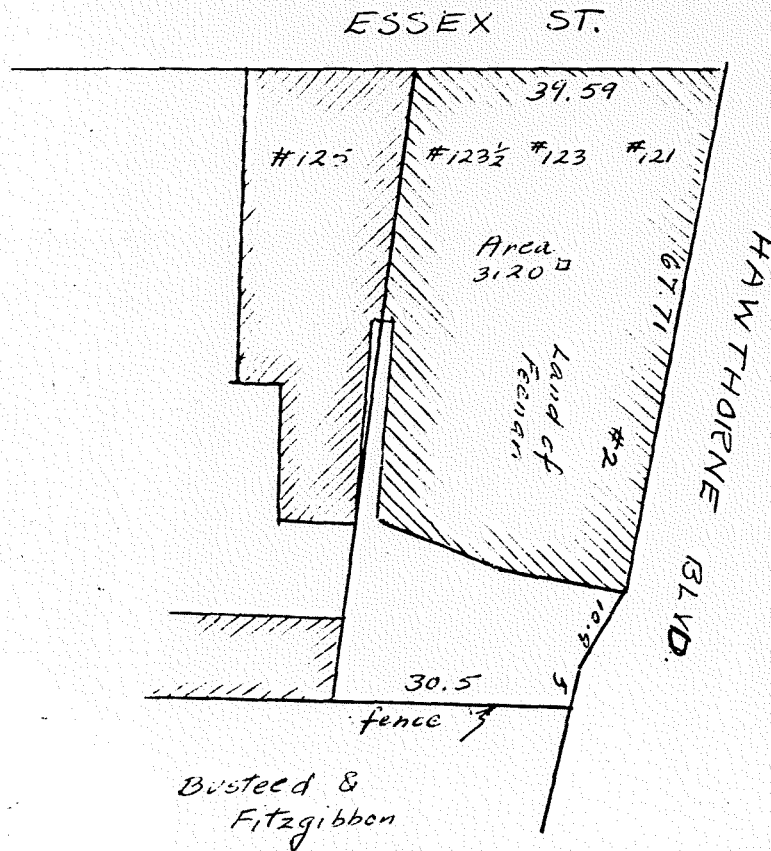
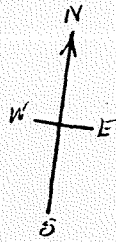


2 Hawthorne Blvd. Salem
dated circa 1720



Benjamin West Esq.

Book 5728 page 364



S.L.D. Tracing

Oct. 16, 1970

Plan of Douglas H. Harley & Richard B. Winick

JOHN PHIPPEN HOUSE

SUMMARY

Title searching this venerable Salem house has been a challenge. Deeds specifying the transfer of "land and dwelling house" extend back into Salem's earliest years. William Allen, a carpenter, conveyed the land and house to John Bridgman in 1652. John Bridgman left it to "Mr. Curwin" to settle debts and remit the remainder to Bridgman's daughter. George Curwin sold it to Thomas Barnes in 1658, and it went to Capt. Benjamin Allen around 1695. Capt. Allen built a newer house a little further west on the Main Street (Essex Street) and when he died in 1703 his estate included his mansion house and the "old" dwelling house (near the present corner) occupied by a Mr. Gardner. Capt. Allen's daughter sold this old house to her brother-in-law Capt. John Richards in 1709. In 1711 Richards sold the house and lot to John Phippen, a Salem man described variously as a "joyner", "house wright" and "shipwright". Perley says that "Mr. Phippen" removed the house soon after. As is shown in this documentation, the lot was always sold or conveyed with a house on it. The problem is, when was the present house built? A search for clues inside the house reveals a very early type of attic framing (like the John Ward house-1684) with unsquared beams; in the rooms, low ceilings, exposed corner, ceiling and baseboard beams; extensive panelling; small entrance hall with narrow steep twice turning stairs ascending to the 2nd and 3rd floors against what was the huge central chimney stack. The fireplaces (now closed off) and the framing are definitely early 18th century, but certainly not Circa 1652 when a house first appears on this lot in deeds.

Samuel Phippen, father of John, lived and presumably raised his family in a house located on what is now the grass dividing the two

parts of Hawthorne Blvd, approximately opposite the school. When Samuel died in 1718 his property consisted of this house and land and "70 poles of land by John Becket". This property wasn't divided among his four surviving children (John, Nathaniel, Joseph and Rachel) until 1733; probably the time Samuel's widow died. Meanwhile John had married in 1709; Nathaniel in 1710, and within a few years each had several children. After John had bought the Allen land and "old House" in 1711, he sold the western half to his brother, Nathaniel in 1714 "Where Nathaniel hath built a dwelling house and shop".

John's inheritance from his father was only land, and a small piece at that. By this time (1733) he was 48 years old, with a wife and eight (8) children. It seems reasonable to assume that he had long since built himself a new roomy house. As a "housewright" he most likely had helped build his brother Nathaniel's house; perhaps then, John and his own family were living in the "old house". The completion of his brother's house and perhaps payment for his labor, plus the sale of the land it stood on for £36 would have given John Phippen money to build himself a new and larger house, right on the street. He owned no other houses. I surmise from these circumstance that John Phippen probably built this house around 1720, possibly earlier. By 1754 when he drew up his will, the present house existed; and after his death in 1755, it was left to his wife. He was 70 when he died. His wife Elizabeth survived him by only 6 more years, and at her death only 3 of their 8 children were still living. John Jr. had died only 8 months before his mother, and left his widow Hannah, 10 year old Susanna and 13 year old Abigail.

The elder John Phippen's property was divided into 5 shares; 2 to go to John Jr's heirs and 3 to his three married daughters. These daughters

Received the east side of the house, which was the larger side, as an ell extends back from that side. The heirs of John Jr. received the smaller west side; each side having a 22' frontage on the Main Street. The 3 married daughters promptly sold their half to David Phippen, gentlemen, who in turn sold it 2 years later to Joseph Hood. The Hoods probably lived there for the next 8 years. In 1772 Joseph Hood's widow had her $\frac{1}{2}$ house auctioned to pay her husband's debts. The highest bidder was a young mariner, Benjamin West who in 1762 had married Abigail the older of John Phippen's daughters. In 1773 the younger daughter Susanna sold to her sister and brother-in-law the other (west) half of the house. She kept for herself her own room in that side, and the use of the front door and stair. She was only 22 as yet unmarried, but called already a "spinster" according to the custom. That very year she did marry, but not until 9 years later did she sell her room to Capt. Benjamin West. So at last in 1782 the house was united again under one owner, and remained so for 37 years.

Capt. West's family life was marked by the tragedies so common in that era of disease and early death. In 1780 Elizabeth age 7 died, also young Mary. In 1787, 22 year old Susanna died. Two years later the 2nd Mary age 17 and her mother Abigail Phippen West both died. So Capt. West lived on with his remaining children; the 2nd Elizabeth and his two sons Benjamin Jr. and Thomas, both mariners. Thomas married Elizabeth Moseley in 1807, and probably lived in the family house. His sister, Elizabeth West never married. In 1809 their father, the old captain died, but not until 1819 was his estate divided. The other son Capt. Benjamin Jr. was married also by then and most likely living in South Salem. He received the title to their father's land in South Salem; a considerable acreage, as it was assessed at almost the same value as the mansion house on Essex Street. Thomas with his growing family received the west half of the house, plus some land on Bridge St.

Elizabeth the spinster retained the east half.

Forty-six years passed, Capt. Thomas West's wife Elizabeth was a widow. The Captain had spent his last years employed at the Custom House. Their son Thomas B. was a teacher, eventually principal at the Beverly Academy. Son Benjamin Franklin, a painter, lived at home until some time in the 1850's. The spinster Elizabeth West lived on at 121 Essex Street at least until 1837. The widow Elizabeth died in 1864 and her half of the house was sold to Susan Rust, a nurse who lived in another part of Salem. In 1868 Susan Rust, for \$1 received title to the other half from trustees under the will of the spinster Elizabeth. In this same year Susan Rust sold the whole house and lot to Moses Upton and Levi Wiggin for \$5000. She had paid only \$1210 four years before for the west half, and \$1 for title to the east half, so made a neat profit!

The city atlases from 1872 on show the block of store fronts on Essex St. substantially as they are today. It was undoubtedly Upton and Wiggin who moved the house back, turned it 90 degrees and added on the existing Essex St. frontage; probably soon after they bought it in 1868. The lamentable aspect of this from an antiquarian's point of view was the entire removal of the magnificent chimney stack with all its fireplaces; making a series of windowless little rooms in the center of the house.

From this time on, the whole property changed hands several times; the old house being divided into apartments and the store frontage housing varying businesses. In 1972, with a new spirit of urban renewal and historic restoration pervading Salem, there is hope that this lovely house, now about 250 years old will be restored to an aspect of beauty and dignity; taking its place proudly with the neighboring Crowninshield, Bently and Pingree houses.

DOCUMENTATION

Probate 379, Benjamin Allen, Capt. dec. July 1, 1703 int.

Inventory of Real Estate:

Dwellinghouse, barn, woodhouse, orchard, garden 75 poles, 102' front, £200, the old dwelling house where Mr. Habbakuk Gardner now dwells with a smith's shop and about 30 poles of land being 10 rod and a half front to Main Street. £30 Warehouse and wharf

5 acres in Southfields

200 acre farm (near Salem-Lynn line)

Property to be divided equally between Mrs. Mary Allen, widow and Rachel Allen, daughter and heir of deceased.

Book 21 Page 133 October 28, 1709

Rachel Allen daughter of Benjamin Allen late of Salem, dec, for £130 sells to Capt. John Richards of Salem a dwelling house and about $\frac{1}{2}$ acre of land bounded; on N. with ye Main Street; on E. with the lane that goes to Capt. Osgood's; on S. with Samuel Archer's land (also 5 acres in Southfields).

Book 22 Page 278 July 3, 1711

John Richards of Salem, mariner and wife Mary for £90 sell to John Phippen a dwelling house and land containing 28 rods or poles, bounded: on N. with ye Main Street 99' front from ye corner by Mr. Loaders to ye westward; on E. with ye lane that goes down to Capt. Osgoods', 83', on ye S. with Mr. Samuel Archer 84'; on W. with ye aforesaid Richards 80'.

Book 28 Page 22 July 21, 1714

John Phippen, joyner, for £36 sells to his brother Nathaniel Phippen, cooper of Salem, a piece of land containing 14 poles bounded: on N. by Main Street, 49 $\frac{1}{2}$ ', on E. with land of ye conveyor 82'; on S. with land of Samuel Archer 42'; on W. with land of Capt. John Richards 80'; being the same piece of land where aforesaid Nathaniel Phippen hath built a dwelling house and shop.

Book 59 Page 249 August 21, 1732.

John Smith shipwright of Salem for £6 quits any claim to the (above described) property of John Phippen ---and that I am the only surviving heir of John Bridgeman late of Salem, dec, and of Mary his daughter, and it is lawful to John Phippen to occupy the released premises.

Probate 21750

John Phippen, housewright, test. July 12, 1755. Will drawn 1754. Son John executor, bequeaths to his wife Elizabeth the use of his estate for her life. After her death it is to be divided among his children.

Real estate consists of a dwelling house and 14 poles of land £ 186 13 s 4 p plus a piece of land 13 poles £ 20 16 s.

January 1, 1762 property is divided No 1 & 2, 2 shares to the children of John Phippen, Jr. dec; the west end of house and land, 22' on N; 81' on W; 22' on S, 81' on E.

No 3 & 4 & 5, 3 shares to Elizabeth Cook, Rachel Cook, and Hannah Roberts, which is, east end of house and land, 22' on N; 81' on E.

Book 112 Page 42 May 24, 1762.

Benjamin Cook, fisherman, James Cook, shoreman, Joseph Roberts laborer with wives Elizabeth, Rachel and Hannah, heirs of ye late John Phippen for £ 162 10 s sell to David Phippen, gentleman the east end of the Mansion house and homestead land of John Phippen, dec. founded N on Main Street, 22'; E on Lowder's Lane 81'; S. on land of Jona. Archer 19'; W. on ye other part of ye homestead assigned in the division to the children of John Phippen, Jr. dec.

Book 115 Page 29 April 9, 1764

David Phippen of Salem, gentlemen, for £ 200 sells to Joseph Hood the east end of mansion house of John Phippen dec (described above)

Book 129 Page 274 September 28, 1772.

Thomas Mason, merchant and Sarah Hood widow of Salem, as executor of will of Joseph Hood, dec. of Salem for the discharging of his debts sell for £226 13s 4p to Benjamin West of Salem, mariner, part of a dwelling house with land under and adj. (same description as above)

Book 131 Page 97 April 24, 1773

Susanna Phippen Spinster of Salem one of the children and heirs of John Phippen, Jr. dec. of Salem for £ 26 13s 4p sells to Benjamin West, mariner of Salem one half of the 2 shares called # 1 and # 2 in the division of real estate of my father John Phippen, Jr. which 2 shares consist of about 7 poles of land and the west half of a dwelling house and were assigned to my sister the wife of said Benjamin and to me, bounded on N. by Main Street 22'; on W. byland of David Phippen 81'; on S. by land of John Archer 22'; and on E. by other shares of John Phippen's estate now belonging to Benjamin West, excepting the chamber in said western half which with the free use of the front door and stairs I reserve for myself.

Book 139 Page 16 February 7, 1782

Thomas Hovey and Susannah (Phippen) his wife for £ 27 sell to Benjamin West mariner, the room and use of stair and front door reserved for Susannah out of estate of John Phippen, Jr.

Probate 29330

Benjamin West April 17, 1809 int. inventory-Mansion house and land \$5500, lot of land in S. Salem \$5300, lot of land on Bridge Street \$1400. (no division-just bills paid)

Book 221 Page 135, 136, 137 July 1 & 2, 1819

Division of real estat of Capt. Benjamin West. Benjamin Jr. gets the land in Southfields, Thomas gets the land on Bridge Street, Benjamin Jr. and Elizabeth for \$1 release to their brother Thomas all being heirs of Benjamin West, the west half of their father's mansion on Essex Street with land under and adj. (a complicated description; the dividing line going from N to S thru the front door and the center of the chimneys this line approximately 26' from Mary Browne, abutter to W.; bounded on S by land of Richardson, depth to this bound 78') Benjamin and Thomas for \$1 sell to their sister Elizabeth single of Salem the east half of their father's house beginning at center of front door on Essex Street and going E. 19'-1" to Elm; then S. along Elm (on 2 courses) 18'-3" and 63'-11" to land of Richardson; then W. by said Richardson's land 18'-1" (to midline bisecting house) to Essex Street.

Book 669 Page 213 May 5, 1864

David Roberts, executor of the will of Elizabeth West widow dec. of Salem for \$1210 sells to Susan Rust the (western) portion of a dwelling house (same bounds as above description)

Book 765 Page 188 October 9, 1868

2 deeds from Richard Gardner trustee under will of Elizabeth West* late of Salem (the unmarried daughter of Capt West) and James Emerton guardian of a minor, both for \$1 convey to Susan Rust any interest in the rest of the house at Essex and Elm Streets.
*(this will is unrecorded in Probate Index-SLD)

Book 762 Page 6 October 9, 1868.

Susan Rust of Salem, widow, for \$5000 sells to Moses T. Upton and Levi Wiggin the message in Salem bounded on N. by Essex Street 44'-10"; on E. by Elm Street 82'-2"; on S. by land of Nichols 41'-4", on W. by land of James Kimball 78'. See deeds Book 221 Page 136, 137, Deeds from D. Roberts exec. and deeds from Richard Gardner and James Emerton recorded herewith.

Book 964 Page 80 October 23, 1876

William B. Bates adm, of estate of Moses T. Upton, dec. of Salem sells at auction to the highest bidder Sarah E. Upton widow, for \$853 (a lot of land with portion of house #91 Essex Street) also an undivided half of a lot of land on corner of Essex and Elm Streets being a portion of the same described in deed from Susan Rust to said Upton and Levi Wiggin Book 762 page 6 (subject to mortgages).

Book 1001 Page 233 July 17, 1878

Sarah E. Upton widow, of Salem for \$3500 sells to Mary Feenan single of Salem one undivided half of real estate bounded on N. by Essex Street 38'; on E. by Elm Street 82'-7"; on S. by land now or late of Nichols 30'-4"; on W. by land of Kimball 78'. The premises conveyed to me---Book 964 page 80.

Book 1003 Page 168 August 20, 1878

Levi and Caroline Wiggin (being assignees of mortgages Book 876 page 219, Book 903 page 144) for \$2000 sell to Mary Feenan one undivided half (the other half held by grantee) of the parcel of real estate (described above)

Book 1705 Page 445 May 1903

John C. O'Donnell of Salem for \$1 and considerations grants to Arthur Feenan and Bernard Feenan one undivided 5th part of (2 parcels) a certain lot of land situated on Essex and Elm Streets (same description as above) see deeds Book 1001 page 233 and Book 1003 page 168.

Book 3146 page 453 May 28, 1938

Partition of several pieces of real estate ordered by warrant from Probate Court---we have set off to Arthur M. Feenan; 121-123 Essex Street bounded on N by Essex Street 40'; on E. by Hawthorne Blvd. approximately 85'; on S. by other land of Arthur Feenan approximately 35'; on W. by other land of Arthur Feenan estate approximately 85'

Book 5719 Page 326 September 15, 1970

Mary McDonald of Texas, John Feenan and James Feenan of Beverly Sylvia Murphy of Salem, Nancy Feenan and Marion Feenan of Marblehead, Arthur E. Feenan of Maryland grant to Douglas H. Haley and Richard B. Winick of Marblehead land #. 121, 123, 123½ Essex Street (same description as above) for title see Book 3146 page 453 and Book 1705 page 445.

Salem in 1700 by Sidney Perley (see photostats)

Salem Historic District Study Committee Report

#2 Hawthorne Blvd. Rating two, Period; Pre-Federal (Ca.1725-1790)

This three story clapboard house with hip roof is directly on the street, and has a recessed front entrance of a later style. An addition to this house fronts on Essex Street and may cover the original entrance. (the evaluators of this house did so only from the outside. Inside evidence shows front entrance where it is, and newer foundation with complete removal of central chimney stack prove house was moved approximately 25'-30' South. Angled present south side originally faced east, conforming to angle of the then Elm Street, while front entrance was on Essex Street-SLD)

City of Salem maps and atlases

1851- house fronting on Essex Street
1872, 1874, 1897 show house moved to present location and with store front additions built out to Essex Street

City Directories 1850, 1861, 1864; Elizabeth West, widow, at #121 Essex Street

NOTE: Hawthorne Blvd. has been known variously over the years as Elm Street, Lowders Land, Ye land leading to Capt. Osgoods.

Donald Koleman and John Wright have both seen this house and state that evidence of the interior shows it to be definitely early 18th Century.

John Higginson Dec. 12, 1684.* For four pounds, Mr. Higginson conveyed one-half of it to Lt. Thomas Gardner of Salem Feb. 14, 1686-7.† Messrs. Higginson and Gardner built a wharf and warehouse thereon, and, June 6, 1687, divided the warehouse, Higginson to have the northern end, and Gardner the southern. Fifty feet of the wharf before the warehouse was to continue in common between them.‡ They, also, laid out a highway as marked on the map, twenty feet wide, Nov. 10, 1691.‡ Mr. Higginson died in 1719, and his surviving executor conveyed his half of the warehouse, wharf and land to Peter Osgood of Salem, tanner, Feb. 27, 1721-2.§ Thomas Gardner conveyed his interest to Captain Osgood at about the same time.

Benjamin Allen Houses. That part of this lot lying north of the dashes early belonged to William Allen of Manchester, carpenter, and he conveyed it, with the house thereon, to John Bridgman of Salem 9: 4 mo: 1652.¶ Mr. Bridgman died in 1655, leaving a will: "that his whole estate shal bee deliuered into m' curwins hand and when hee hath satisfied him selfe to giu the rest to his daughter." George Corwin of Salem, merchant, for eighteen pounds, conveyed the house and that part of the lot to Thomas Barnes of Salem, blacksmith, 25: 11: 1658.¶ The title passed from Thomas Barnes to Capt. Benjamin Allen in or before 1695. Mr. Barnes' blacksmith shop was conveyed with the land. Captain Allen died in 1703, possessed of the old dwelling house in which Mr. Habakkuk Gardner then lived, and the smith's shop and land. Captain Allen died intestate, and his daughter, Rachel Allen of Salem, conveyed the house and that end of the lot to her brother-in-law Capt. John Richards of

Salem, mariner, Oct. 28, 1709.* Captain Richards conveyed the house and that end of the lot to John Phippen of Salem July 23, 1711.† Mr. Phippen removed the old house a few years later.

Captain Allen probably erected the house on the western end of this part of the lot soon after 1695. He died possessed of it in 1703; and the house and land, with the barn and woodhouse, came into the possession of Capt. John Richards, probably the inheritance of his wife Mary, daughter of Captain Allen. Captain Richards removed to Boston, where he was a mariner, and, with his wife Mary, for three hundred and seventy pounds, conveyed the house and land around it to Joseph Grafton of Salem, mariner, Nov. 30, 1727.‡ Captain Grafton died in the winter of 1766-7, having in his will devised this estate to his three daughters, Susanna, Mary and Anna, all unmarried. For four hundred and sixty pounds, they conveyed the house and land around it to Joseph Peabody of Salem Sept. 30, 1790.§ Mr. Peabody became a merchant, and for fifty-four hundred dollars, conveyed the house, "wherein I now live," and the barn and land under and adjoining them to Dr. Moses Little of Salem March 7, 1799.¶ Doctor Little probably removed the old house immediately after his purchase.

That part of the lot lying between the dashes was in the possession of Samuel Archer, sr., before 1658. He died in 1667, and it descended to his son Samuel Archer. Samuel Archer of Salem, carpenter, conveyed it to Capt. Benjamin Allen Aug. 9, 1695;¶ and he died possessed of it in 1703.

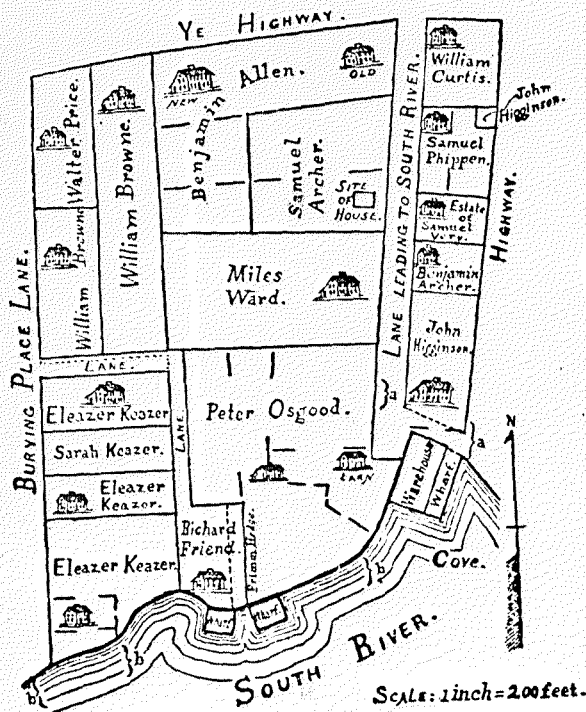
That part of the lot lying south of the dashes was also early in the possession of Samuel Archer (or, Archard) who died in 1657. William Browne, sr., of Salem,

merchant, was the largest creditor of the deceased, and he apparently took the land for his debt. Susannah, the widow of Mr. Archer, married, secondly, Richard Hutchinson, and she conveyed her dower interest in the premises to Mr. Browne July 5, 1669.* Mr. Browne conveyed the land to Joseph Phippen of Salem, fisherman, Dec. 28, 1674.† Mr. Phippen conveyed it to his brothers, David Phippen and Samuel Phippen, both of Salem, Jan. 15, 1694-5.‡ David Phippen and Samuel Phippen conveyed it to Capt. Benjamin Allen Aug. 5, 1695;§ and Captain Allen died possessed of it in 1703.

Samuel Archer Lot. Samuel Archer, sr., of Salem, owned this lot in 1658; and he died possessed of the lot and the house thereon in 1667. That part of the lot lying north of the dashes descended to his son Samuel Archer, who owned it until after 1700.

That part of the lot lying south of the dashes and the house were taken by William Browne, sr., of Salem, merchant, in satisfaction apparently of his claim against the estate of Samuel Archer, sr., being the largest creditor; and Susannah, widow of Mr. Archer, and then wife of Richard Hutchinson, conveyed her dower interest in this part of his estate to Mr. Browne July 5, 1669.* Mr. Browne conveyed the house and land around it to Joseph Phippen of Salem, fisherman, Dec. 28, 1674;† and Mr. Phippen conveyed the estate to his brothers David Phippen and Samuel Phippen, both of Salem, Jan. 15, 1694-5.‡ David Phippen and Samuel Phippen, for fifty pounds, conveyed the house and this part of the lot to Capt. Benjamin Allen of Salem Aug. 5, 1695.§ Captain Allen removed the house the same year.

Miles Ward House. This lot belonged to Joshua Ward as early as 1669. He died in 1680, leaving this lot of land, with a house thereon, the estate being valued



PART OF SALEM IN 1700. NO. 28.

*Essex Registry of Deeds, book 7, leaf 137.
 †Essex Registry of Deeds, book 7, leaf 138.
 ‡Essex Registry of Deeds, book 7, leaf 139.
 §Essex Registry of Deeds, book 43, leaf 173.
 ¶Essex Registry of Deeds, book 1, leaf 18.
 ††Essex Registry of Deeds, book 1, leaf 48.

*Essex Registry of Deeds, book 21, leaf 133.
 †Essex Registry of Deeds, book 22, leaf 278.
 ‡Essex Registry of Deeds, book 50, leaf 5.
 §Essex Registry of Deeds, book 153, leaf 91.
 ¶Essex Registry of Deeds, book 163, leaf 262.
 ††Essex Registry of Deeds, book 11, leaf 12.

*Essex Registry of Deeds, book 3, leaf 75.
 †Essex Registry of Deeds, book 4, leaf 128.
 ‡Essex Registry of Deeds, book 10, leaf 113.
 §Essex Registry of Deeds, book 11, leaf 14.