

25 Dearborn Street  
Built circa 1885,  
for Maria Holbrook Davis, Schoolteacher

**History of the property:**

25 Dearborn Street was built between 1884 and 1886 for Maria Holbrook Davis, a newly-married schoolteacher at the Bowditch School in Salem. By the later year, Mrs. Davis and her husband John were residents of that address, while her mother and brother, Pheobe and Minot, are listed as boarders in the Salem Directory. John Davis died in 1888, but members of the Davis/Holbrook family continued to own and occupy 25 Dearborn Street until well into the next century.

North Salem, known as "Northfields" until the mid-nineteenth century, was pastureland for Salem's urban dwellers. Parcels of land were distributed to Salem householders in ten-acre lots by the town council from 1634 to 1691. The lot on which the present-day 25 Dearborn Street now stands was part of the large holdings of the Osgood family in the seventeenth, eighteenth, and early nineteenth centuries. Very few buildings were erected north of the North River before the latter century, though one seventeenth-century Northfields proprietor, John Symonds, did settle in the area.

Dearborn Street was laid out by the proprietors of Northfields from North Street, then referred to alternatively as "Proprietors' Way", "Weld's Lane", and the "Highway through ye Northfield", to "Ropes' Point" on the North River in 1787 in an unsuccessful attempt to capture the proposed bridge to Beverly for their neighborhood. Houses began to spring up along the new street, first designated "Liberal Street" shortly thereafter, including the Manning family cottage at 33 Dearborn Street.

The Osgood family began dividing up their Northfields holdings into house lots in the early nineteenth century. Benjamin Osgood sold a three-acre parcel, part of which is the lot on which 25 Dearborn Street was built, to Thorndike Deland in 1822.<sup>1</sup> Mr. Deland, an auctioneer, promptly conveyed the same parcel to James Stocker of Salem, a carpenter.<sup>2</sup> Stocker acquired additional and adjacent properties along Dearborn Street, but does not appear to have built upon the 25 Dearborn Street lot. In 1836 he sold that

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<sup>1</sup> Essex County Registry of Deeds, Book 228, leaf 154; March 5, 1822

<sup>2</sup> E.C.R.D. Book 229, leaf 243; May 7, 1822

property to Joseph Cockrain of Salem.<sup>3</sup> The Cockrain/Cochrane family owned the lot for nearly fifty years, but built no structure upon it. John W. Sullivan, a Boston printer, acquired the parcel in 1882 and conveyed it to Maria Holbrook in the following year.<sup>4</sup> By early 1886, Maria Holbrook Davis and her extended family were residents of the newly-constructed 25 Dearborn Street.

Various members of the Davis and Holbrook families obtained interests in and title to 25 Dearborn Street during the first half of the twentieth century and they took in a succession of boarders. In 1955 Minot A. Holbrook conveyed the property, in undivided interests, to Louis and Francis Rainville of Salem.<sup>5</sup> The Rainvilles resided on Ropes Street in Salem and leased 25 Dearborn Street to boarders. Seven years later, the Rainvilles transferred 25 Dearborn Street to Walter L. Snow, a watchman at the nearby Sylvania plant, and his wife Alma.<sup>6</sup> After owning and occupying the property for nearly twenty-five years, Alma Snow conveyed 25 Dearborn Street to its current owners in 1986.<sup>7</sup>

**Transfers of title:**

**Essex County Registry of Deeds, Book 228, leaf 154**

**Grantor:** Benjamin Osgood of Salem, Cordwainer  
**Grantee:** Thorndike Deland of Salem, Auctioneer  
**Consideration:** \$340  
**Conveyance of:** "a certain lot of land in the Northfields in said Salem containing about three acres more or less."  
**Date recorded:** March 5, 1822

**E.C.R.D. Book 229, leaf 243**

**Grantor:** Thorndike Deland of Salem, Auctioneer  
**Grantee:** James Stocker of Salem, Carpenter  
**Consideration:** \$400  
**Conveyance of:** "a certain lot of land in the Northfields in said Salem containing about three acres more or less being a parcel of land conveyed to me by Benjamin Osgood."  
**Date recorded:** May 7, 1822

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<sup>3</sup> E.C.R.D. Book 288, leaf 299; April 23, 1836

<sup>4</sup> E.C.R.D. Book 1094, pages 28-29; October 19, 1882.  
E.C.R.D. Book 1120, pages 67-68; December 3, 1883

<sup>5</sup> E.C.R.D. Book 4219, page 355; October 26, 1955

<sup>6</sup> E.C.R.D. Book 4878, page 272; January 26, 1962

<sup>7</sup> E.C.R.D. Book 8712, page 13; December 26, 1986

E.C.R.D. Book 288, leaf 299

Grantor: James Stocker of Salem, Housewright  
Grantee: Joseph Cockrain of Salem, Laborer  
Consideration: \$400  
Conveyance of: "a lot of land situated in North Salem....bounded Southerly by Liberal Street."  
Date recorded: April 23, 1836

E.C.R.D. Book 1094, pages 28-29

Grantor: Joseph T. Cochrane of Salem  
Grantee: John W. Sullivan of Boston, Printer  
Consideration: \$50  
Conveyance of: an "undivided half part of the parcels of land situated in Salem and bounded by Dearborn Street....My title to said estates descended to me as heir-at-law of my father Joseph Cochrane deceased."  
Date recorded: October 25, 1882

E.C.R.D. Book 1120, pages 67-68

Grantor: John W. Sullivan of Boston, Printer  
Grantee: Maria C. Holbrook of South Hamilton, Schoolteacher  
Consideration: \$562.50  
Conveyance of: "the parcel of land situated in Salem and described as follows: Southeasterly by Dearborn Street fifty-one feet, Northeasterly by land now or formerly of Joseph Cochrane about ninety-eight feet, Northwesterly by land now or formerly of Perkins fifty-one feet, and Southwesterly by land now or formerly of Perkins ninety-six feet seven inches."  
Date recorded: December 3, 1883

E.C.R.D. Book 2650, pages 125-127

Mortgage deeds of Maria C. Davis of Salem, Widow; August 22, 1925

E.C.R.D. Book 3477, pages 52-53

Grantor: Alice G. Davis of Salem, Administratrix of the Estate of Ashton H. Davis, late of Salem  
Grantee: Minot A. Holbrook of Salem  
Consideration: \$7500  
Conveyance of: 25 Dearborn Street  
Date recorded: August 27, 1946

E.C.R.D. Book 4219, page 355

**Grantor:** Minot A. Holbrook of Salem  
**Grantees:** Louis P. Rainville and Frances P. Rainville of Salem  
**Consideration:** paid  
**Conveyance of:** 25 Dearborn Street and an additional adjacent parcel of land  
**Date recorded:** October 26, 1955

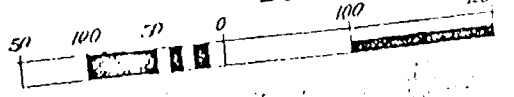
**E.C.R.D. Book 4878, page 272**

**Grantors:** Louis P. Rainville and Frances P. Rainville of Salem  
**Grantees:** Walter L. Snow and Alma M. Snow of Salem  
**Consideration:** paid  
**Conveyance of:** the above property  
**Date recorded:** January 26, 1962

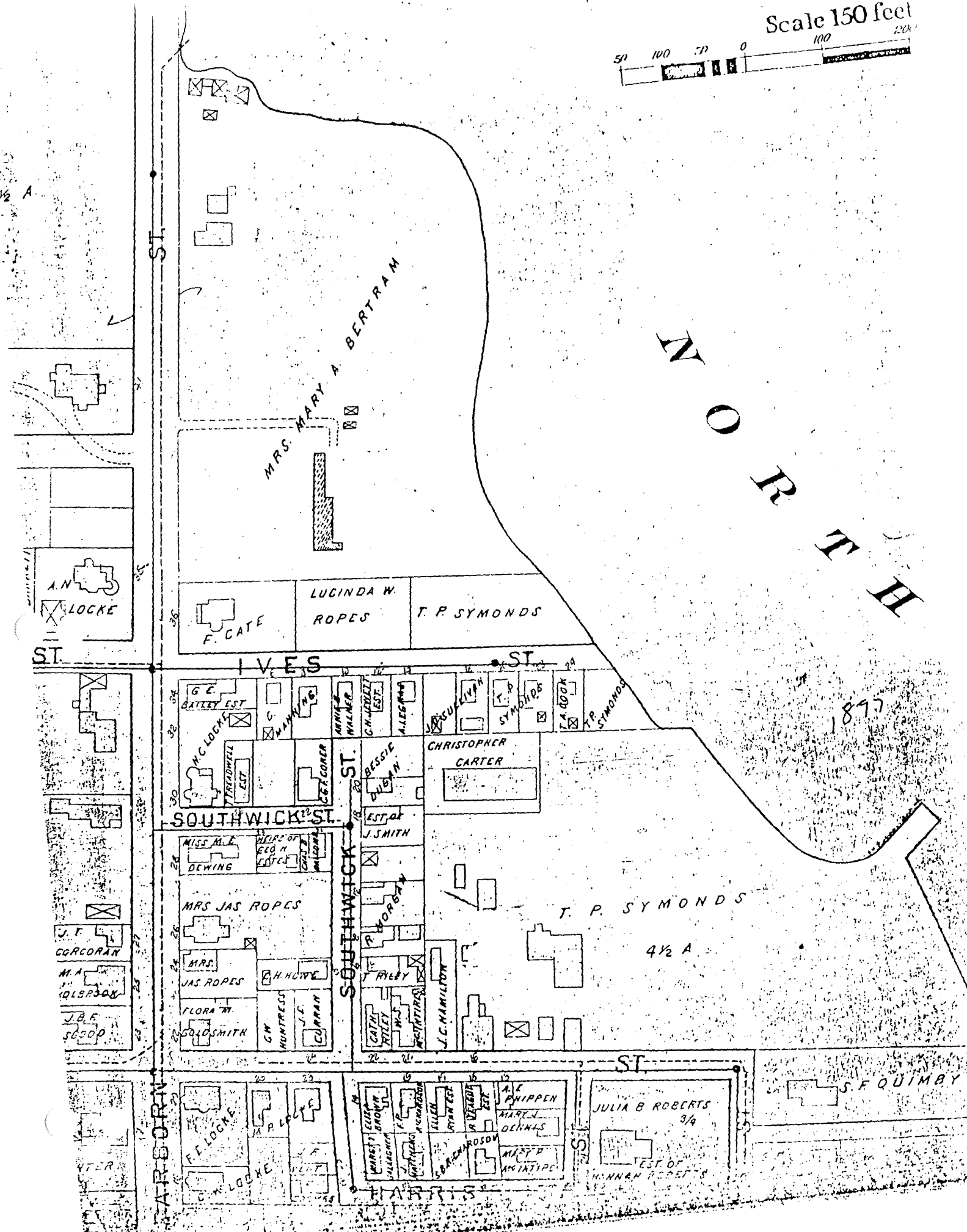
**E.C.R.D. Book 8712, page 13**

**Grantor:** Alma M. Snow of Salem, Widow  
**Grantee:** Louis G. and Mark P. Tarricone  
**Consideration:** paid  
**Conveyance of:** 25 Dearborn Street  
**Date recorded:** December 26, 1986

Scale 150 feet



1/2 A



MRS. MARY A. BERTRAM

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T  
H

A. N. LOCKE

LUCINDA W. ROPES

T. P. SYMONDS

F. GATE

IVES ST.

ST.

G. E. BATLEY EST.

H. C. LOCKE

M. W. WALLACE

C. W. WILLY EST.

A. LEGG

J. SULLIVAN

T. P. SYMONDS

L. A. COOK

T. P. SYMONDS

F. FREEDWELL EST.

J. W. CORNER

BESSIE DILGAN

CHRISTOPHER CARTER

SOUTH WICK ST.

ST.

MISS H. L. DEWING

EST. OF GEO. H. ESTER

J. SMITH

P. WORSAN

T. P. SYMONDS

4 1/2 A

MRS. JAS. ROPES

MRS. JAS. ROPES

H. H. HUYE

T. RILEY

J. C. HAMILTON

FLORA W. GOLD SMITH

G. W. MUNTRESS

J. C. CLARRAN

CATH. RILEY

ST.

F. FALCON

M. P. LOCKE

M. R. BROWN

A. E. PHIPPEN

JULIA B. ROBERTS 3/4

S. F. QUIMBY

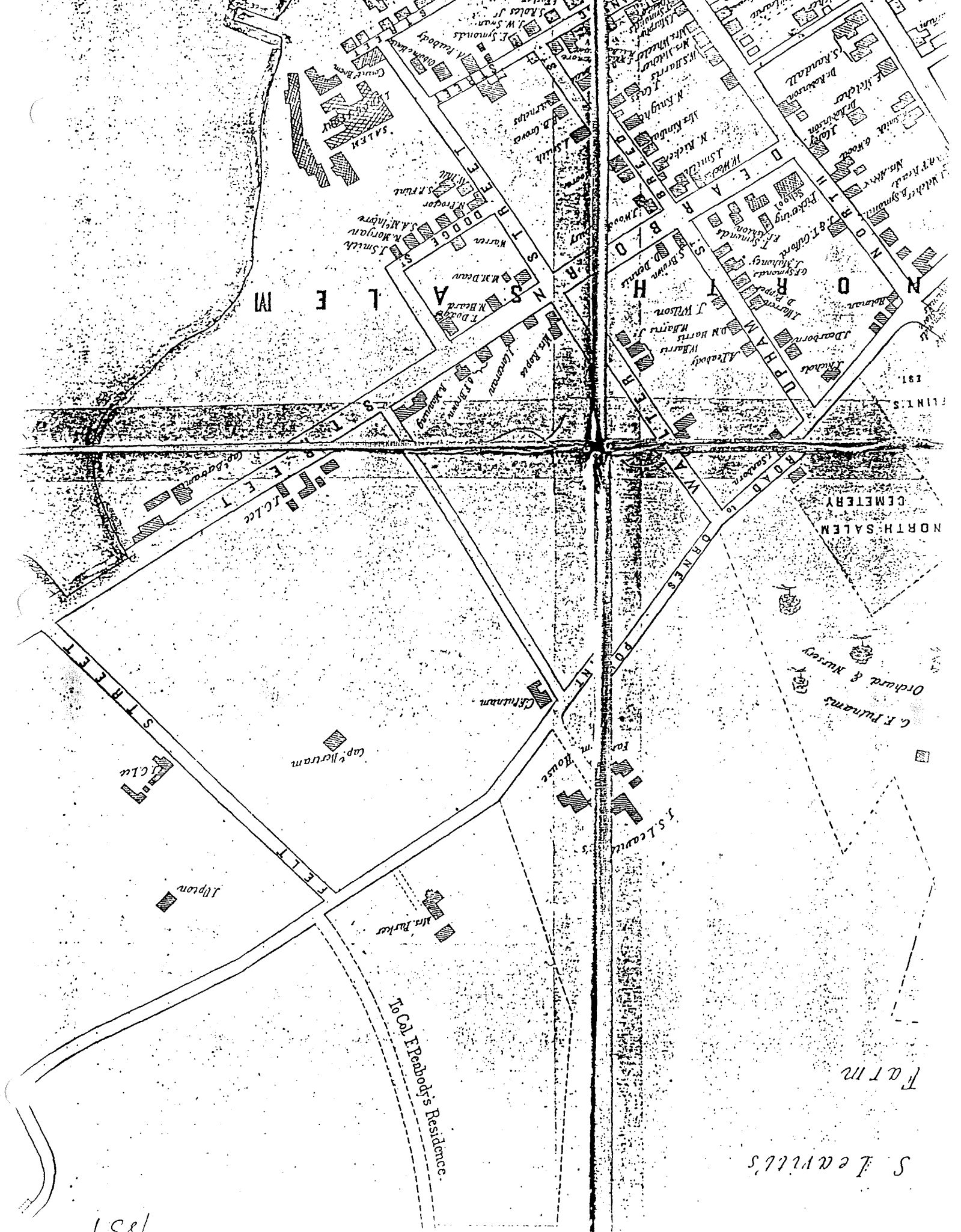
G. W. LOCKE

M. P. LOCKE

M. R. BROWN

A. E. PHIPPEN

EST. OF HANNAH ROBERTS



1851

S. Leavitt's

FARM

C. F. Putnam's  
Orchard & Nursery

NORTH SALEM  
CEMETERY

J. S. Leavitt's

House

Putnam

Mrs. Parker

Cap. Herriman

Clu

Hpton

1851

PLINT'S

1851

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