

Historic Salem incorporated

P.O. BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

7 WINTER STREET

BUILT FOR
JOSEPH H.
LEAVITT
INNKEEPER
1875

HISTORIC SALEM, INC.
RESEARCH BY DONNA VINSON
COMPLETED APRIL 1992

7 Winter Street

Built in 1875 for Joseph H. Leavitt, Hotelier

History of the Property:

The house that presently bears the address 7 Winter Street was built in 1875 for Joseph Leavitt, the proprietor of the renowned Essex House on Essex Street in Salem. The property on which the Leavitt house was built was the site of at least three other houses, built in the seventeenth, eighteenth, and early nineteenth centuries. The first house, built before 1661, is indicated on Sidney Perley's and James Duncan Phillips' maps of Salem in 1700 (enclosed) on the "estate of John Neal". John Neal, the elder, died in 1672 possessing land roughly equivalent to the entire eastern side of Winter Street between Bridge Street and Washington Square. He bequeathed this extensive estate to his son John Neal Jr., who died in 1679 possessed of the same. The younger Neal's widow, Ann, sold off lots of the estate to various relatives and to William Browne, among other grantees (Essex County Registry of Deeds, Book 6, leaf 41; February 16, 1682). The lot referred to as the "estate of John Neal" on the 1700 maps was sold to Thomas Neal, husbandman, that same year (E.C.R.D. Book 14, leaf 64; February 13, 1700). Thomas Neal tore down the "ancient house" and built another on the lot before he died in 1705, leaving the property to his cousin, Joseph Neal of Scituate. Joseph Neal conveyed the estate to yet another cousin, Jeremiah Neal Jr., in 1713 (E.C.R.D. Book 26, leaf 151; February 14, 1713).

The Neal property was situated on an important thoroughfare in colonial Salem. Winter Street was laid out relatively early in Salem's history, no doubt because it served as a primary route to Beverly. Seventeenth-century deeds indicate that it was partly laid out by John Neal and Nicholas Howard, who set off parts of their properties as a path to the "Ferry Lane" (Bridge Street) to Beverly. It was designated as "ye highway" in 1682, "the highway leading from Salem Common toward Essex Bridge" a century later, and Winter Street from 1794.

Jeremiah Neale possessed other property on Bridge Street, just across the way from Winter Street, on which he resided. Consequently he conveyed his Winter Street estate to its tenant, Samuel Giles, in 1734 (E.C.R.D. Book 68, leaf 18; February 26, 1734). The estate in its entirety remained in the hands of the Giles family until the end of the century, when Samuel Giles Jr. sold a parcel of it to Joseph Bishop of Salem, tallow chandler, who turned around and sold it to Samuel Bell of Salem, mariner, on the same day, reaping a profit of \$11 in the process (E.C.R.D. Book 160, leaves 1115-116; November 24, 1795). When Samuel

Bell's heir, John Bell of Beverly, victualler, sold his inheritance to Thomas Buxton of Salem, cordwainer, in 1819 he stipulated that the eighteenth-century Neal house be "taken down and carried off within one year from this time", thus leaving Buxton an empty lot on which to build his own house, which he promptly did (E.C.R.D. Book 217, leaves 188-189).

Thomas Buxton's new house included a shop in which he sold and repaired shoes. His widow Hannah occupied the house after his death in 1836, and even after she sold it to Daniel N. Dunzack of Gloucester, painter, in 1848 (E.C.R.D. Book 402, leaves 178-179). Mrs. Buxton's shop and residence is indicated on the 1851 Map of Salem (enclosed). Two years later, the Dunzacks, including Daniel, his mother Mrs. Sally Dunzack and sister Sarah N. Dunzack, a tailoress, took up residence. Daniel Dunzack (temporarily) stopped painting and opened up a grocery store in the shop, now designated 7 1/2 Winter Street. The Dunzacks occupied the property until 1870, although Sarah moved to 54 Endicott Street in 1864 (Salem Directories, 1836-1872).

In 1870 Daniel Dunzack's heir, Bathsheba Dunzack of Rockport, conveyed the property to Barzillai Ballard of Salem, trader, who promptly opened up a provisions shop at 7 1/2 Winter Street and rented out the rest of the house ((E.C.R.D. Book 810, page 186). Ballard immediately mortgaged the property (E.C.R.D. Book 810, pages 187-189). During his brief ownership of 7 Winter Street he continued to live at 35 Pleasant Street. Coincidentally with the discharge of the mortgage on 7 Winter Street, Ballard sold the property to Joseph H. Leavitt of Salem, proprietor of the Essex House (E.C.R.D. Book 911, pages 225-226). Mr. Leavitt pulled the old Buxton house down and applied for a building permit from the city of Salem in the summer of 1874. He received building permit #33 on July 30, 1874 for the construction of a "wooden dwelling house -- 29 x 40 ft. -- 2 stories, French roof" (Essex Institute Mss., Salem, Mass. Building Permits, Jan. 17, 1871 - Dec. 31, 1889). By early 1875 the house was completed.

Joseph H. Leavitt did not live at the newly-constructed 7 Winter Street for very long; the house appears to have been built for his mother, the recently-widowed Mrs. Joseph S. (Mary F.) Leavitt, who lived there alone from 1877 until her death on November 26, 1884 (Salem Directories, 1876-1887). Joseph Leavitt retained the property until his death in 1890 after which one of the trustees of his will, John Francis Tuckerman, a bookkeeper at the Boston Custom House, took up residence until 1898 (E.C.R.D. Book 1283, page 235; Salem Directories, 1888-1900). Tuckerman's residency is indicated on the 1897 Map of Salem (enclosed). From 1899 until 1910, the house was leased to Ernest D. Merrow, a clerk at Union Station in Beverly (Salem Directories, 1900-1910). At the end of the latter year, another trustee of Leavitt's estate conveyed the property to Luis F. Emilio of New York City (E.C.R.D. Book 2052, pages 581-582). Emilio, a musician, continued to reside in New York for most of the year and apparently bought the house to be close to his brothers, E. Victor and Manuel F. Emilio, Salem music dealers with a shop on Essex Street and residences

on Oliver Street. Following their brother's death in 1928, his heirs Victor and Manuel conveyed 7 Winter Street to Luis's son, S. Gilbert Emilio, then living in Danvers (E.C.R.D. Book 2779, p. 323-324). When Gilbert Emilio took up residence at 7 Winter Street in 1930, he was a lowly "museum assistant", but by the end of the decade he was the Curator of the Peabody Museum of Salem (Salem Directories, 1930-1940).

Gilbert Emilio resided at 7 Winter Street until 1943, when he moved to Gilford, New Hampshire and sold the property to Jenny M. Piotrowski, wife of Dr. Walter L. Piotrowski, both of Salem (E.C.R.D. Book 3350, page 445). The Piotrowskis occupied 7 Winter Street for over twenty years, after which Mrs. Piotrowski sold the house to Robert L. Petit and Wilfred LaRoche, Trustees of the Little Rock Realty Trust (E.C.R.D. Book 5324, page 627). The Little Rock Realty Trust conveyed the property to the Mayne Trust in the following year (E.C.R.D. Book 5378, pages 352-353). 1965 marked the end of 7 Winter Street's single-family status; from thenceforth until the present it was either a two-family or multiple-family dwelling, and later an inn. David and Jenny Nugent of "Nugent Disposal Co." leased half the house from 1967 until 1970, with Joseph Laurino, chef at Stromberg's restaurant, occupying the other half (Salem Directories, 1965-70). In 1970 Sally Flint Sullo, an Internal Revenue Service worker who purchased the house in 1968, occupied it with Mrs. Rena Obremski (E.C.R.D. Book 5535, page 281; Salem Directory, 1970). Sally Flint Sullo, a/k/a Sally Flint, conveyed the property to the 7 Winter Street Realty Trust, of which she was trustee, in 1986 (E.C.R.D. Book 8507, page 245), and then to its present owners.

Documentation:

Essex County Registry of Deeds, Book 6, leaf 41

Grantor: Ann Neal of Salem, Widow of John Neal

Grantee: William Browne of Salem, Yeoman

Consideration: paid

Conveyance of: property on "ye highway" to Beverly

Date recorded: February 16, 1682

E.C.R.D. Book 14, leaf 64

Grantor: Ann Neal of Salem, Widow of John Neal

Grantee: Thomas Neal of Salem, Husbandman

Consideration: paid

Conveyance of: the "John Neal Estate"

Date recorded: February 13, 1700

E.C.R.D. Book 26, leaf 151

Grantor: Joseph Neal of Salem, Husbandman
Grantee: Jeremiah Neal of Salem, Carpenter
Consideration: paid
Conveyance of: property on the road to "Ferry Lane", inherited from Thomas Neal
Date recorded: February 14, 1713

E.C.R.D. Book 68, leaf 18

Grantor: Jeremiah Neal of Salem, Carpenter
Grantee: Samuel Giles of Salem, Mariner
Consideration: paid
Conveyance of: property on the highway from the Common to the Ferry
Date recorded: February 26, 1734

E.C.R.D. Book 160, leaf 115

Grantor: Samuel Giles of Salem, Mariner
Grantee: Joseph Bishop of Salem, Tallow Chandler
Consideration: \$426 & two-thirds lawful money
Conveyance of: "....a piece of land in said Salem bounded as follows, westerly on the highway leading from Salem town-common or training-field to Essex Bridge there measuring three poles eight links and one eighth of a link -- southerly on land of Pelatiah Brown fourteen poles twelve links, easterly on land of Benjamin Pickman Esq. three poles nine links and three-quarters of a link and northerly on land I sold John McVay fourteen poles fifteen links and a half link...."
Date recorded: November 25, 1795

E.C.R.D. Book 160, leaf 115

Grantor: Joseph Bishop of Salem, Tallow Chandler
Grantee: Samuel Bell of Salem, Mariner
Consideration: \$437
Conveyance of: the above parcel of land, "together with all the buildings thereon and the appurtenances thereof."
Date recorded: November 25, 1795

E.C.R.D. Book 217, leaves 188-189

Grantor: John Bell of Beverly, Victualler
Grantee: Thomas Buxton of Salem, Cordwainer
Consideration: \$200
Conveyance of: "one undivided third part of a certain lot of land in Salem bounded in the whole westerly on Winter Street about fifty-five feet....only excepting my third part of the

dwelling house thereon on condition that the same shall be taken down and carried off within one year from this time, the land being the same which my Hon. father Samuel Bell purchased of Joseph Bishop and which third part descended to me as a son and one of the heirs-at-law of my said father."
Date recorded: June 15, 1819

E.C.R.D. Book 402, leaves 178-179

Grantor: Hannah Buxton of Salem, Widow
Grantee: Daniel N. Dunzack of Gloucester, Painter
Consideration: \$240
Conveyance of: "all by right, title, and interest, and all the rights, title and interest of which my late husband died seized, and possessed, in and to the following described parcel of real estate, situate on Winter Street in said Salem
Date recorded: September 29, 1848

E.C.R.D. Book 810, pages 186-187

Grantor: Bathsheba N. Dunzack of Rockport
Grantee: Barzillai Ballard of Salem, Trader
Consideration: \$3500
Conveyance of: "....a lot of land together with the dwelling house and store thereon situate on Winter Street in Salem, Massachusetts...."
Date recorded: November 15, 1870

E.C.R.D. Book 810, pages 187-189

Mortgage Deed granted by Barzillai Ballard to the Salem Five Cents Savings Bank for \$2000
Date recorded: November 15, 1870

E.C.R.D. Book 911, page 225

Grantor: Barzillai Ballard of Salem, Trader
Grantee: Joseph H. Leavitt of Salem
Consideration: \$4500
Conveyance of: "the messuage in said Salem which is bounded beginning at the northwest corner on Winter Street by land formerly of Clark now of John Kinsman and thence running easterly by said Kinsman's land 206 ft. 10 in. to land formerly of Parker, thence southerly by land formerly of Parker and land late of Stocker 68 ft. 4 in. to land of heirs of John Barton, thence westerly by land of Barton's heirs and land of heirs of Pelatiah Brown 107 ft. to land of Tibbets, thence northerly by land of Tibbets 24 ft. 8 in. thence westerly by land of Tibbets 98 ft.

2 in. to Winter Street and thence northerly by said street about 44 ft. 6 in. to the point begun at."

Date recorded: September 5, 1874

Essex Institute Mss.

Salem, Mass. Building Permits, Jan. 17, 1871 -- Dec. 31, 1889:
Building Permit #33 granted to Joseph H. Leavitt on July 30, 1874 granting him permission to build a "wooden dwelling house -- 29 by 40 feet -- 2 stories, French roof" on Winter Street.

E.C.R.D. Book 2052, pages 581-583

Grantor: William S. Felton of Salem, "Trustee under the will of Joseph H. Leavitt, late of Salem, deceased"

Grantee: Luis F. Emilio of the City and State of New York

Consideration: \$1 and other valuable considerations

Conveyance of: "a certain parcel of land with the buildings thereon situate on the easterly side of Winter Street in said Salem"

Date recorded: December 1, 1910

E.C.R.D. Book 2779, pages 323-324

Grantors: E. Victor Emilio of Salem and Manuel F. Emilio of Peabody, "Trustees under the fourth and fifth subdivisions of the tenth paragraph of the will of Luis Fenollosa Emilio for the benefit of Clara L. Gilbert and Mary Silsbee Emilio"

Grantee: S. Gilbert Emilio

Consideration: \$1 and other valuable considerations

Conveyance of: "all the right, title and interest of said trustees in and to a certain parcel of land with the buildings thereon situated on the easterly side of Winter Street in said Salem...."

Date recorded: September 12, 1928

E.C.R.D. Book 2779, page 324

Grantor: E. Victor Emilio of Salem

Grantee: S. Gilbert Emilio of Danvers

Consideration: paid

Conveyance of: all right, title, and interest in and to 7 Winter Street

Date recorded: September 12, 1928

E.C.R.D. Book 2779, pages 324-325

Grantor: Manuel F. Emilio of Peabody
Grantee: S. Gilbert Emilio of Danvers
Consideration: paid
Conveyance of: all right, title, and interest in and to
7 Winter Street
Date recorded: September 12, 1928

E.C.R.D. Book 3350, page 445

Grantor: S. Gilbert Emilio of Gilford, Belknap County,
State of New Hampshire
Grantee: Jenny M. Piotrowski, wife of Walter L. Piotrowski,
both of Salem
Consideration: paid
Conveyance of: 7 Winter Street
Date recorded: October 2, 1943

E.C.R.D. Book 5324, page 627

Grantor: Jenny M. Piotrowski of Salem
Grantees: Robert L. Petit and Wilfred LaRoche, Trustees of
the Little Rock Realty Trust
Consideration: paid
Conveyance of: 7 Winter Street
Date recorded: December 8, 1965

E.C.R.D. Book 5378, pages 352-353

Grantors: Robert L. Petit and Wilfred LaRoche, Trustees of
the Little Rock Realty Trust
Grantee: James L. Mayne of Topsfield, Trustee of the Mayne
Trust
Consideration: paid
Conveyance of: 7 Winter Street
Date recorded: July 19, 1966

E.C.R.D. Book 5535, page 281

Grantor: James L. Mayne of Topsfield, Trustee of the Mayne
Realty Trust
Grantee: Sally Flint Sullo of Salem
Consideration: paid
Conveyance of: 7 Winter Street
Date recorded: June 13, 1968

E.C.R.D. Book 8507, pages 238-243

Declaration of the 7 Winter Street Realty Trust
Date recorded: September 12, 1986

E.C.R.D. Book 8507, page 245

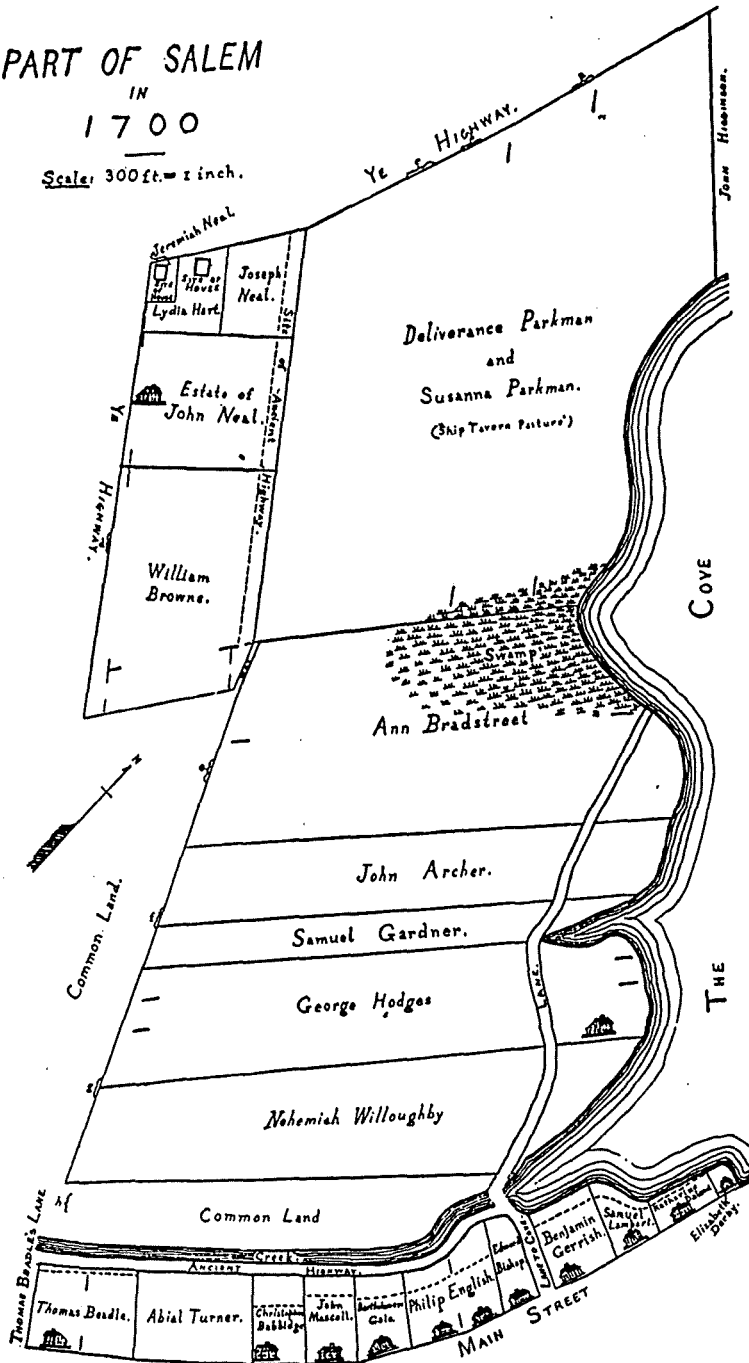
Grantor: Sally Flint Sullo, a/k/a Sally Flint, of Salem
Grantee: Sally Flint, Trustee of the 7 Winter Street
Realty Trust
Consideration: \$1
Conveyance of: 7 Winter Street
Date recorded: September 12, 1986

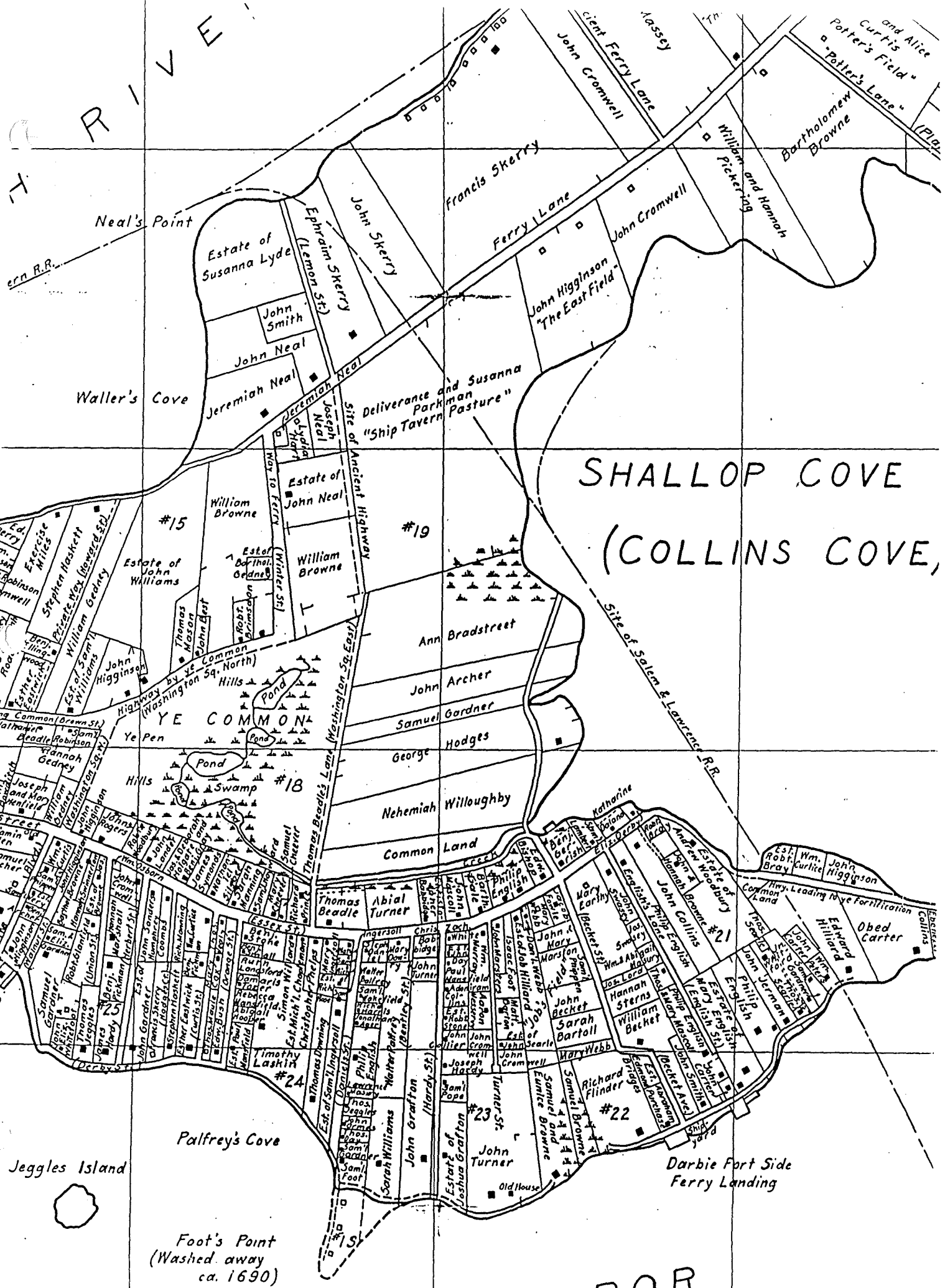
E.C.R.D. Book 9128, page 599

Trustee's Certificate establishing Sally Flint as sole
Trustee of the 7 Winter Street Realty Trust
Date recorded: August 12, 1987

PART OF SALEM
IN
1700

Scale: 300ft. = 1 inch.





T R I V E

SHALLOW COVE
(COLLINS COVE,

D R O R

Neal's Point

Waller's Cove

Estate of Susanna Lyde
(Lemon St.)

John Smith

John Neal

Jeremiah Neal

Jeremiah Neal

Joseph Neal

John Neal

Est. of Dorith Gadsden

Thomas Mason

John Higginson

John Higginson

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John Higginson

John Higginson

Deliverance and Susanna Parkiman
"Ship Tavern Pasture"

Site of Ancient Highway

William Browne

William Browne

Ann Bradstreet

John Archer

Samuel Gardner

George Hodges

Nehemiah Willoughby

Common Land

Thomas Beadle

Abial Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

John Turner

Ferry Lane

Francis Sherry

John Cromwell

John Cromwell

John Cromwell

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John Cromwell

John Cromwell

John Cromwell

John Cromwell

John Cromwell

John Cromwell

William and Hannah

Pickering

Bartholomew Browne

Bartholomew Browne

Bartholomew Browne

Bartholomew Browne

Bartholomew Browne

Bartholomew Browne

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Palfrey's Cove

Foot's Point
(Washed away
ca. 1690)

Jeggles Island

Darbie Fort Side
Ferry Landing