

HISTORIC SALEM INC

70 Webb Street

Built for
Edward O. Sinclair
Grocer
1921

Webb Street Neighborhood Grocery
1921-1976

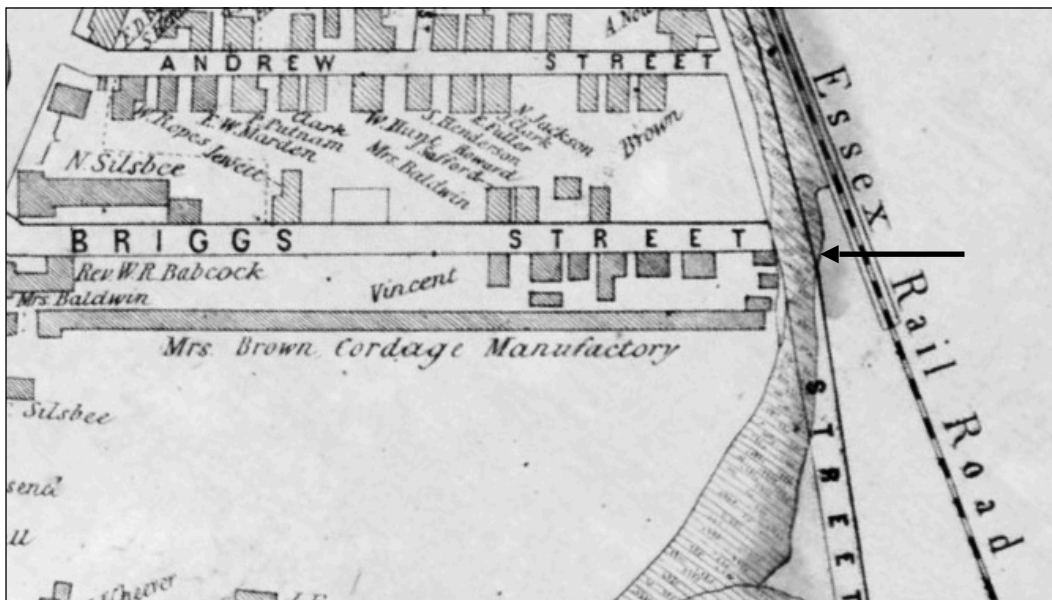
Research Provided by
Amy Kellett

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Historic Salem, Inc.
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Prior to the late 19th century, the land under and adjoining 70 Webb Street was part of the waterscape of Salem, Massachusetts known as 'the flats' of Collins Cove. In May of 1891 William J. Conlin, a local milk dealer, purchased the house that still stands on the southern corner of Webb and Briggs Streets (34 Briggs) from James P. Cook. At the time the Greek Revival home was a waterfront property, to include the flats on Collins Cove:

[...]all my right, title and interest to a certain parcel of land on the flats bounded [...] North by the extension of Briggs street; Easterly by land of the Boston & Maine Railroad; Southerly by land of Fanning and; Westerly by Webb street; containing about 12000 square feet. The Northerly and Southerly lines of said last names lot are subject to any change which may be made by a commission appointed by the Supreme Judicial Court to determine the boundary lines of flats in Collins Cove.¹



1851 Salem City Map — Area of 70 Webb Street (indicated with arrow)

More than 70 years before the construction at 70 Webb Street, the land that it now stands on was part of the Collins Cove flats, later filled in through the area of the railroad line.

¹ Southern Essex Co. Registry of Deeds — Book 1310; Page 388

For the next twenty-five years William J. Conlin and family enjoyed the home with an unobstructed view of Collins Cove from the windows at 34 Briggs Street. In 1920 a business arrangement was made between the Conlin Family and Edward O. Sinclair to build a grocery facing the recently completed road running perpendicular to Briggs, named Webb Street.

Edward Oliver Sinclair was born in Salem on the 10th of November of 1876, America's centennial year, the youngest child of Edward Manning Sinclair and Mary Ellen Tuttle. Edward Oliver's father, Edward Manning Sinclair, born on December 2, 1846, in Liverpool, Nova Scotia, Canada, was the youngest son of Ann Sawler, a Nova Scotia native, and John Gasper Sinclair, originally from Germany. Shortly after Edward Manning was born, the family relocated from Canada to Salem, and by 1850 the family are listed living in Ward One of Salem, Massachusetts (according to the US National Census). As a young man, Edward M. Sinclair made his living working as a clerk at various businesses, including Gayle & Co. at Phillips Wharf while boarding at 15 Essex Street. Three years later, in 1869 Edward M. Sinclair is listed living at the entrance to Phillips Wharf (29 Derby), when he met Salem native Mary Ellen Tuttle — the two were wed on the 20th of October, 1870.

Commission Merchants.
ARCHER WM. 18 Washington and 34
Front [see adv. dept. p. 2]
GAYLE & CO. Phillips' wharf [see
adv. dept. p. 22]
JONES J. S. & Co. Pierce's wharf [see
adv. dept. p. 22]
NEELSON J. S. 26 Front [see adv. dept.
p. 24]
PHILLIPS W. P., Phillips' wharf [see
adv. back colored page]

1866 Salem Directory
 Commission Merchants

Historically, commission merchants were brokers responsible for all aspects of exchange including transportation and disposition of goods themselves, as well as providing credit to their customers. Edward M. Sinclair worked for Gayle & Co. as a clerk on Phillips Wharf in 1866.

Over the next six years, the couple settled in the house at 16 Oliver Street (a home built by Aaron Osborne in 1830) and welcomed three children: a daughter named Mary Ellen Sinclair on the 27th of April, 1872, Arthur Henry Sinclair on the 1st of February, 1874, and finally Edward Oliver Sinclair on November 10th, 1876. Sadly, just two years later on the 16th of November,

1878, Edward Manning Sinclair committed suicide at the age of 31, leaving his wife a widow, 28 year-old Mary E. Sinclair, and three fatherless young children, then six, four, and two years old. The Widow Sinclair and her children continued to live at 16 Oliver Street, along with Mary E. Sinclair's mother and uncle, the Widow Mary E. Tuttle and her brother, John W. Willis, a clerk in a local furnishing company.

4	Oliver st	15-45-56	Burnham Horace C	W M 40		/	Work in shoe shop
5			Clara	W F 44	Wife	/	Keeping house
6			Clara A	W F 11	Daughter	/	At School
7			Bessie F.	W F 6	Daughter	/	At School
8			Mary S	W F 2	Daughter	/	
9			Leannon Kate	W F 23	Servant	/	Servant
10			Spiller Lura S	W F 38	Sister in law	/	Store keeper
11			Ayres Alice S	W F 19	Niece	/	Clerk in Millinery
12		16-46-57	Tuttle Mary E.	W F 55		/	Keeping house
13			Willis John W.	W M 50	Brother	/	Clerk in furnishing
14			Sinclair Mary E.	W F 30	Daughter	/	Clerk in Millinery
15			Mary E.	W F 9	Grand-daughter	/	At school
16			Harry	W M 6	Grandson	/	At school
17			Oliver	W M 3	Grandson	/	
18		12-47-58	Humbert Oscar B	W M 43		/	Machineist
19			Harriet O	W F 38	Wife	/	Keeping house
20			William W.	W M 13	Son	/	At School
21			Clarence E.	W M 7	Son	/	At School

1880 US Federal Census — Salem, Essex Co. Massachusetts — Oliver Street

The extended Sinclair & Tuttle family are listed at 16 Oliver Street, with Mary E. Tuttle keeping house, John W. Willis, a clerk in furnishing, and Mary E. Sinclair, a clerk in a hat shop, also known as a millinery. Mary E. Sinclair, aged 9, and 'Harry' (Arthur Henry) aged 6 attended school, while three-year-old 'Oliver' (Edward Oliver) remained at home with his grandmother.

Mary E. Sinclair went to work in a local millinery after her husband's untimely death, and raised her three children in the home on Oliver Street. Her oldest daughter and namesake, Mary E. Sinclair, would go on to marry a local salesman, James H. Jones. The Sinclair's oldest boy, Arthur H. Sinclair, received an education to become pharmacist, eventually opening his own neighborhood apothecary on lower Bridge Street in Salem. Edward Oliver Sinclair grew to follow in his family's professional footsteps and became a clerk, first appearing in the Salem City Directory in 1895 at the age of nineteen working at 132 Bridge, the grocery of William S. Harris. According to the 1900 US Census, the ever-changing Sinclair family remained living at 16 Oliver Street through the beginning of the 20th century. Mary E. Tuttle, the Widow Sinclair's mother,

had passed away a decade earlier in 1890, leaving the home at 16 Oliver Street to her daughter mortgage-free. Mary E. Sinclair shared the home with her daughter and son-in-law, Mary E. Jones (née Sinclair) and James H. Jones, along with their first-born son, James H. Jones, Jr. (aged 4 in 1900). Both of Mary E. Sinclair's boys, Arthur Henry (aged 25), listed as a 'druggist' and Edward Oliver (aged 22), listed as a 'grocer', also lived with their mother, sister, brother-in-law, and nephew.

The first few years of the 20th century proved to be eventful for the youngest of the Sinclair family, as Edward O. Sinclair established a business, was married, and fathered two daughters within the first five years of the 1900s. To begin the century, Edward O. Sinclair went into business with Salem local and former chauffeur, Leo F. Shapley, opening the 'Shapley & Sinclair' grocery at 69 Bridge Street in 1900.

STOVE POLISH AND THE LAW

The new Massachusetts law says: "It shall be unlawful to manufacture, keep, sell or transport a stove polish containing gasoline, naphtha, or any inflammable liquid."



15c HALF PINT. 25c FULL PINT

In Screw Top Container

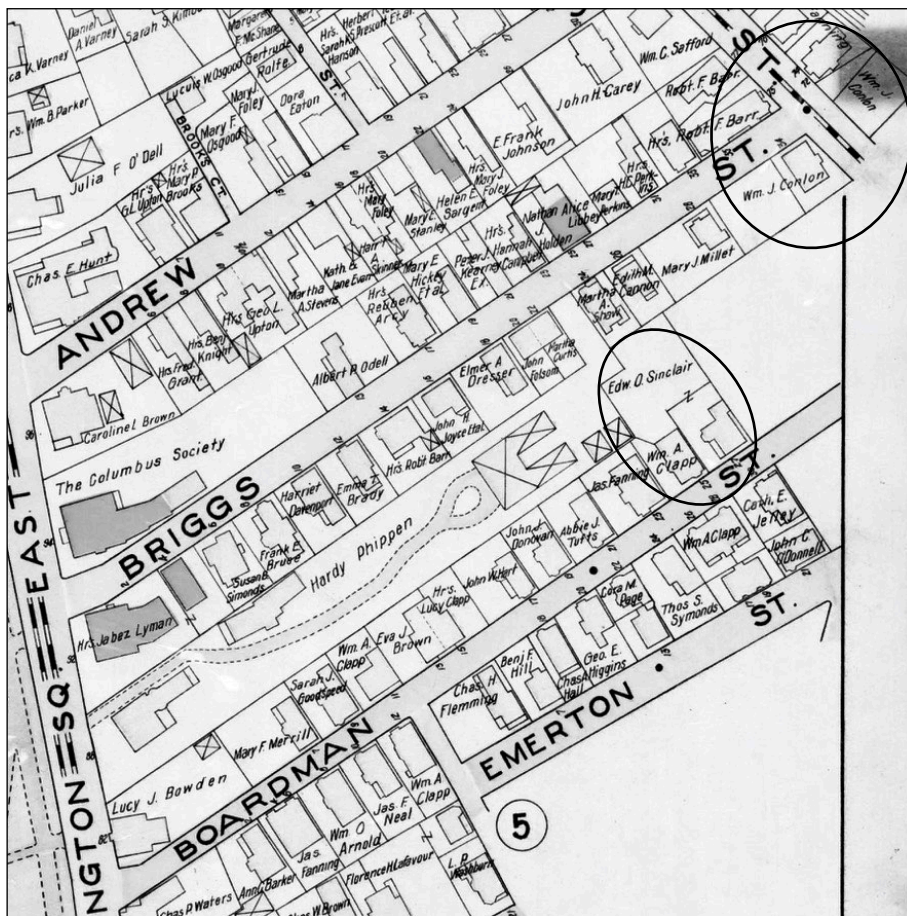
ASK YOUR GROCER OR ANY OF THESE DEALERS:

<p>BOSTON—R. H. White Co. BOSTON—W. & A. Bacon Co. BOSTON—Gro. Dept., Houghton & Dutton Co. BOSTON—Burditt & Williams Co. ASHMONT—Geo. H. Sallaway Co. ATLANTIC—Geo. C. Stenzel Co. ATHOL—C. F. Page Co. ALLSTON—H. W. Longfellow Co. ARLINGTON—Every Store. BELMONT—Belmont Co-operative Society BRIGHTON—C. F. Bunker. BROOKLINE—W. L. Steeves. BROOKLINE—W. H. R. Goudey. BEVERLY—Whitcomb Carter Co. BEDFORD—G. Arthur Skelton. BILLERICA—Every Store. BROCKTON—C. H. Bray. CAMBRIDGEPORT—Manhattan Market Co. CAMBRIDGE—Frank P. Merrill Co. CAMBRIDGE, NORTH—Newtowne Market Co. CAMBRIDGE, EAST—F. H. Flood. CONCORD—Every Grocer. CAMPELLO—C. F. Dahlberg & Son. CAMBRIDGEPORT—Yerxa & Yerxa. DORCHESTER—Snow Bros. Co. DORCHESTER—Kent's Market. DORCHESTER—William Shaw. EVERETT—Every Grocer. FRAMINGHAM—Fitz Bros. GILBERTVILLE—C. F. Hitchcock. GARDNER—Davis Hardware Co.</p>	<p>LEXINGTON—Every Store. LEOMINSTER—H. F. Sawteele. LINDEN—Every Grocer. LAWRENCE—F. C. George. LOWELL—Thompson Hardware Co. LYNN—N. W. Edson & Co. LYNN—Burrows & Sanborn. LYNN—H. S. Hixon. LEXINGTON—All Stores. MILTON—J. C. Talbot. MATTAPAN—Bentley's Market. MILFORD—J. J. Connolly & Co. MIDDFORD—Every Grocer. MALDEN—Every Grocer. MAPLEWOOD—Every Grocer. MELROSE—M. B. Marston Co. MELROSE HLDS.—R. D. Scribner. MAYNARD—Sydney E. McCleary. NEWTON—F. H. Franklin. NEWTON CENTRE—Frank Frost Co. NEWTON HLDS.—B. W. Polley. NEWTON, WEST—Garden City Market. NEPONSET—Timberlake & Small. NORFOLK DOWNS—G. G. Grant. NATICK—Loker Bros. ROXBURY—Elm Hill Prov. Co. ROXBURY, WEST—J. R. Flewelling. SOMERVILLE—Every Grocer. SALEM—E. W. Woodman Co. SALEM—Shapley & Sinclair. SO. BOSTON—J. J. McGowen Co. WATERTOWN—Simpson Bros. Co. WAVERLEY—C. E. McCarthy. WOLLASTON—Crothers & Selders. WELLESLEY HLDS.—F. H. Porter.</p>
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F. T. LORD POLISH CO., CAMBRIDGE, MASS.

1917 Boston Globe Advertisement — Lord's Nu-Blac Stove Polish
 In the wake of disastrous fires across the state, Massachusetts legislature declared that flammable liquids be illegal to make, keep, sell, or transport, thus Lord's Nu-Blac became popular in stores throughout the region, including Shapley & Sinclair in Salem, Mass. (indicated with arrow).

During this same year in 1900, he was introduced to Carrie Shattuck Wyman, a Boxford native who had recently relocated from Boston to Salem, when she met and was courted by Edward O. Sinclair. Carrie was the oldest child of Walter W. Wyman (1847-1915), a carpenter, and Helen M. Emerson (1857-1935) from Boxford, Massachusetts. The wedding of Edward Oliver Sinclair and Carrie Shattuck Wyman took place in Walpole, Massachusetts on the 29th of November in 1901, when both were aged 25. The newlyweds lived with Edward's mother, Mary E. Sinclair, at 16 Oliver Street for the first few years of their marriage and through the birth of their two daughters, Marjorie born on March 14th, 1903, and Ruth born on the 29th of June a year later in 1904. By 1908, Edward O. Sinclair had established himself and done well enough to purchase the home at 27 Boardman Street, just around the corner from 'Shapley & Sinclair' at 69 Bridge, and even closer to the eventual location of Sinclair's grocery at 70 Webb Street.



1911 City Atlas; Plate 7 — Salem, Massachusetts; Ward 2

Edward O. Sinclair noted at 27 Boardman Street, and William J. Conlin noted as owner of the property at 34 Briggs Street, as well as the flats across the street that in 10 years would become the site of Sinclair's Grocery at 70 Webb.

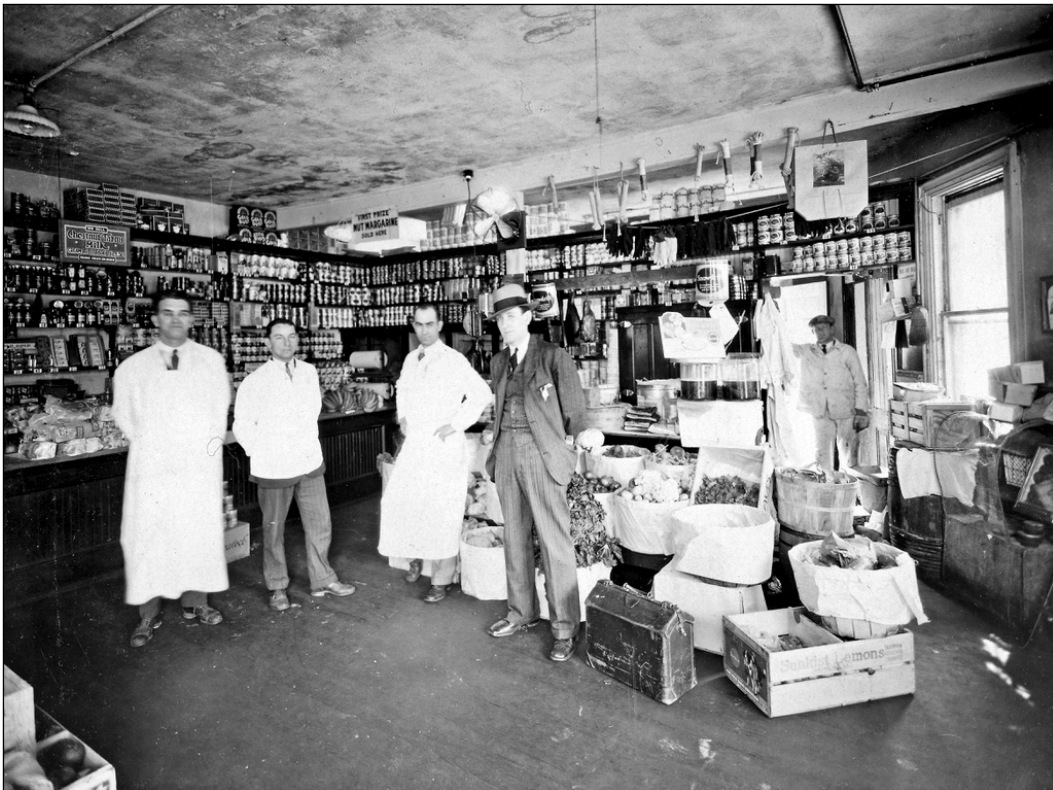
REGISTRATION CARD				
SERIAL NUMBER	3561		ORDER NUMBER	473
1 <i>Edward Oliver Sinclair</i> <small>(First name) (Middle name) (Last name)</small>				
2 PERMANENT HOME ADDRESS: 27 Boardman Salem, Essex Mass <small>(No.) (Street or R. F. D. No.) (City or town) (County) (State)</small>				
Age in Years	Date of Birth			
3 42	4 November 10th		1876 <small>(Month.) (Day.) (Year.)</small>	
RACE				
White	Negro	Oriental	Indian	
5 <input checked="" type="checkbox"/>	6	7	Citizen	Non-citizen
U. S. CITIZEN			ALIEN	
Native Born	Naturalized	Citizen by Father's Naturalization Before Registrant's Majority	Declarant	Non-declarant
10 <input checked="" type="checkbox"/>	11	12	13	14
15 If not a citizen of the U. S., of what nation are you a citizen or subject?				
PRESENT OCCUPATION		EMPLOYER'S NAME		
16 Grocer		17 Partner in Shapley & Sinclair		
18 PLACE OF EMPLOYMENT OR BUSINESS: 69 Bridge Salem, Essex Mass <small>(No.) (Street or R. F. D. No.) (City or town) (County) (State)</small>				
NEAREST RELATIVE	Name	19 Mary Ellen Sinclair		
	Address	20 27 Boardman Salem, Essex Mass <small>(No.) (Street or R. F. D. No.) (City or town) (County) (State)</small>		
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE				
P. M. G. O. Form No. 1 (Red)		<i>Edward O. Sinclair</i> <small>(Registrant's signature or mark)</small>		(OVER)

1917-1918 WWI Draft Registration Card — Edward O. Sinclair

This document provides a snapshot of Edward O. Sinclair's life in 1917-18, and further provides physical details of Mr. Sinclair, which describes him as a tall man of medium build, with blue eyes and brown hair.

Shapley & Sinclair grocers remained in business at 69 Bridge Street through 1920, at which point Leo F. Shapley and Edward O. Sinclair professionally parted ways, and Edward O. Sinclair invested in opening his own grocery on a portion of property belonging to a local milk dealer, William J. Conlin.

In 1920 Salem was a booming city, bordered with factories of every type; after the Great Salem Fire of 1914, the state and locals had invested in modernizing the centuries-old streets, and a steady flow of immigrants and in-migrants from other New England and neighboring states populated the homes of Salem's downtown. A large influx in manufacturing took place in Salem beginning during the middle of the 19th century with the establishment of the Naumkeag Steam Cotton Company along with a multitude of leather and shoe factories. In turn the City's population increased and demographics changed, which then created a need in the city for more shops in the ever-expanding neighborhoods. Keen to business opportunities, Edward O. Sinclair opened the doors of his grocery at 70 Webb Street in 1921 to provide the Webb Street neighborhood with fresh produce and other necessities. Beyond providing locals with their vegetables, meats, and dairy products, the local grocery was undoubtedly a place to exchange information, current gossip, and business deals — neighborhood groceries such as Sinclair's at



c.1920 Photo — Unidentified Grocery

Scenes such as this one would have been similar to that at 70 Webb St. in the early days of business at Edward O. Sinclair's grocery.

70 Webb Street became a part of the fabric of a neighborhood; a central place of daily life for a small corner of a world-famous city. Salem's local Patch newspaper published an article by Jerome Curley, a long-time Salem resident, recalls the significance of these local shops:

In researching various articles and seeing old photographs, I've been reminded regularly of the transitory nature of neighborhood stores. I recall how prevalent such stores were before shopping centers and supermarkets. It seemed that every neighborhood had at least one variety store where the neighbors would congregate while they picked up a few things. In ethnic neighborhoods, these stores were a vital link for immigrants. Here, in addition to local and ethnic food products, there were native speakers and native language newspapers. There was a strong community bond that helped the newly arrived cope in a new place. We still see this today in the many small stores that cater to our Hispanic population. At various times in our history this has been true for all the diverse peoples in Salem. Looking back in history these stores were like little city halls for new groups, whether they were the French, Irish, Polish, Eastern European, Greek, Asian or Hispanic. If someone had a problem or question, help could usually be found here. Since these stores were centered in the neighborhood, there was limited interaction with the greater community except for market days when various sellers would offer products for all the City's clientele. I recall in my youth going to the weekly Salem market, where, in addition to the usual vegetables, there was also a strong ethnic blend. Here, in addition to what I'd expect coming from an Irish background, were also such products as kielbasa, linguica, Italian vegetables and pea soup. In those days, ethnic foods were not readily available in the meat and grocery stores my family frequented. The market, in addition to selling, was also an opportunity to experience local diversity and try something new.²

On several occasions the grocery at 70 Webb Street appeared in the Boston Globe and other local newspapers under the 'Wanted' section as a place for young women to reply in order to procure work in various local hospitals and homes for aged residents. Meanwhile, life in 1920s Salem provided plenty of opportunities for neighborhood chatter within the walls of Sinclair's

² Curley, Jerome. "A Look Back — The Disappearing Neighborhood Store Blues" Salem, MA Patch, 14 Jul 2012. (<https://patch.com/massachusetts/salem/disappearing-neighborhood-store-blues>)

WANTED—Neat capable woman for laundry and chamber work in small hospital for nurses and officers. Address E. O. S., 70 Webb st., Salem; tel. 1126

Boston Globe — 1922 & 1923 Wanted Advertisement Clippings

In addition to selling groceries and other provisions, Edward O. Sinclair (noted as E.O.S.) made his store and phone available to young ladies in the neighborhood looking for employment.

WANTED—Two (2) nurses to care for aged people in small hospital; steady employment. E. O. S., 70 Webb st., Salem, Mass.; tel. 1126.

grocery. Whether it be the secret marriage of Mr. and Mrs. Southworth's son, C. Raymond Southworth (from across the street at 71 Webb Street), to a girl named Ella Marshall Hoysradt from Magnolia in March of 1927, or the Webb Street boys who were injured by a farmer with birdshot when they intruded on his orchard in Peabody during the Summer of 1928, there was never a shortage of rumors and stories to go around at Sinclair's grocery.

27 October 1922
Boston Globe Article

Just a year after the little grocery opened at 70 Webb, Mrs. Margaret Phinney, who undoubtedly visited Edward O. Sinclair's shop, passed away from an accidental poisoning.

One can imagine how the rumors might have flown about this tragedy amongst those chatting in Sinclair's Grocery.

MISTAKES POISON FOR MEDICINE AND DIES
SALEM, Oct 27—After arising in the night and taking a drink from a bottle she apparently thought was medicine, Mrs Margaret Phinney, 32, wife of Harold Phinney of 56 Webb st. died at the Salem Hospital today. She had been ill for some time.
Mr Phinney found his wife unconscious in bed this morning. She was sent to the hospital and died 10 minutes after reaching there. Medical Examiner Frank S. Atwood said that death was due to poisoning.

Meanwhile, around the corner at 27 Boardman Street, Edward O. & Carrie W. Sinclair raised their two daughters, Marjorie and Ruth, to be intelligent and involved members of the community. According to the 1920 National Census, the Sinclair family included 42 year-old Edward O. Sinclair, listed as a 'retail dealer' of groceries, Carrie Sinclair, aged 43, their two daughters, Marjorie and Ruth (aged fifteen and sixteen in 1920) who attended local schools, and

474	SALEM (1922)
Sinclair	
Marjorie clk Mer Nat Bank b 27 Boardman	
Mary E wid Edward M b 27 Boardman	
Ruth clk b 27 Boardman	
Stephen H clk 391 Essex b 25 Upham	
William died Feb 16 1922	
William H died Aug 10 1922	

1922 Salem City Directory
Page 474 — Sinclair

Marjorie and Ruth Sinclair, aged 19 and 18, were both employed as clerks, and are noted as boarding at 27 Boardman, the Sinclair family home, along with their paternal grandmother, Mary E. Sinclair, widow of Edward Manning.

Edward’s mother, 71-year-old Mary E. Sinclair. Both of the Sinclair daughters took to the same profession as their father and grandfather before them, and by 1922 both are listed in the Salem Directory as Clerks. Marjorie found work for herself as a clerk at the Merchant’s National Bank, while Ruth began working as a bookkeeper for the Naumkeag Trust Company, before either of them turned twenty years old.

At the age of 22, Marjorie Sinclair met and married New York native and Salem in-migrant John F. Williams at a ceremony in Manhattan, New York in the Fall of 1925 — the couple then moved from Ward 2 of Downtown Salem to the developing neighborhood of Wisteria Street in South Salem for a time, before returning to live in the family home at 27 Boardman in the 1930s. Mr. and Mrs. Williams both had begun their careers in the banking industry, John as a clerk in an investment bank, and Marjorie as a bookkeeper. The younger of the Sinclair sisters, Ruth, was engaged to be married in June of 1932 to Marblehead native, Harry Reed Chapman, Jr.,

2 June 1932
Boston Globe Article

Marriage
announcement of Ruth
Sinclair, daughter of
Mr. and Mrs. Edward
O. Sinclair of Salem to
Harry Reed Chapman,
Jr. of Marblehead,
Mass.

<p>RUTH SINCLAIR OF SALEM WED TO BANK TREASURER</p> <p>SALEM, June 2—First among the June brides in this city was Miss Ruth Sinclair, daughter of Mr and Mrs Edward O. Sinclair of 27 Boardman st, whose marriage to Harry Reed Chapman Jr of Marblehead, treasurer of the Marblehead Savings Bank, took place last evening at the Second Church.</p> <p>Rev James Luther Adams officiated at the ceremony, which was attended by the immediate families only. A large reception was held at Barstow Manor.</p> <p>The bride's sister, Mrs John F. Williams of this city, was her matron of honor. Carol Chapman, flower girl, was her only other attendant. Clar-</p>	<p>ence E. Chapman of Marblehead was best man. The ushers were Charles Carroll Jr, Joseph Ayers and John F. Williams of Salem.</p> <p>Assisting at the reception were Mrs Ralph Hennessey in charge of the guest book, and Miss Helen Williams, Miss Barbara Sinclair, Mrs Clarence Chapman and Mrs Joseph Ayers as servers.</p> <p>Mr Chapman will take his bride, who has been employed in a Salem bank, to Marblehead. They will make their home at 2 Prince st.</p> <p style="text-align: center;">Autoists in Plymouth Court</p> <p>PLYMOUTH, Mass, June 21—Before Judge Elmer L. Briggs in District Court yesterday morning, State officer Norman S. Sidney charged Granville M. Thayer of Pembroke with failing to slow down at an intersection. Thay-</p>
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treasurer at the Marblehead Savings Bank. Certainly, the marriages of the Sinclair daughters would have given fodder to the neighborhood about the couples and their wedding plans, and one can imagine that Carrie and Edward O. Sinclair were enormously proud of their girls.

During the first decade of Edward O. Sinclair's ownership of the grocery at 70 Webb Street, the property deed changed hands several times. After the passing of William J. Conlin in 1924, the heirs of Conlin divided the property in a deed recorded in December of 1926 from Frederick J. Conlin (son of William J.), to Catherine F. Brennan, which separated the home at 34 Briggs Street from the property at 70 Webb Street:

I, Frederick J. Conlin [...] for consideration paid, grant to Catherine F. Brennan of said Salem with QUITCLAIM COVENANTS the land in said SALEM together with the buildings thereon, bounded and described as follows: Westerly by Webb Street; Southerly by land now or late of Fanning; Easterly by the Boston & Maine Railroad; Northerly by the extension of Briggs Street, or however otherwise the same may be bounded and described [...] For a more particular description of the above described premises reference is hereby made to the Commissioners report and plan on file in the Essex Superior Court, Case #293 for the year 1897, pertaining to the Division of Flats in Collins Cove [...] the above described premises which were conveyed to my father, William J. Conlin, now deceased, by James P. Cook by deed dated May 20, 1891 recorded with Essex South District Registry of Deeds, Book 1310, Page 388, which said premises were devised to me by my said father by his last Will and Testament, allowed by the Probate Court in Salem on January 19, 1925.³

³ Southern Essex Co. Registry of Deeds — Book 2704; Page 598

The following year, Brennan sold the piece of property back to Frederick J. Conlin⁴ in January of 1927 — months later Conlin authorized the exchange of warranty covenants to the property at 70 Webb to Howard C. & Eunice A. Clark, along with a mortgage of \$8,000 to the Salem Cooperative Bank.⁵ The Clarks managed the mortgage for three years, until the property was once again sold in 1930, this time to Harry D. Clifford⁶, who only held onto the title for one year. Then, in 1931, after being in business for ten years at 70 Webb Street, Edward O. & Carrie W. Sinclair were able to purchase the property from Harry D. Clifford in the Summer of 1931. Fortunately, for the sake of historic record, this time a plan was recorded with the deed from Clifford to Sinclair.

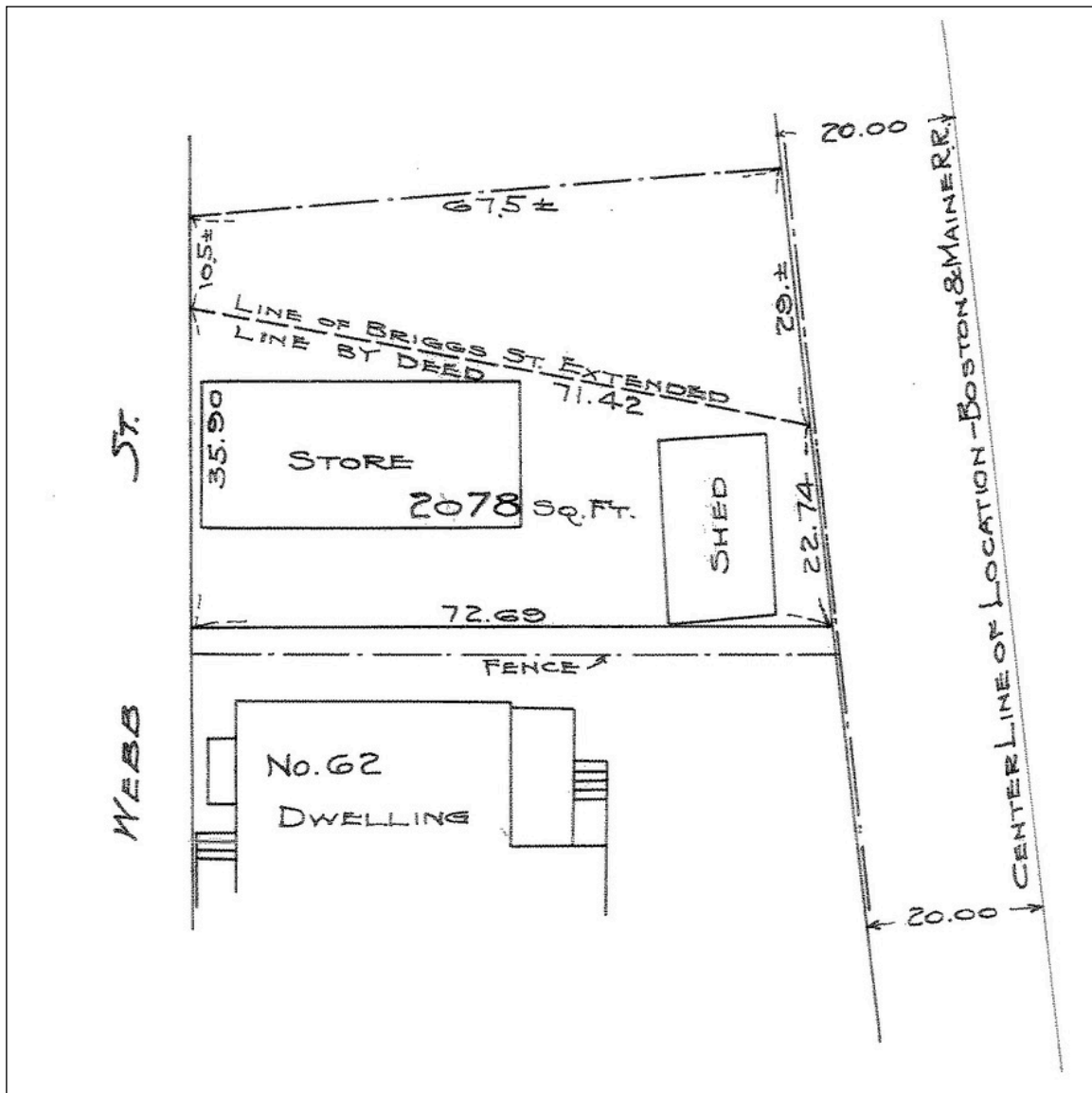
I, Harry D. Clifford [...] for consideration paid, grant to Carrie W. Sinclair of said Salem with QUITCLAIM COVENANTS the land in said SALEM with the buildings thereon, bounded as follows: Southwesterly by Webb Street thirty-five and 90/100 (35.90) feet; Southeasterly by land of grantor seventy-two and 69/100 (72.69) feet; Northeasterly by the location of the Boston and Maine Railroad twenty-two and 74/100 (22.74) feet; Northwesterly by the parcel next herein described seventy-one and 42/100 (71.42) feet. Also all my right, title and interest in and to the following described parcel of land bounded as follows: Southwesterly by Webb Street ten and 5/10 (10.5) feet, more or less; Southeasterly by the above described parcel seventy-one and 42/100 (71.42) feet; Northeasterly by. The location of the Boston and Maine Railroad twenty-nine (29) feet, more or less; Northwesterly by land of other unknown sixty-seven and 5/10 (67.5) feet, more or less.⁷

⁴ Southern Essex Co. Registry of Deeds — Book 2710; Page 493

⁵ Southern Essex Co. Registry of Deeds — Book 2735 Page 542

⁶ Southern Essex Co. Registry of Deeds — Book 2851 Page 559

⁷ Southern Essex Co. Registry of Deeds — Book 2888; Page 168



Essex Registry of Deeds, So. Dist. Salem, Mass. Received July 17, 1931 With Deed:
 Harry D. Clifford to Carrie W. Sinclair
 Rec. B. 2888 P. 168 Filed as No. 112-1931 Attest: Moody Kimball Register

Land in Salem, Mass. Harry D. Clifford to Carrie W. Sinclair Scale 1in.=20ft. July, 1931.
 Thomas A. Appleton, C.E.

Edward O. Sinclair's only brother, Arthur Henry, had his own business just down the road from 70 Webb Street, where he owned and operated the neighborhood apothecary at 107½ Bridge. Arthur and his wife, Sarah (née Rhodes), lived nearby at 112 Bridge Street as well, along with their two daughters, Dorothy, born in 1902, and Barbara, born in 1910. Arthur H. Sinclair continued to operate the pharmacy until his death at the age of 63 in 1937.

The occurrence of families in neighborhoods throughout the City and the centuries is commonly found when researching historic records, but it should be noted that the familial connections certainly contributed to the sense of community in Salem's various neighborhoods; the world was certainly a much smaller place to the residents of Salem less than a century ago.

After the purchase of the property in 1931, Edward O. Sinclair continued to manage the grocery at 70 Webb Street through the beginning of the 1930s. The 1930 US Census gives a bit of insight into the Sinclair home at 27 Boardman, and how well the business had fared in its first decade of operation: Edward O. Sinclair, aged 53 in 1930 is noted as the outright owner of the home (valued at \$10,000), and the proprietor of a retail grocery store (and the family did, in fact, own a radio). Later in the 1930s, Edward O. Sinclair allowed himself to take a step back from the business, and hired a manager named C. Burton Huntress (1889-1957) from Peabody.

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)			
SERIAL NUMBER U. 1675	1. NAME (Print) Charles Burton Huntress		ORDER NUMBER
	(First)	(Middle)	(Last)
2. PLACE OF RESIDENCE (Print) 2 Ethel Gre Peabody Essex Mass			
(Number and street) (Town, township, village, or city) (County) (State)			
3. MAILING ADDRESS Same as (2)			
(Mailing address if other than place indicated on line 2. If same insert word same)			
4. TELEPHONE Peabody 379-M	5. AGE IN YEARS 53	6. PLACE OF BIRTH Salem Mass	
(Exchange) (Number)	(Mo.) (Day) (Yr.)	(Town or county) (State or country)	
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs Helen D Huntress 2 Ethel Gre Peabody, Mass			
8. EMPLOYER'S NAME AND ADDRESS C. B. Huntress 2 Ethel Gre Peabody Mass			
9. PLACE OF EMPLOYMENT OR BUSINESS 70 Webb St Salem Essex Mass			
(Number and street or R. F. D. number) (Town) (County) (State)			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
D. S. S. FORM 1 (Revised 4-1-42)	(OVER)	16-21630-9	C. B. Huntress (Registrant's signature)

1942 WWII Draft Card
Charles Burton Huntress

Two years before his purchase of the property at 70 Webb Street, C. Burton Huntress is listed as an employee at the same address. Contemporaneous directories note Mr. Huntress as a manager of the grocery.

Carrie W. Sinclair sadly passed away at the age of 68 in November of 1944 — a heartbreak for Edward that apparently proved to be too much, and shortly thereafter on February 10th, 1945, Edward Oliver Sinclair died and was buried beside his wife at Greenlawn Cemetery in Salem. After the dust of mourning had settled, the family decided to sell the grocery at 70 Webb Street to the long-time manager, C. Burton Huntress and his wife, Helen D. Huntress (née Widger) (1891-1975). Carrie W. Sinclair's son-in-law and husband of Ruth Sinclair, Harry R. Chapman, handled the exchange of property in September of 1945:

I, Harry R. Chapman, Jr. Administrator of the Estate of Carrie M. Sinclair [...] by power conferred by license of the Probate Court within and for the County of Essex, dated September 13, 1945 [...] for Fifteen Hundred Dollars (\$1500) paid, grant to Helen D. Huntress of Peabody the land in SALEM with the buildings thereon, bounded as follows: Southwesterly by Webb Street, thirty-five and 90/100 (35.90) feet; Southeasterly by land now or formerly of Clifford, seventy-two and 69/100 (72.69) feet; Northeasterly by the location of the Boston and Maine Railroad twenty-two and 74/100 (22.74) feet; Northwesterly by the parcel next herein described, Seventy-one and 42/100 (71.42) feet. Also all right, title and interest in and to the following described parcel of land bounded as follows: Southwesterly by Webb Street , ten and 5/10 (10.5) feet, more or less; Southeasterly by the above-described parcel, seventy-one and 42/100 (71.42) feet; Northeasterly by the location of the Boston and Maine Railroad, twenty-nine (29) feet, more or less; Northwesterly by land of owner unknown, sixty-seven and 5/10 (67.5) feet, more or less.⁸

The C. Burton Huntress continued to operate the property at 70 Webb Street as a neighborhood grocery until 1953, at which point the property was sold to Arthur and Inez Proctor. The Proctors updated the grocery to a 'variety store', but only owned the property for three years, from 1953 until 1956, when the property was sold to Stephen and Jane Davidowicz. Under new ownership, the building at 70 Webb Street was named 'Variety Terry's' and catered to the neighborhood for the next two decades, closing its doors by the end of 1975. In the latter half of the 20th century, the need for neighborhood groceries and variety stores such as the one founded by Sinclair had subsided, and were largely replaced by supermarkets, chain stores, and the like. Upon the sale of the property from Jane J. Davidowicz to John Femino in January of 1976, the era of the little market on Webb Street ended, and the building was converted into a single-family dwelling.

⁸ Southern Essex Co. Registry of Deeds — Book 3423; Page 107

SUGGESTED HISTORIC PLAQUE TEXT:

Edward O. Sinclair's
Grocery
1921

OPTIONAL PLAQUE DETAILS:

Webb Street Neighborhood Grocery
1921-1976

CHAIN OF TITLE (DEEDS) — SOUTHERN ESSEX CO. REGISTRY OF DEEDS REFERENCES:

1. 1891 — Book 1310; Page 399 — James P. COOK to William J. CONLIN
2. 1926 — Book 2704; Page 598 — William J. CONLIN to Catherine F. BRENNAN
3. 1927 — Book 2710; Page 493 — Catherine F. BRENNAN to Frederick J. CONLIN
4. 1927 — Book 2735; Page 542 — Frederick J. CONLIN to Howard C. CLARK et ux.
5. 1930 — Book 2851; Page 559 — Howard C. CLARK et ux. to Harry D. CLIFFORD
6. 1931 — Book 2888; Page 168 — Harry D. CLIFFORD to Carrie W. SINCLAIR
7. 1945 — Book 3423; Page 107 — Estate of Carrie W. SINCLAIR to Helen D. HUNTRESS
8. 1953 — Book 3987; Page 464 — Helen D. HUNTRESS to Arthur A. & Inez M. PROCTOR
9. 1956 — Book 4354; Page 234 — Arthur A. & Inez M. PROCTOR to Jane J. DAVIDOWICZ
10. 1976 — Book 6213; Page 633 — Jane J. DAVIDOWICZ to John FEMINO