smith House)	13	3	22
July	8	"	346 " P. Board (Broad St. 11)	20	6	92
"	11	"	400 Clapboards - (200)	28	11	20
"	11	"	2150 feet Hem Brds - (200)	10	27	50
"	19	"	7 1/2 m Shingles - (200)	4	28	00
"	23	"	200 Clapboards - (200)	27	5	40
"	"	"	170 feet Boards (200)	14	1	68
"	25	"	50 Clapboards - (200)	28	1	110
Aug	19	"	576 feet Boards (200)	19	10	94
"	"	"	60 " Spr Plank (200)	13		78
"	"	"	35 " P. Side Brd - (200)	35	1	22
"	26	"	804 " Hem Boards - (200)	10	8	04
"	29	"	86 " Pine Plank (200)	18	1	55
"	"	"	262 " - 20 - ditto	14	3	67
"	"	"	368 " Hem Brd	10	3	68
"	30	"	1153 " P. Boards	19	21	96
Sep	10	"	505 " Brds + plank	30	15	15
"	"	"	153 " do	20	3	66
"	15	"	225 Clapboards	28	6	30
"	20	"	20 Cedar posts	1	3	33
"	22	"	490 feet P. Plank	14	6	86
"	"	"	509 " Hem ditto	8	4	39
"	"	"	341 " Pine Boards	19	6	48
"	25	"	1/2 m Shingles	21	1	75
"	25	"	17 cedar posts	1	2	83
Oct	2	"	677 feet Plank	14	9	47
"	"	"	316 " Boards	19	6	50
"	7	"	493 " Hem Plank	8	3	94
"	"	"	10 cedar posts	1	1	67
"	15	"	100 feet Boards	20	2	60
"	17	"	40 clapboards	28	1	12
"	18	"	9 feet Timber	6		54

Less \$ 212.00
 424

Salmon Nov 20 1834 \$ 307.70
 Paid J. S. Brooks

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Benjamin Cox Esq to Samuel Ferguson

Dr

Date	Description	Amount
July 20	To 2-4 Lys Sash & glazing oil #1.12	1 12
Aug 18	4-4 Lys Sashes @ 14 #2.24 - 2-2 Lys Sashes @ 14 56 ^{cts}	2 80
Oct 29	7 lb paint @ 11 ¹ / ₄ 79 ^{cts} - 1 pt drying #.50 - 1 pt spirits 20 ^{cts}	1 49
"	1 lb putty 10 ^{cts} - 1 pt varnish 50 ^{cts} - 1/2 pt spirits 15 ^{cts}	75
"	1 gal drying 12 ^{cts} - Settling 4 Lys in side light 50 ^{cts}	62 ¹ / ₂
"	Settling 18 Lys in cellar window @ 10 #	1 80
Nov 17	Painting fire place 25 ^{cts} - 498 ¹ / ₄ lb paint @ 11 ¹ / ₄ # 56.05 ¹ / ₄	56 30 ¹ / ₄
"	50 days labour # 87.50 - 16 ¹ / ₄ lb yellow & black @ 14 # 2.28	89 78
"	4 lb red lead @ 9 50 ^{cts} - 4 lb venetian red @ 10 40 ^{cts}	90
"	1 lb chrome green #1.00 - 35 lb dry yellow @ 5 # 1.75	2 75
"	3 qts varnish # 2.25 - 6 gal spirits @ 50 # 4.50	7 05
"	15 ¹ / ₂ lb putty @ 10 # 1.50 - 1 gal drying # 2.00	3 50
"	6 oz prussian blue # 1.00 - 4 Sheets of Sand paper @ 2 8 ^{cts}	1 08
"	14 lb yellow wash @ 24 87 ¹ / ₂ - 1/2 day labour # 2.62 ¹ / ₂	3 50
"	9 days labour outside # 15.75 - 5 ³ / ₄ lb verdigris @ 27 # 1.91	17 66
"	6 ¹ / ₂ lb putty @ 10 65 ^{cts} - 12 Lys 9 by 12 B @ 22 # 2.64	3 24
"	28 gal oil @ 16 # 26.88 - 1 ¹ / ₂ lb red lead @ 9 18 ¹ / ₄ ^{cts}	27 06 ³ / ₄
"	200 lb No 3 lead @ 9 ³ / ₄ ^{cts} # 19.50	19 50
"	Settling 2 Lys 9 by 13 B at Mr Willis @ 7 ¹ / ₂	75
"	7 Lys in out house @ 10 70 ^{cts} - Laying 13 rolls paper @ 20	27 10
		<u>\$ 268.51¹/₂</u>

Received Payment
Sam'l Ferguson.

2
6

Wm Benf & Cox

1834

A. A. Lawrence

Oct ^r 12	To 14	Rolls Paper @ 2/	2	4.57
"	"	8 ¹ / ₂ do do 2/		2.89
"	"	14 do do (2 kinds) 2/		2.30
"	"	23 Yds Border @ 6 ¹ / ₄		1.40
"	"	9 Rolls Paper @ 45		4.00
"	"	18 do do 2/		5.00
"	"	5 ⁵ / ₉ do do 2/		2.15
"	"	8 Rolls do 3 ⁷ / ₂		3.00
14	"	0 do do 2/		2.00
"	"	2 do do 2/		6/
"	"	2 do do 2/		6/
"	"	2 do do 3 ⁷ / ₂		7/
				<u>30.6.</u>

Debet	4 ⁵ / ₉	Rolls Paper @ 3 ⁷ / ₂	1.71	
"	1 ⁵ / ₉	" " 2/	57	
"	3/9	" " 2/	11	
"	5/9	" " 1/	9	
"	2'	" " 1/	33	
"	1	" " 2/	33	
"	1	" " 3 ⁷ / ₂	372	
"	2 ⁹ / ₉	" " 45	120	
"	4 ¹ / ₂	Yds Border @ 6 ¹ / ₄	25	
				<u>4.5</u>

Salun Nov 1834

Rec^d payment

75 roses

A. Lawrence

25.7

When the house was completely refurbished, Mr. Cox noted:

1834 - "Rev. Lemuel Willis hired my house on (4) Broad St., Oct. 28th at \$100 per year."

Rev. Lemuel Willis was the minister at the Universalist Church, Rust St., from March 25, 1829 to May 26, 1837. He organized a Sunday School on May 3, 1829, which "was the first in the denomination this side of Boston, the third known to exist among the Universalists."

1846 directory - 4 Broad St.

Charles Richardson, hardware
James L. Tracy, mariner

(Among the vessels mastered by Captain Tracy were: The "Tigris" a brig in 1838 and "Joseph S. Cabot" a brig in 1849.)

1850 census

Asa Wheeler	age 50	butcher	born Mass.
Mahitable "	" 46		" "
Richard P. "	" 16		" "
Louisa R. "	" 7		" "
Francis "	" 1		" "
Bridget Harvey	" 50	(black)	" "

1853 directory - 4 Broad St.

Richard Lindsey, grocer

Richard Lindsey, the son of Richard and Lois (Devereux) Lindsey, was born in Marblehead on Feb. 22, 1809. He married Sophronia Fiske, the daughter of Capt. Ezra and Polly (Lakeman) Fiske, in 1837.

1860 census

Richard Lindsey	age 50	grocer	born Mass.
Sophia	"	" 50	" "
Louisa	"	" 19	" "
Richard	"	" 12	" "
Joseph Dennison	"	26 trader	" "
Eliza	"	" 22	" "
Mary Watson	"	26 servant	" "

(Daughter Eliza (Lindsey) Dennison was deaf, caused by scarlet fever.)

Tax records

1861	<u>Occupant</u>	<u>Owner</u>
#4	Richard Lindsey age 51	Benjamin Cox
	Humphrey Devereux age 80	#2 house val. \$1,000
		#4 house val. 1,000

1863 Dec. 16 - Benjamin Cox died at the age of 84 years, 3 months, 4 days. This obituary notice appeared in the local papers:

"Mr. Cox was one of our most venerable and widely known citizens. Long engaged in business pursuits and generally able to be about our streets, his presence was familiar to the people at large, who regarded him as one of our most active and thrifty citizens and will miss him greatly in his accustomed walks. His confinement was of short duration. It was only the day preceding the last Thanksgiving that, during a business call at this office, he stated that on the next day he was to eat his eightieth Thanksgiving dinner in the same room in which he had eaten it on every successive Thanksgiving since he was 4 years old, having never once been absent on account of sickness or any other cause - a very remarkable instance of continued health, regularity of habit, and prolonged activity. Mr. Cox was one of the original proprietors of the present South Meeting House and also of the Universalist one of which was built 59 and the other 55 years ago. He has reared a numerous family to become esteemed,

respected and useful citizens, and leaves an uncommonly large circle of relatives and friends to lament his departure and cherish his memory."

Mr. Cox left his wife Sarah and seven grown children with much real estate:

[This schedule should be divided into at least four classes: 1st, household furniture; 2d, shares in corporations; 3d, promissory notes and other securities; 4th, property employed in business, &c.] 36288

Schedule of Real Estate.

	Dolls.	Cts.
<i>All the parcels of real estate herein mentioned are situated in Salem.</i>		
<i>Shop, house and barn, Nos. 108 & 110 Derby St, called Hawkes Estate.</i>	<i>4000</i>	
<i>Houses Nos. 1 Broad & 40 Summer St, called the Smith Estate.</i>	<i>3500</i>	
<i>Houses Nos. 2 & 4 Broad Street, called the West Estate.</i>	<i>2600</i>	
<i>House No. 8 Broad Street, called the Bartol estate.</i>	<i>1500</i>	
<i>House No. 11 Creek Street, called the Wallace estate.</i>	<i>1000</i>	
<i>House No. 11 Gedney Court, called the Alkison Estate.</i>	<i>700</i>	
<i>House No. 13 Gedney Court, called the Turk Estate.</i>	<i>600</i>	
<i>House No. 21 High Street & small house in the rear of the same.</i>	<i>900</i>	
<i>Houses Nos. 19 & 21 Norman St, called the Cox Estate.</i>	<i>3000</i>	
<i>Houses Nos. 23 & 25 Norman St, called the Luskomb Estate.</i>	<i>3000</i>	
<i>House No. 31 Summer St, called the McEntire Estate.</i>	<i>2500</i>	
<i>House No. 34 Summer St, called the Perkins Estate.</i>	<i>2000</i>	
<i>Houses Nos. 432, 434 and 436 Essex St, near the Turnpike.</i>	<i>1500</i>	
<i>One undivided half of Houses Nos. 128 & 130 Federal Street.</i>	<i>4000</i>	
<i>One undivided half of House No. 9 Lynn Street.</i>	<i>750</i>	
<i>one undivided half of lot of land No 5 Leech Street.</i>	<i>500</i>	
<i>one undivided half of house & barn No 11 Leech Street.</i>	<i>700</i>	
<i>one undivided half of lots of land rear of 95 Lafayette St.</i>	<i>1500</i>	
<i>one undivided half of house & barn No 95 Lafayette St.</i>	<i>1500</i>	
<i>all the above named houses with the land under and appurtenant to the same, and with the outbuildings thereto appurtenant.</i>	<i>\$ 35,750.</i>	

1865 tax

<u>Occupant</u>	<u>Owner</u>
#4 Richard Lindsey, grocer	Est. of Benjamin Cox
John Orne Jr., teacher	#2 house val. \$800
Richard F. Lindsey	land val. 500
	#4 house val. 800
	land val. 500

1865 census

Richard Linsey	age 55	grocer	born Mass.
Sophonra "	" 55		" "
Louisa "	" 24		" "
Richard "	" 17		" "
Margaret Convey	" 40	servant	" Ire.

1870 tax

<u>Occupant</u>	<u>Owner</u>
#4 Richard Lindsey age 61	Cox estate
	#2 house \$1,500
	land 800
	#4 house 1,500
	land 800

1886 Nov. 25 - Richard Lindsey died at the age of 77 years, 9 months.

This obituary was published in the local papers:

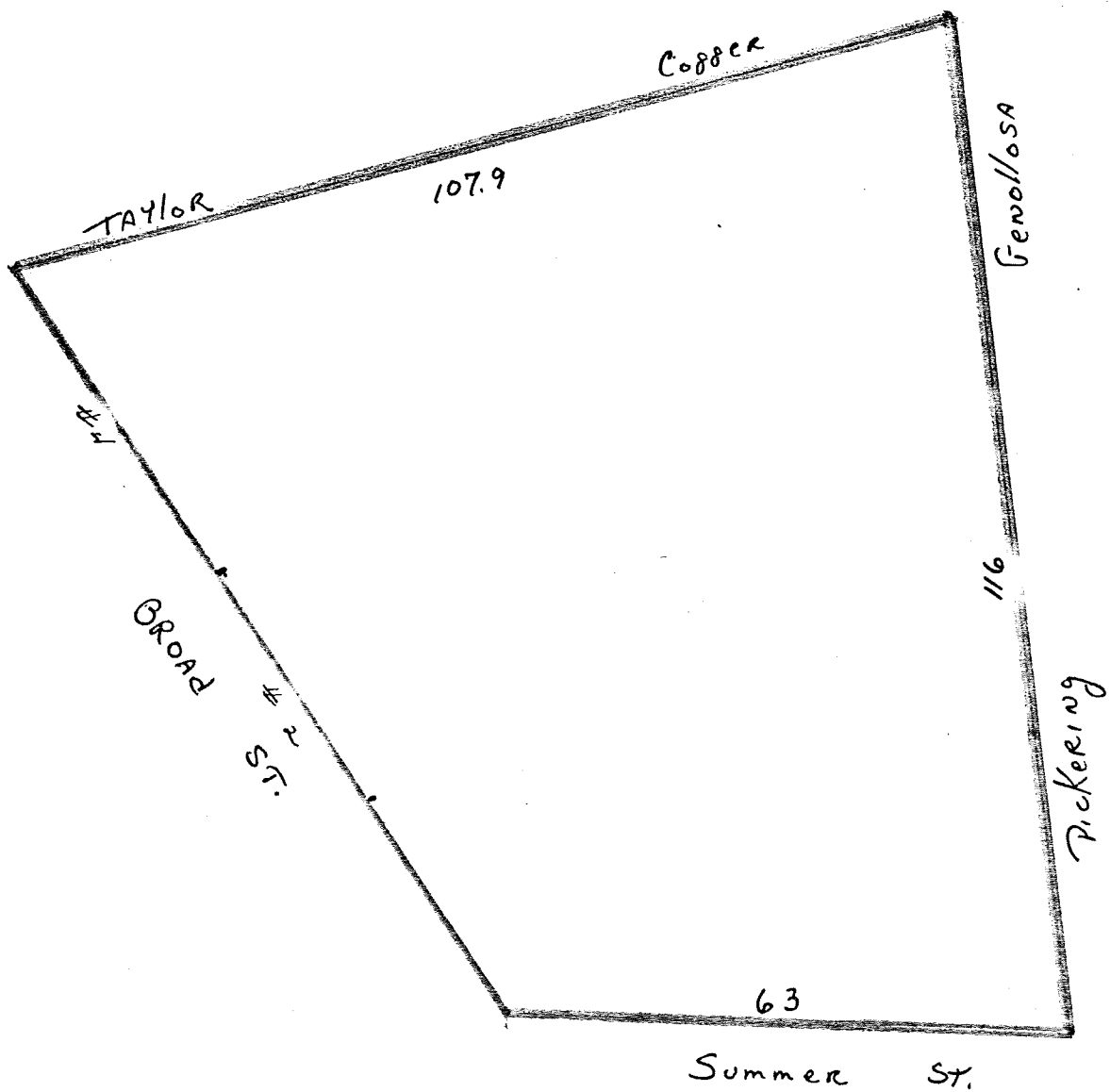
"Richard Lindsey, long known as one of our oldest grocers, died on Monday.

He was long in the grocery store of the late Isreal Putnam and after his death continued the business at different places in South Salem, chiefly at the familiar store now occupied by C. A. Jordan & Co., until his retirement two or three years ago, when he became book-keeper at Charles S. Clark's coal office. He was for a short time an auctioneer. He was the oldest Post Grand of Essex Lodge 100F, having been the eighth Noble Grand of that Lodge.

His daughter married Prof. James Denison, a semi-mute and class

mate of mine (Wm M. Chamberlain) in 47-8. He is now the principal of Kendall Institution for the Deaf & Dumb, which is an "annex" to the National College for Deaf Mutes at Washington D.C."

1889 May 10 - The heirs of Benjamin Cox sold their shares in the estate to Edward C. Brown and Alice Brown.



(book 1251 page 102-4

Salem Directories - 4 Broad Street

- 1890 - 1899 Mrs. Mary A. Chipman, widow of John M. (she moved to Winthrop in 1899)
- 1900 - Mary S. Parker, widow
- 1907 - George B. Ives

1911 May 12 - Edward Browne died at the age of 58 years. His unfortunate end was described in the Salem Evening News:

"EDWARD C. BROWNE, SALEM, ENDED HIS LIFE IN DANVERS HE HAD BEEN DESPONDENT"

Edward C. Browne of Salem, for the last 10 or 12 years dwelling in Danvers in summer having bought and occupied the Israel Putnam estate at the top of Porter's hill on Locust street in Putnamville, committed suicide by hanging yesterday afternoon, probably about 2:30 o'clock in the barn of Horace W. Boardman, a short distance from the Browne home. Mr. Browne had been out of health for a year or more and about a year ago was taken to the McLean hospital for treatment.

About 3:30 o'clock, Allen W. Dudley, a neighbor employed by Mr. Boardman on his farm, went to the large barn in the rear of the old-fashioned house on the westerly side of Locust street, owned by Mr. Boardman, to get some article for use in his work, when he discovered the dead body of a man suspended by a rope from a board laid across two of the timbers. He did not recognize the victim. He sent word to Alphonso McCarthy, station agent, a special officer, who telephoned Chief of Police George, who in turn notified Dr. Horace K Foster of Peabody, medical examiner.

Chief George, Patrolmen Noonan and Connors and Dr. Foster arrived on the scene within half an hour of notification and after the usual investigation, Dr. Foster authorized Chief George to take charge of the body, which had been identified by neighbors. Undertaker William Crosby was sent for, who took the body to the Browne home, and Under-

taker Full of Salem was engaged to take further charge.

Mr. Browne was seen walking up the street about 2 o'clock, with his head bowed and apparently in a despondent condition. It is probable that he premeditated the deed and that it was committed soon thereafter.

He mounted a ladder leading to the hay loft and made careful preparations for death.

Mr. Browne, although wealthy through several inheritances during the last 10 years, had hallucinations that he was losing money, and he feared poverty without reason. His relatives and friends had long been fearful that he might attempt to do away with himself, as he was continually despondent.

Edward C. Browne was born in Salem April 20, 1852, was a son of the late Hon. Albert G. Browne, and resided at 40 Broad street. He was educated in the public schools and at the Massachusetts Institute of Technology. Completing his education, he was a civil engineer for some time, but retired several years ago, being possessed of an affluence. He was always interested in public affairs and was for three terms a member of the Salem common council, where he always labored for the best interests of the city. Mr. Browne was trustee of the Salem hospital, a trustee of Harmony Grove cemetery, formerly president of the Salem Fraternity, a former president of the Essex Conference of Unitarian churches, a member of the Salem Billard Club and of the Salem Civic league, and a prominent member of the North church, Salem.

He married Miss Charlotte Crowninshield, who survives him and he leaves a son, Theodore Browne, two daughters, Misses Sally and Rebecca Browne, and a sister Miss Alice Browne."

In his will, (#111013) Mr. Browne, bequeathed all of this estate to his wife Charlotte.

1912 Nov. 14 - Alice Browne died, willing all her property to Charlotte C. Browne, widow of her late brother (#114682).

16
1912 Salem Directory

4 Broad Street

Harrison M. Davis, lawyer

1917 Salem Directory

4 Broad Street

Frederick C. Monroe, N.E.T.&T. Co. (wife Rebecca)

1922 June 27 - Charlotte C. Browne, of Cambridge, sold the land and dwelling house at 4 Broad St. to Susan E. Choate. "Part of the estate of Edward Browne." This was called Lot A on a plan drawn by Thomas Appleton (appendix B).

1949 Feb. 18 - William D. Chapple, executor of the will of Susan E. Choate, sold the land and building at 4 Broad St. to William K. and Marie C. Faircloth. (book 3649 page 323)

1966 Salem Directory

4 Broad St.

Wm K. (Marie C.) Faircloth, serv. mgr. Sears (Saugus)

Elynor Pickett, Tel. opr. N.E.T. & T. Co.

1977 Oct. 21 - William K. and Marie C. Faircloth, of Beverly, sold the land and building, for the sum of \$71,500, to Benjamin and Minerva Shreve. "Being Lot A on plan of the estate of Edward C. Browne." (book 6406 page 774)

1977 Nov. 15 - Benjamin and Minerva Shreve sold the land and building on "Lot A" to Brian C. and Barbara A. Shaughnessy. (book 6417 page 114)

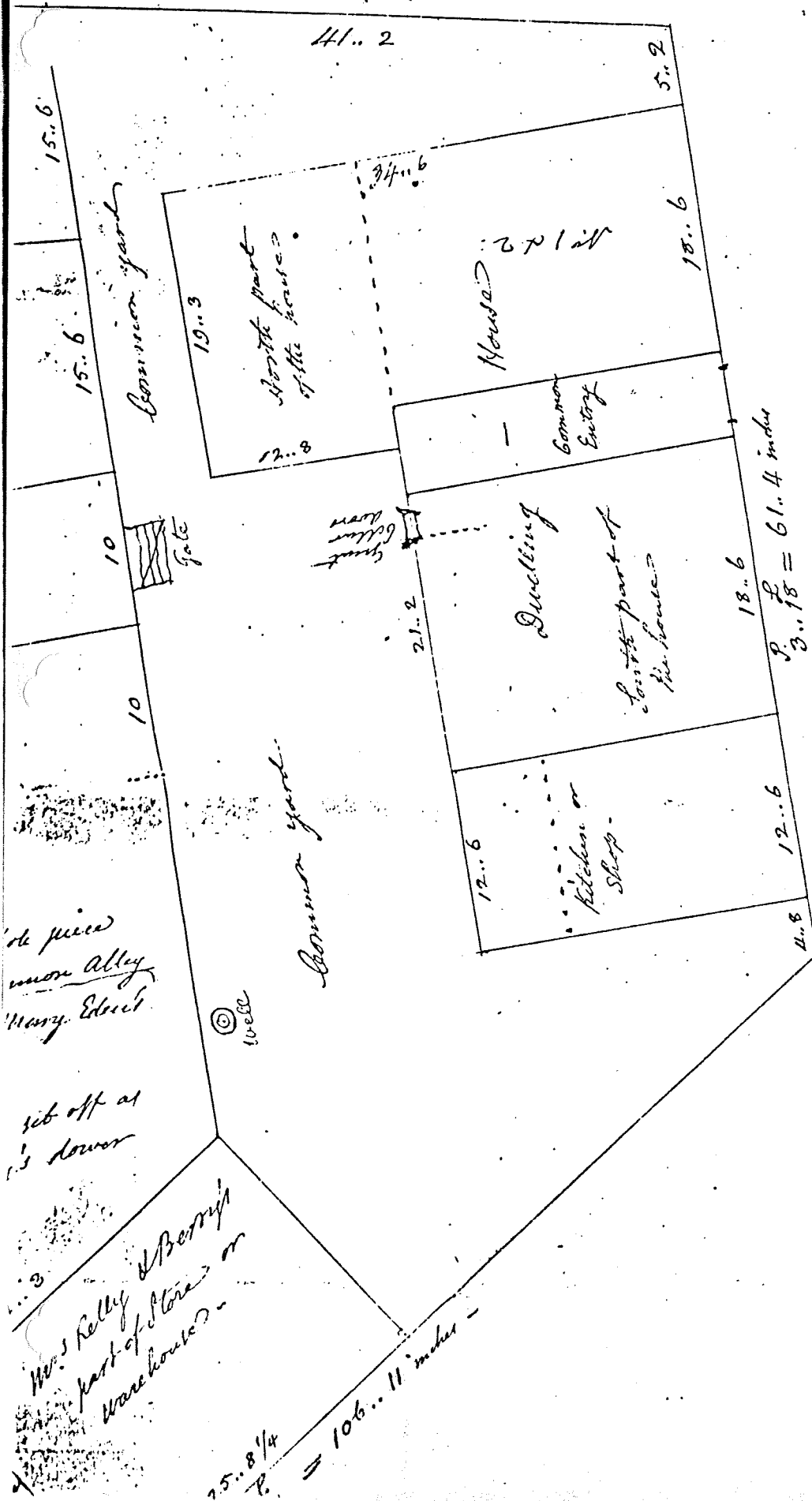
NOTES:

It is extremely difficult to place a date on this house. The Salem Historic District Study Committee Investigation has rated the house as Pre-Federal (1720-1790) which would definitely place the house as being on Lots A & B (page 4). Since the house would not fit on the lot if it faced the street, Mrs. Browne must have been correct in her statement that it was "end to street". This poses another problem - did the house face toward Essex St. or Norman St.? This is important in view of the small size of the lot (A) when William West's "new house" occupied the site. Only half of what is now 2-4 Broad St. would fit in 1753, but which half? Since lot B was sold as land only in 1776, one would reason that the other half was added after that date. Until solid documentation is found, no definite conclusions can be made about the age of this house. Architectural evidence may also be lacking due to the extensive renovations made by Mr. Cox in 1834.

The Essex Institute has two views of this house in its photo collection (similar but not exact). They show two doorways, one in the 2nd bay and the other in the 5th (from the west end). (Negative #6856 and #6898)

Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building on Federal St. All maps in this report are not meant to be exact, just for illustration purposes.

A

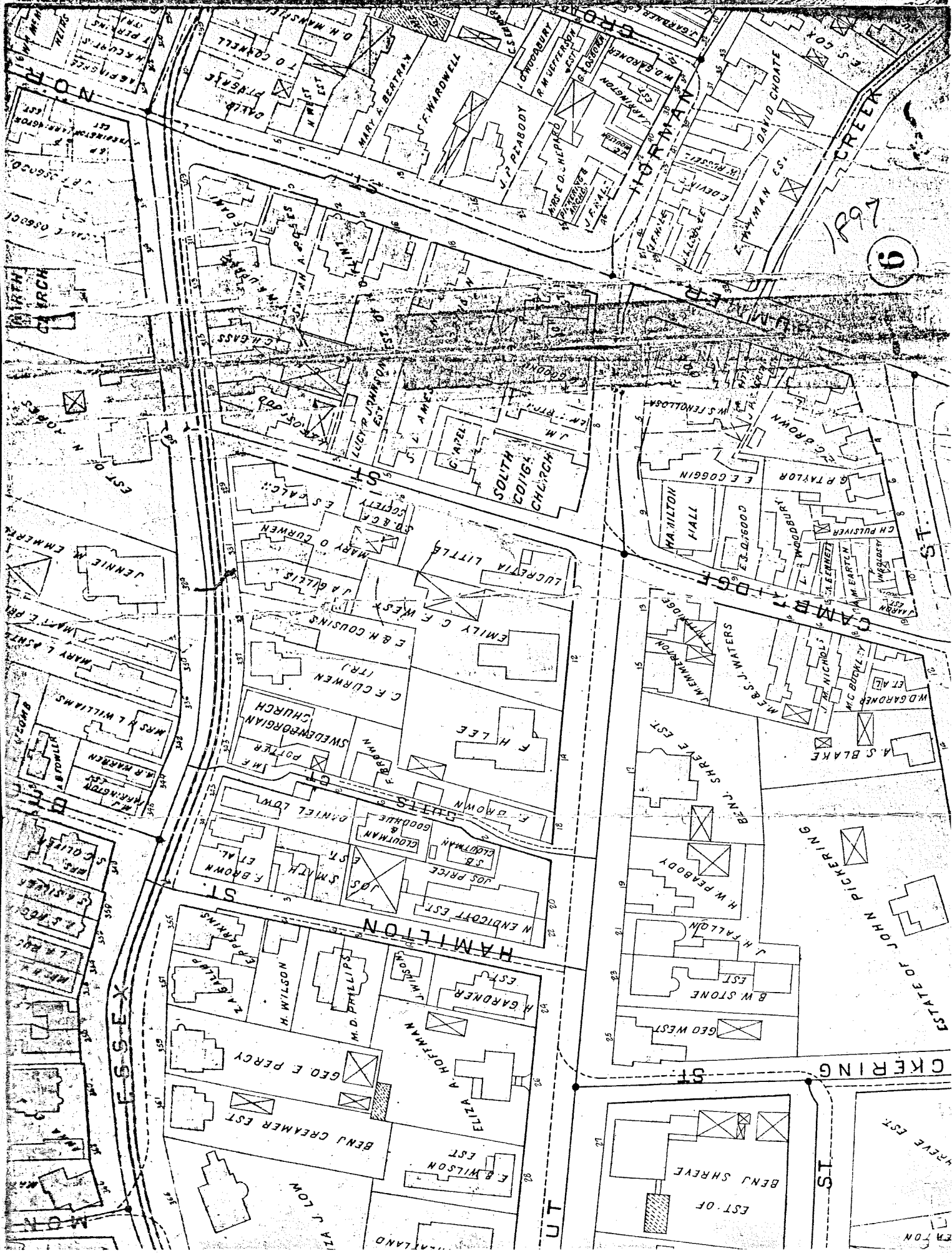


Summer Street

Scale of ten feet to an inch



(From a survey by Gideon Foster made Nov. 3. 1806.)



6

ESSEX ST

GREERING ST

HAMILTON ST

CAMBRIDGE ST

ESTATE OF JOHN PICKERING

BENJ SHREVE EST

H W PEABODY

J H FALLON

B W STONE

GEO WEST

ESTATE OF JOHN PICKERING

BENJ SHREVE

EST OF

E B WILSON

ELIZA A HOTTMAN

H GARDNER

W GARDNER

M D PHILLIPS

WILSON

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CHESTNUT

CAMBRIDGE

BROAD

PICKERING

SUMMER

WINTHROP

MT. VERNON

C e m e t e r y .

48

44

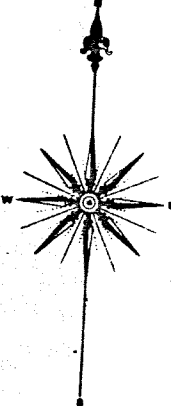
2

OLIVER SCHOOL
MOUNTAIN VIEW
WINDY HILL

VOCATIONAL SCHOOL
MOUNTAIN VIEW
WINDY HILL

SADEN SCHOOL DAY
ADMINISTRATION BLDG.
WINDY HILL
MOUNTAIN VIEW
WINDY HILL

HAMILTON
HALL



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1958