

Historic Salem incorporated

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

10 SUMMER STREET

Built for
JOHN MASCOLL, JR., gunsmith
c. 1710, enlarged during the Federal period,
rear building incorporated after 1851

Research by:
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The house at 10 Summer Street was built about 1710 for John Mascoll, Jr. (1650-1741), gunsmith.

The house, during the late 1700s, goes through a period of half ownership in which the deed descriptions of the two halves state that the front door is facing Summer Street, that there is a central chimney, and names the two halves as "northern" and "southern" halves. This strongly suggests that the original house was a first period structure and not a typical Georgian, gambrel roofed building with a side yard main entrance and two chimneys. The rear wing was, originally, a separate building, dating from the late 1700s. The house was enlarged, several times, in the 1800s when the building was raised onto a new foundation, the Federal facade added, and the rear building incorporated after 1851. (This scenerio of the building's physical history is based on clues gleaned from deeds, maps, and exterior observation. The structure's interior has not been considered and may not easily shed clues to its history before the 1950s when the building was converted to apartments.)

Phillip Verrin was granted this property as a two acre lot on Essex Street and built a house on the lot, possibly as early as the early 1630s. The property was conveyed through several owners to Isaak Sterns, glazier. On April 27, 1700, Isaak Sterns conveyed the property to Joseph Lord of Salem, mariner (Essex County Registry of Deeds, book 13, page 274). Almost immediately, on May 10, 1700, Joseph Lord of Boston, conveyed the property to John Mascoll, Jr., for 11L 10s (ECRD 13-288). John Mascoll, Jr., built the first house on this part of the property during his ownership between 1700 and 1720.

On July 29, 1720 John Mascoll, Jr., conveyed the property "to my son-in-law, Isaac Williams, cordwainer, and Sarah Williams, his wife and my only daughter . . . with Edifices, buildings" (ECRD 37-141).

The will of Isaac Williams (1690-1779), April 20, 1768 states, "I give to my two daughters, viz., Sarah Williams and Mehitable (Williams) Carrel . . . my Dwelling House in Salem where I now dwell with Barn" (Essex County Probate Court, book 353, page 521). Isaac Williams died in 1779.

Mehitable (Williams) Carrell and her husband, Capt Samuel Carrell (1719-1789), inherited the northern half of the house which descended to their daughter and son-in-law, Mehitable (Carrell) and Ebenezer Pope.

Sarah Williams married John Lander in 1777, was widowed in 1778, and inherited the southern half of the house shortly after her father's death in 1779. On October 5, 1795, Sarah (Williams) Lander, widow, conveyed (the upper half of ?) this southern half of the house to her nephew-in-law, Samuel Gerrish, shoreman and husband of her niece, Sarah Williams (1748-?) (ECRD 160-90). On September 12, 1797, Samuel Gerrish conveyed this southern half of the house to his cousin(-in-law), Ebenezer Pope, baker, husband of the Mehitable (Carrel) Pope, and owner of the northern half of the house (ECRD 162-232). A correctional deed was signed on January 6, 1798 by Samuel Gerrish and Ebenezer Pope conveying the "land under and adjoining" the building omitted in the 1797 deed (ECRD 163-36). On January 5, 1798, Sara (Williams) Lander conveyed to Ebenezer Pope for " the sum of twenty four dollars, . . and for the sum of twenty four dollars . . . yearly and every year during my life . . . the southern lower rooms" (ECRD 163-37).

On August 28, 1809, Ebenezer Pope conveyed the southern property to his son, Samuel Carrell Pope and his wife, Frances (Dinsmore) Pope, formerly of Londonderry, New Hampshire (ECRD 186-222, parcel 2).

All of the above owners resided in the house.

On October 4, 1809 Samuel Carrell Pope conveyed the property (this and another half house) to Thomas Dismore for \$1000 as two of three parcels (ECRD 187-277). Parcel 2 was the southern half of the house as described in the deed from Samuel Gerrish to Ebenezer Pope, January 4, 1798 (ECRD 163-36, above) with mortgage to John Daland, December 9, 1805 (ECRD 177-101). Parcel 3 was the northern half of the house where Samuel Carrell Pope resided, with a bake house, and which formerly belonged to Isaac Williams, descended to Mehitable (Williams) Carrell and to Samuel Pope as son and heir at law.

A clear narrative of this property through the early 1800s has not emerged from the reverse chronological research. There are many quit-claim deeds, private mortgages, mortgage transfers, and foreclosure deeds recorded through the early and mid-1800s for this property; probate (wills) transfers of property have not been searched, and the house possesses more than two "halves." It is certain, though, that the John Mascoll house, above, and the Daniel Low house, below, are the same house. First, the two 1878 deeds by

which Harrison Otis Flint purchases the house (ECRD 1001-54 and 1001-55, below) stipulate that the sale of the property is subject to three mortgages [John J Ashby to Robert Peele for the southern half of the house (ECRD 343-119), John J. Ashby to Josiah Gibbs for the northern half of the house (ECRD 470-291), and John J. Ashby to Daniel Saunders (ECRD 486-15)]. The deeds for the first two mortgages and the deeds referred to in those two mortgage deeds, etc., provide a history of the house. Secondly, the Registrar of Deeds has noted in the margin of the record books next to many of the above and below deeds "1001-54", "1001-55", and "1001-56", meaning that the property being conveyed at that time is the same property that was transferred in deed ECRD 1001-54, -55 or -56. The house is, also, numbered 10 & 12 through the early and mid-1800s. Following is a partial list of deeds which conveys the property through the early 1800s.

- May 14, 1810, Thomas Dismore of Londonderry, NH, to William Gibbs (ECRD 190-51), northern half with bake house;
- July 21, 1810, Samuel Carrell Pope to Ezra Smith (ECRD 191-71), southern half, same conveyed to Ebenezer Pope by deed of Samuel Gerrish dated September 12, 1797 ;
- May 7, 1816, Ezra Smith to William Gibbs of New Haven (ECRD 210-169), northern half with bake house;
- June 24, 1841, William Gibbs of Lexington to Josiah Gibbs of New Haven (ECRD 325-271), northern half;
- April 15, 1844, Joseph G. Sprague, administrator of the estate of Ezra Smith of New York, conveyed the southern half of the house to John J Ashby for \$1110 (ECRD 343-119), southern half;
- April 15, 1844, John J. Ashby mortgaged the property to Robert Peele (ECRD 343-119);
- December 9, 1852, John J. Ashby purchased the (northern half of the ?) property by three deeds: two from Josiah Gibbs (ECRD 470-288); and one from Mary Gibbs of Lexington (ECRD 470-289);
- December 13, 1852, John J. Ashby mortgaged the property to Josiah Gibbs of
New Haven (ECRD 470-291) [northern half, with barn, formerly owned and occupied by William Gibbs of Lexington, and conveyed in mortgage by William Gibbs to Josiah Gibbs on June 24, 1841, "same just conveyed to me (John J Ashby) by Josiah Gibbs by their several deeds of quit-claim to be recorded"];
- November 4, 1853, John J. Ashby mortgaged the property to David E Saunders (ECRD 486-15) (apparently, David Saunders took possession of the property); and

- January 7, 1857, David E. Saunders conveyed the property to Jonathan Peirce, trader (ECRD 556-157).

The Ashbys and Pierces seem to have been the only owners to reside in the house in the early and mid-1800s, after Samuel Carrell Pope's ownership and residency. The Ashbys resided here only briefly, 1850 to 1855, at number 12, while the Pierces resided at number 10 from 1851 until their deaths, Jonathan Pierce on November 19, 1874 and Hannah Pierce on March 16, 1878. There were no Gibbs family births, marriages, or deaths in Salem between 1840 and 1880.

On June 12, 1878, Harrison Otis Flint briefly took possession of the property by two deeds, both subject to three mortgages of John J Ashby as stated above:

- George Wheatland, administrator of the estate of Hannah Pierce, widow, to Harrison O. Flint (ECRD 1001-54); and
- George Wheatland, assignee in insolvency of the estate of Jonathan Pierce to Harrison O. Flint (ECRD 1001-55).

On July 3, 1878, Harrison Otis Flint conveyed the property to Daniel Low (of Daniel Low's department and mail order store) for \$6000 (ECRD 1001-56). Daniel Low and all of the property owners thru the late 1950s (when the building was converted to apartments) resided in the house..

On December 11, 1894, Daniel Low conveyed the property to Annie S. Ropes, wife of George F. Ropes, for \$1 (ECRD 1431-34). George Ropes owned the apothecary store at 214 Essex Street.

On January 29, 1917, John C. Flint, executor of the will of Annie S. Ropes, conveyed the property to William Chapple, lawyer and future Vice-President of the Salem Savings Bank, for \$1 (ECRD 2369-405).

On October 24, 1956, the Naumkeag Trust Company of Salem, executor of the will of William Chapple, conveyed the property to Frank Ahmed of Salem for \$13,000 (ECRD 4319-497). Frank Ahmed converted the building to apartments.

On July 1, 1958, Frank Ahmed conveyed the property to George Ahmed and George A Ahmed, Trustees of Northern Real Estate (ECRD 4540-432).

On March 11, 1964, George Ahmed and George A. Ahmed, Trustees, Northern Real Estate Trust, conveyed the property to Americo P. and Alice E. Bianchi (ECRD 5154-685).

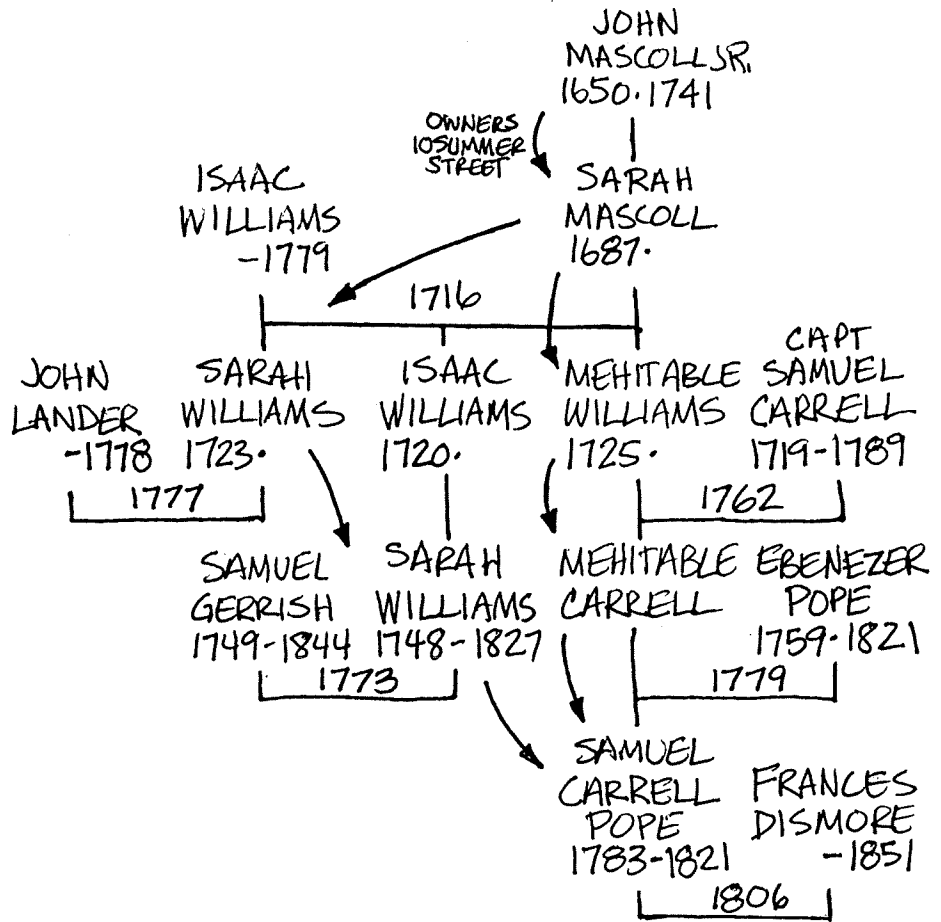
On July 26, 1973, Americo P. and Alice E. Bianchi conveyed the property to Roger W. Hearne, Trustee, Sparhawk Realty Trust of San Francisco, for \$54,500 (ECRD 5997-515).

On July 7, 1982, Roger W. Hearne, Trustee, Sparhawk Realty Trust of San Francisco, conveyed the property to Frederick Small of Topsfield for \$150,000 (ECRD 6956-57).

On September 18, 1987, Frederick Small of Topsfield conveyed the property to John J Suldenski, Trustee, Elizabeth J's Realty Trust of Salem, for \$600,000 - \$497,313.85 cash and balance in the equity in the real property known as 95 Ocean Street (ECRD 9197-53). On the same day, John J Suldenski, Jr., mortgaged the property to the George Peabody Cooperative Bank (\$480,000) (ECRD 9197-55).

On February 11, 1992, John J. Suldenski, Jr., foreclosed on the property to the George Peabody Cooperative Bank (ECRD 11134-419).

On April 16, 1992, the George Peabody Cooperative Bank conveyed the property to its present owner, Frederick S. Richard, Trustee, Hilary Realty Trust of Salem, for \$295,000 (ECRD 11247-227).



1700

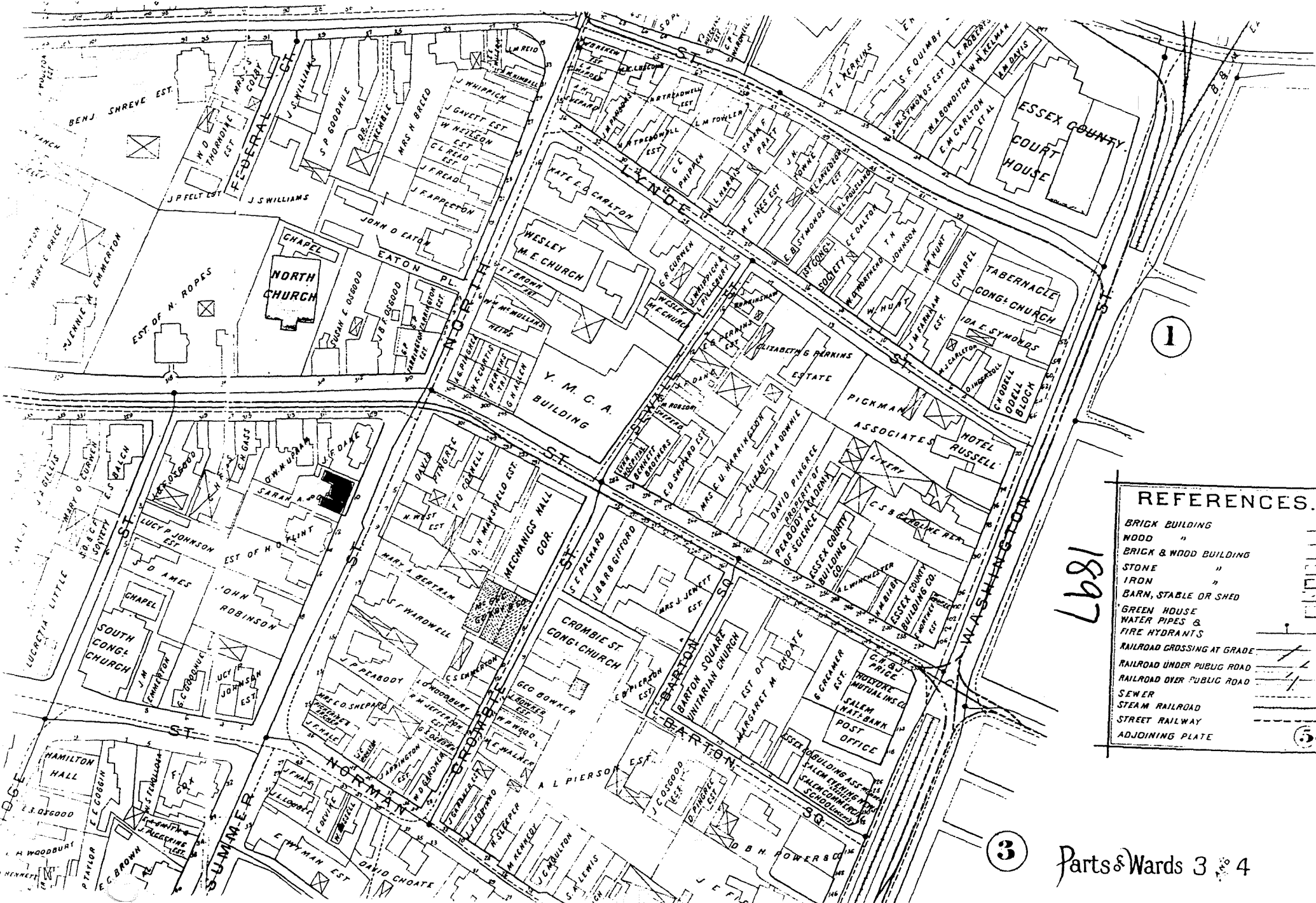
Sites of Salem & Lawrence R.R. and Salem & Lowell R.R.

Symonds' Ferry

N

Orne's Point





REFERENCES.

- BRICK BUILDING
- WOOD "
- BRICK & WOOD BUILDING
- STONE "
- IRON "
- BARN, STABLE OR SHED
- GREEN HOUSE
- WATER PIPES &
- FIRE HYDRANTS
- RAILROAD CROSSING AT GRADE
- RAILROAD UNDER PUBLIC ROAD
- RAILROAD OVER PUBLIC ROAD
- SEWER
- STEAM RAILROAD
- STREET RAILWAY
- ADJOINING PLATE

1897

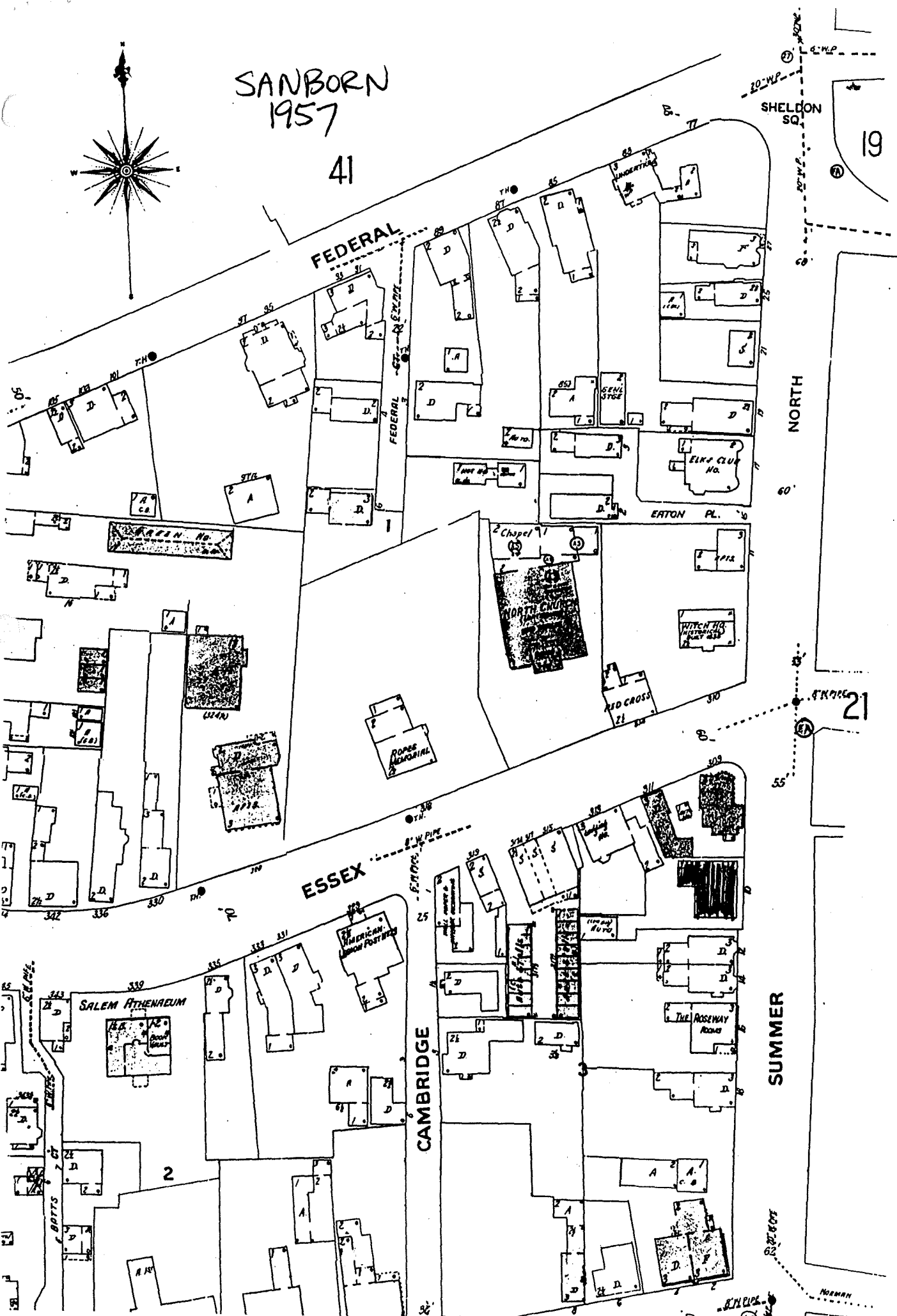
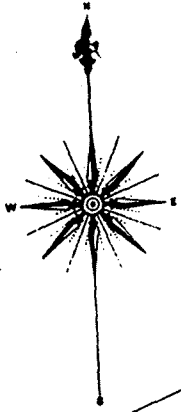
3

SANBORN
1957

41

19

21



FEDERAL

ESSEX

CAMBRIDGE

SUMMER

SHELDON SQ.

EATON PL.

SALEM ATHENAEUM

NORTH CHURCH

ELK CLUB HO.

EATON PL.

WITCH HO.

RED CROSS

AMERICAN UNION POSTING

THE ROSEWAY ROOMS

2

W. PIPE

E. PIPE