

# Historic Salem incorporated

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

2 Botts Court

Built in 1848  
for and by  
Aaron Kehew, Carpenter

Research By Donna Vinson  
February, 1992

## 2 Botts Court

Built in 1848 for and by Aaron Kehew, Carpenter

### History of the Property:

2 Botts Court sits on the seventeenth-century lot of Robert Kitchen, Salem merchant, which bordered a narrow strip of land that Kitchen sold to Joseph Neale, joiner, in 1695 (Essex County Registry of Deeds, Book 17, leaf 33; see inserted "Part of Salem in 1700" from The Essex Antiquarian, Volume IV, 1900). At that time, the plot was part orchard, part pasture, and part marsh. The Kitchen family held the land bordering the "high" or "main" street, later Essex Street, until 1711, when it passed to the Pickering family, who later sold a lot to James Bott, "chaisemaker", saddler, merchant, and namesake of the court that would later bear his name (E.C.R.D. Book 138, leaf 267). A native of Tudbury, England, Bott arrived in Salem in the later 1760s and quickly proceeded to expand his business "at the Sign of the Saddle" and buy up properties in the vicinity of "Bradshaw's Gutter", the predecessor of Botts Court. After the laying out of Chestnut Street at the turn of the nineteenth century, Botts Court began to assume its modern form. When James Bott Sr. died in 1829 at the venerable age of eighty-four he left many properties on and around "his" court to his many heirs, including members of the Goodhue, Browne, Mugford, Potter, Safford, and Ferguson families.

Two Bott grandchildren and heirs, Thomas B. Ferguson and Benjamin Browne, sold a small plot on the family court to Aaron Kehew, carpenter, in 1847, "being part of the estate inherited by said Thomas from his grandfather James Bott and under mortgage to said Brown." The conveyance included "a right to the use of the Court for passing and repassing to said lot" and was "subject to a water course running through the same" (E.C.R.D. Book 389, leaf 68). Kehew erected a house on the lot in the following year, but continued to reside at 222 Essex Street. The next year, in two transactions of November 8, 1849, Kehew purchased adjoining property from two more Bott heirs, John Bott and Elizabeth Goodhue, and sold the whole estate to William Smith, merchant, at a considerable profit (E.C.R.D. Book 419, leaves 179-180).

William Smith, like Aaron Kehew, apparently regarded 2 Botts Court as an "investment" property, for he never made it his primary residence. He acquired a mortgage from William Hill of Salem in 1866, probably for the purposes of remodelling the house, and paid it off the following year (E.C.R.D. Book 703, leaves 146-147). The house was leased to a succession of occupants until Smith's death in the 1870s, after which his heir, Mary C. Knapp of New York City, sold the property to its occupants at the time, the Cloutman family (E.C.R.D. Book 1023, leaves 46-47). Joseph B. Cloutman, a Boston businessman, and his family resided at 2 Botts Court from 1878 until 1901 (Salem

Directories, 1878-1901). The nineteenth-century Atlases of Salem do not conform completely to the property records; while the 1874 Atlas (inserted) and the 1897 Atlas clearly illustrate 2 Botts Court, the 1851 Atlas (inserted) does not, even though the 1849 deed granted by Kehew to Smith specifically mentions a house.

For the greater part of the twentieth century (1905-1972), 2 Botts Court was the property and residence of the Faunce family, whose patriarch, Carlos P. Faunce, was President and Manager of Holyoke Mutual Fire Insurance Company in Salem for many years. The Faunces also maintained a summer residence on Winter Island. The Cloutman heirs, Ellen B. Cloutman and Frances Browne, "singlewomen", conveyed the Botts Court property to Jeannie Carlton Smith of Pawtucket, Rhode Island, Charles Browne Price and Frank Shreve Price, both of Salem, in 1901, but the grantees never took up residence (E.C.R.D. Book 1637, page 575). The Faunce family moved in, as tenants, in 1905, and purchased the property from Frank S. Shreve et als in 1914 (E.C.R.D. Book 2248, page 226). That same year, the Faunces were granted a substantial mortgage by William A. Horton of Salem, which they obtained for the purposes of remodeling and adding on to the house (E.C.R.D. Book 2248, pages 228-231). The mortgage was discharged by Horton in 1923 (E.C.R.D. Book 2563, page 600).

Retired and a new widower in the spring of 1948, Carlos Faunce transferred the title of 2 Botts Court to his daughter Margaret, "reserving, however, to myself, said premises and the use and employment thereof during the rest of my natural life...." (E.C.R.D. Book 4548, page 208). He died on April 1, 1959. Margaret Faunce lived in the house alone until her death in 1972, after which the trustees of her estate sold the property to Edward H. and Barbara P. Ribhany, "as the Tabernacle Church of Salem declined to accept the devise of the property at No. 2 Botts Court, Salem, for use as a parsonage" (E.C.R.D. Book 5881, page 465). After the death of Edward Ribhany in 1990, his designated executors conveyed 2 Botts Court to Stanley J. Usovicz and Mary P. Ankner-Usovicz, its present owners (E.C.R.D. Book 10694, page 231).

**Documentation:**

**Essex County Registry of Deeds, Book 389, leaf 68**

**Grantors:** Thomas B. Ferguson and Benjamin F. Browne, of Salem

**Grantee:** Aaron Kehew of Salem, Carpenter

**Consideration:** \$250

**Conveyance of:** "....a lot of land in said Salem, bounded Easterly on a court leading from Essex to Chestnut Street, Southerly on land of said Browne and said court about forty-one feet, Westerly on land of J. Chadwick about twenty-eight feet, and Northerly on land of Bott and Goodhue about forty-two feet, being part of the estate inherited by said Thomas from his grandfather James Bott and under mortgage to said Browne, with a right to the use of the Court for passing and repassing to said lot. The estate is subject to a water course running through the

same."

Date recorded: October 22, 1947

**E.C.R.D. Book 419, leaves 179-180**

**Grantors:** John Bott, Blacksmith, and Elizabeth D. Goodhue, both of Salem

**Grantee:** Aaron Kehew of Salem, Carpenter

**Consideration:** \$21.25

**Conveyance of:** "....a small piece or gib of land on the north side of his the said Kehew's land which he purchased of Ferguson and Browne and will appear by their deed to him recorded in Book 389, leaf 68 and which said Kehew has this day sold to William Smith as by deed recorded at same time with this -- said gib includes a strip beginning just two feet from the present Northwest corner of said Kehew's land on Chadwick and running on a straight line Easterly and bounding Northerly on our land about forty-two feet until it comes to a point at the Northeasterly corner of said Kehew's land on the Court running from Essex to Chestnut Street."

Date recorded: November 8, 1849

**E.C.R.D. Book 419, leaf 180**

**Grantor:** Aaron Kehew of Salem, Carpenter

**Grantee:** William Smith of Salem, Merchant

**Consideration:** \$1525.00

**Conveyance of:** "....all that piece of land situate in said Salem which I purchased of Thomas B. Ferguson and Benjamin F. Browne....together with the gib piece on the Northerly side of said piece which I have this day purchased of Bott and Goodhue as by their deed to me recorded herewith, making it thirty feet, instead of twenty-eight, on Chadwick's land on the West.... together with the house which I have since erected and now standing thereon and all privileges and appurtenances."

Date recorded: November 8, 1849

**E.C.R.D. Book 703, leaves 145-146**

**Grantors:** Aaron Augustus Kehew of Chelsea, Joseph E. Kehew, Henry Morton and Catherine Morton his wife in her own right, all of Salem

**Grantee:** William B. Smith

**Consideration:** \$1

**Conveyance of:** "....right, title, interest, and estate in and to the two parcels of land situate in said Salem which Aaron Kehew conveyed to William Smith of said Salem recorded with Essex Deeds Book 419, leaf 180 to which reference is made for a more particular description -- together with all the buildings thereon and all privileges and appurtenances: the purpose of this instrument being to perfect the title of said William B. Smith to the above named premises, the initial letter of the middle name

of said William B. Smith having been accidentally omitted in the deed from Aaron Kehew...."  
**Date recorded:** May 19, 1866

**E.C.R.D. Book 703, leaves 146-147**

**Mortgage** granted to William B. Smith by William M. Hill of Salem for the sum of \$1500. The mortgage was paid off by Smith on March 26, 1867.  
**Date recorded:** May 19, 1866

**E.C.R.D. Book 1023, leaf 46**

**Grantor:** Mary C. Knapp of New York City  
**Grantee:** Sarah B. Cloutman, wife of Joseph P. Cloutman, of Salem  
**Consideration:** \$2000.00  
**Conveyance of:** "....a certain parcel of land, with the buildings thereon, situate in said Salem, and bounded Easterly on a Court leading from Essex Street, so called, to Chestnut Street...."  
**Date recorded:** August 20, 1879

**E.C.R.D. Book 1637, page 575**

**Grantors:** Ellen B. Cloutman and Frances Browne, singlewomen, both of Salem  
**Grantees:** Jeannie Carlton Smith of Pawtucket, Rhode Island, Charles Browne Price and Frank Shreve Price, both of Salem  
**Consideration:** \$1 and other valuable considerations  
**Conveyance of:** 2 Botts Court, "Being the same premises conveyed by Mary C. Knapp to Sarah B. Cloutman by deed recorded in Essex South District Registry of Deeds, Book 1023, leaf 46. Reserving however to said Ellen B. Cloutman and Frances Browne and to the survivors of them the use and income of said granted premises during the time of their natural lives."  
**Date recorded:** April 2, 1901

**E.C.R.D. Book 2248, pages 226-228**

**Grantors:** Frank S. Price of Salem, Charles B. Price of Swampscott, and Jeannie C. Smith of Newton, Massachusetts  
**Grantee:** Sarah A. Faunce, wife of Carlos P. Faunce of Salem  
**Consideration:** \$1 and other valuable considerations  
**Conveyance of:** 2 Botts Court. "See will of Sally O. Brown of Salem, widow, probate #33,840, Essex Registry of Probate, and deed to us from Ellen B. Cloutman et. al. dated April 2, 1901 and recorded in Essex South Registry of Deeds, Book 1637, page 575, for our title."  
**Date recorded:** February 2, 1914

**E.C.R.D. Book 2248, pages 228-231**

**Mortgage** granted to Sarah A. and Carlos P. Faunce by William A. Horton of Salem in the sum of \$4000.00.  
**Date recorded:** February 2, 1914

**E.C.R.D. Book 2563, page 600**

**Discharge of Mortgage** granted to the Faunces by William A. Horton, "acknowledging satisfaction of the same."  
**Date recorded:** August 7, 1923

**E.C.R.D. Book 4548, page 108**

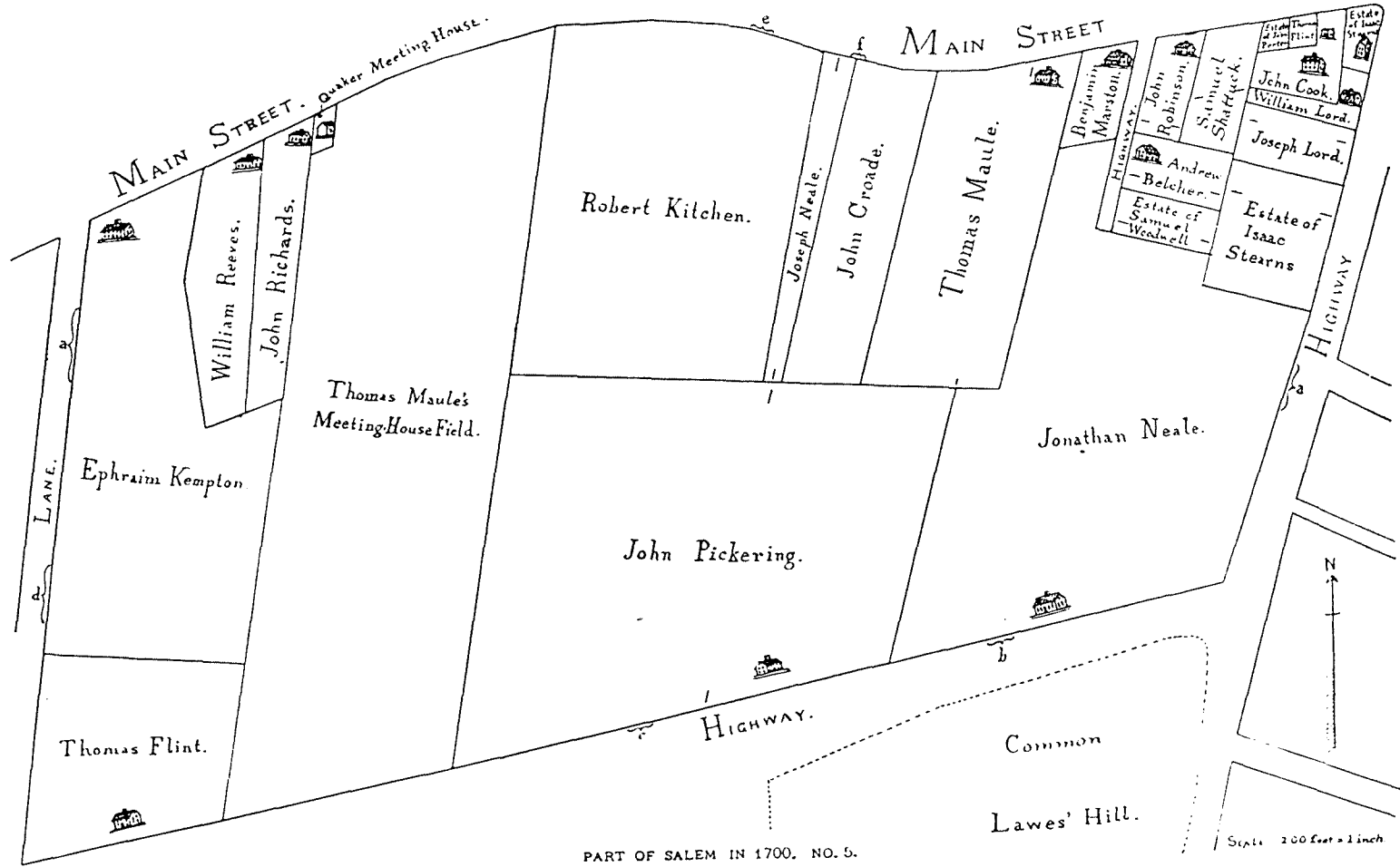
**Grantor:** Carlos P. Faunce of Salem  
**Grantee:** Margaret H. Faunce  
**Consideration:** paid  
**Conveyance of:** 2 Botts Court, "reserving, however, to myself, said premises and the use and employment thereof during the rest of my natural life...."  
**Date recorded:** May 19, 1948

**E.C.R.D. Book 5881, page 465**

**Grantors:** The Merchants Warren National Bank of Salem and Richard E. Blake, Trustees under the will of Margaret H. Faunce, late of Salem (Essex Country Registry of Probate, Docket #313851)  
**Grantees:** Edward H. Ribhany and Barbara P. Ribhany  
**Consideration:** \$34,000.00  
**Conveyance of:** 2 Botts Court  
**Date recorded:** June 30, 1972

**E.C.R.D. Book 10694, page 231**

**Grantor:** George K. McCarthy, Executor under the will of Edward H. Ribhany, late of Salem (E.C.R.P. Docket # 90P-1431 E1)  
**Grantees:** Stanley J. Usovicz, Jr. and Mary P. Ankner-Usovicz  
**Consideration:** paid  
**Conveyance of:** 2 Botts Court, "three parcels of land, together with the buildings thereon....together with a right of way in and through Botts Court."  
**Date recorded:** January 31, 1991



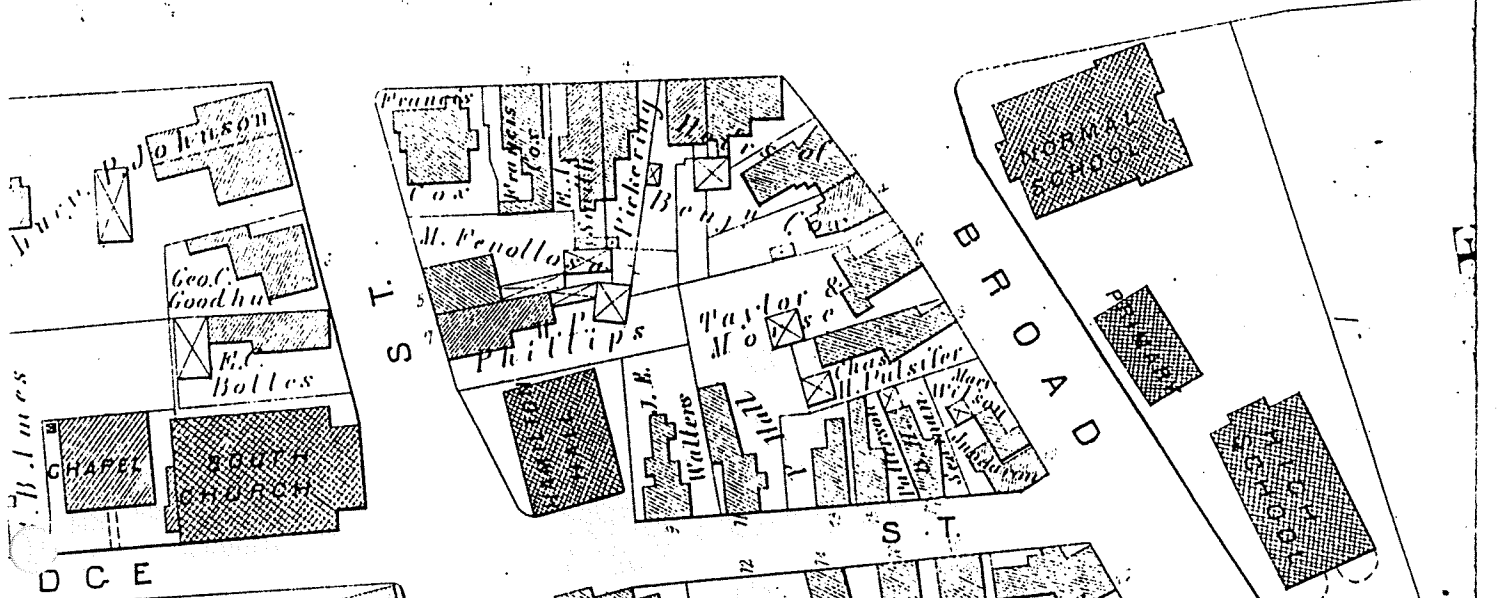
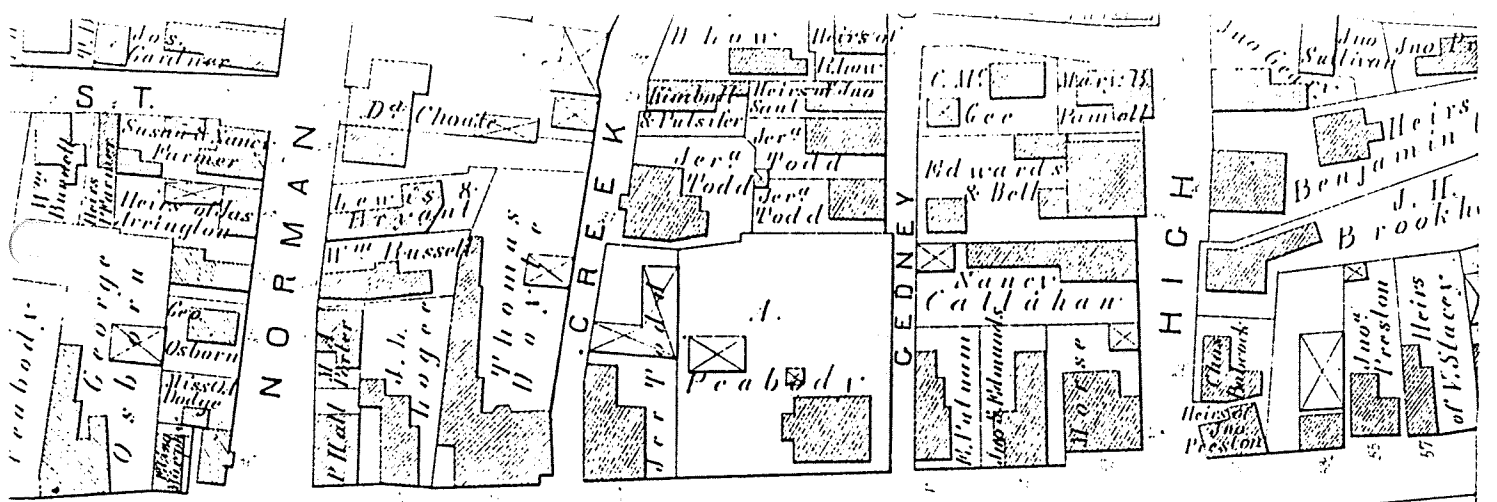
PART OF SALEM IN 1700. NO. 5.

Scale 200 feet = 1 inch



1851 Atlas of Salem





1874 Areas of Salem