

THE JOSEPH ROSS HOUSE

BUILT 1795

12 LYNN STREET
SALEM, MASSACHUSETTS

59

The Joseph Ross House
12 Lynn Street
Salem, Massachusetts

Features of the house:

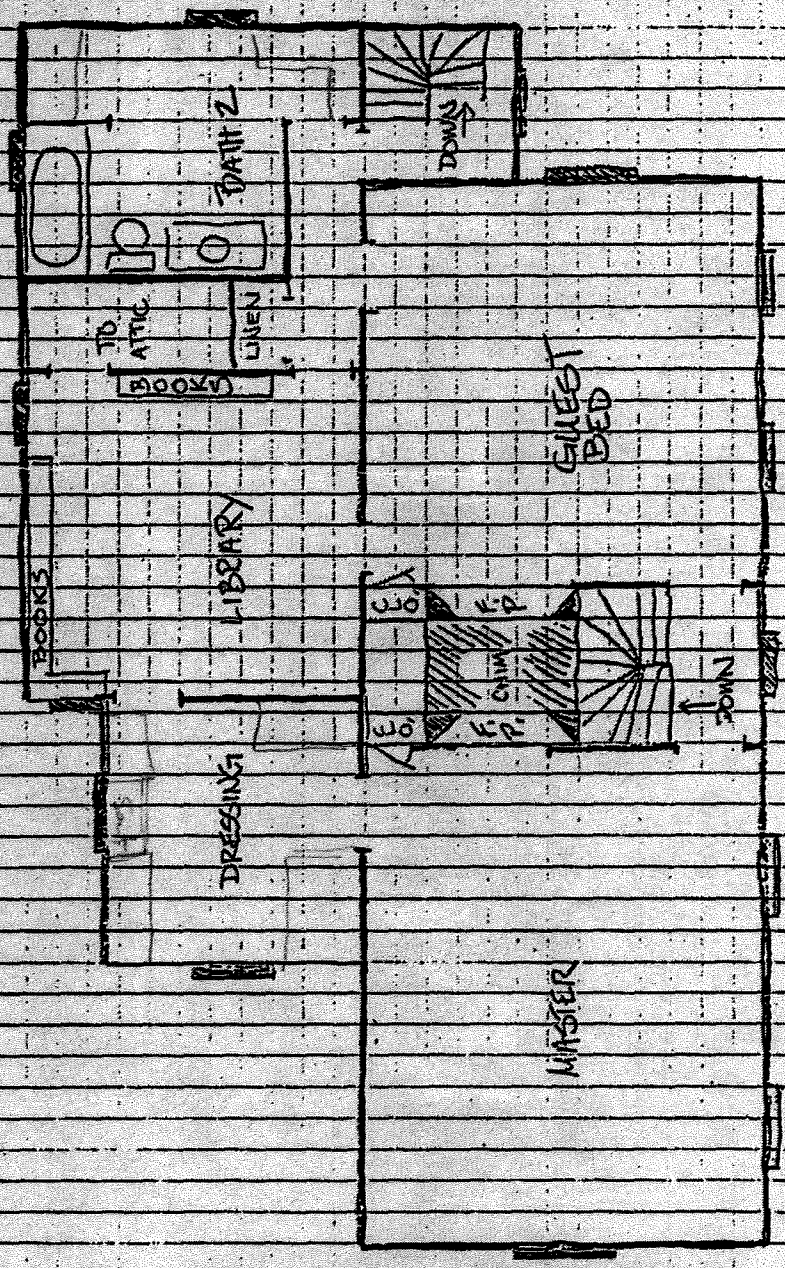
Outdoors:

Japanese garden and quaint Beacon Hill patio
Wired for outdoor speakers
Security lights around the house
Wayne Alarm System (Hard Wired and Radio Capable)
Cobblestone Driveway and Brick sidewalks
Magnolia, Flowering Crab, Dogwood and Perennial Rose Bushes
Documented Deerfield Village Colors used on exterior

The Interior:

Historically correct Williamsburg color schemes throughout
2nd floor rooms painted this year including ceilings, walls and woodwork
Living Room Chimney lined in Stainless Steel
All chimneys have rooftop dampers
Original wide pine floors
Furnace is 10 years old
Furnace chimney lined in Stainless Steel, 1997
Roof was replaced in 1996
Bright and sunny from morning 'til evening
Cathedral ceiling in upstairs bath with skylight
Upstairs master suite includes closet room, upstairs den, and fireplace in master bedroom
Blown in insulation done in 1995
All ductwork wrapped in insulation, 1995
Setback thermostat with 3 settings
Built in window seat and corner cupboards in downstairs den
Cable TV on 1st and 2nd floor
House was on Historic Salem Inc. House Tour, Spring, 1993
Extra large china storage closets in washer/dryer room
Front and back staircases
Beamed ceilings
Original pine field paneling in several rooms
Full bath on 1st and 2nd floor
Lovely neighborhood with a mix of families, young and old
Original hardware throughout
New rear door and storm door

FLOOR PLAN



2ND FLOOR

HOUSE HISTORY

Both of the houses of Joseph Ross descended to his only surviving child, Joseph Jr, who, with his large family, probably moved into this house soon after the death of his father--if not before. Joseph Ross Jr, a housewright like his deceased father, and his wife Alice (Poor) had ten children: Henry, Sally Felton, Joseph Jr, Abigail, Nathaniel, William, Hannah, Philinda Cotton, David, and Alice Jr. Again, it is unfortunate that very little information exists concerning Joseph's life. On 7 Jan 1823 he mortgaged this homestead for \$255 to Joseph Andrews, Salem merchant (230:196); Mr Andrews discharged the mortgage on 24 June 1823 (230:196). Mr Ross then sold the premises for \$500 to James Stone, Salem mason, on 8 Ap 1823, only three months after taking out the mortgage, which Mr Stone was probably required to pay (233:11). Joseph Ross went on to mortgage his Federal Street house twice in October 1825; On 20 Dec 1825 he died of "phthisis pulmonalis" at the age of 56 years. He left an estate worth \$1328 to his wife and ten children (#24219).

James Stone, mason, owned the house for 17 years, selling the premises 7 May 1840 for \$1150 to John Henfield, Salem gentleman (318:190). Mr Henfield, actually more of a trader than a gentleman, owned the homestead for 10 years, and then sold it 2 July 1850 for \$1100 to Stephen Curran, a Salem mason formerly of Danvers (431:85). Mr Curran, having turned in his trowel for a test tube, was styled a chemist when, on 24 May 1852, for \$1100 he granted the premises to John D. Chapple, Salem tobacconist (461:41). Mr Chapple sat back, lit his pipe, and stayed for 19 years, selling the estate on 6 July 1871 for \$1750 to Ann McMahan, a Salem widow (828:179).

The McMahan or McMahan family lived here for nearly a century. Ann McMahan granted the place 6 Jan 1877 to (her son?) Michael McMahan, Salem laborer, reserving to herself the north-westerly front room and bedroom in the second story of the house, and the easterly room in the attic, as a life estate (969:40). Then on 1 Sept 1880 Ann leased these same rooms to Michael, who was occupying them, for a rent of \$6/month paid to her for the rest of her life (1043:27). Michael McMahan and his wife Winifred lived here for several years; on 29 Nov 1905 Mr McMahan died, childless leaving his wife and a sister and brother who also lived on River Street (#97829). Soon after his death, the house was rented out to Messrs Littlefield and Moynihan, and it stayed rental property for some time.

At last, on 26 July 1972 the last of the McMahons, Rita M, a.k.a. Margaret M McMahan and Margaret E McMahan, sold the old family house for \$20,000 (along with adjoining property) to trustees of Old Salem Realty Trust (5889:170); this outfit in turn sold the house 26 Aug 1975 to N.L. Withum, trustee of 12 Lynn Street Realty Trust (6175:649); Ms Withum then

R Wallis
to
Joseph Ross

I know all men by these presents that I Robert Wallis of Salem in the County of Essex cabinet maker in consideration of eleven pounds eight shillings lawful money paid me by Joseph Ross of Salem aforesaid housewright the receipt whereof I do hereby acknowledge, do hereby give grant sell & convey unto the said Joseph Ross his heirs & assigns. A piece of land in said Salem being northwily on a highway there measuring fifty three feet westerly on a line leading from said highway to Federal Street there measuring sixty eight feet southwily on land of William Boden there measuring thirty nine feet six inches and easterly by land of the heirs or successor of Benjamin Bickford decessed measuring sixty five feet it being the same piece of land sold to me by Edward Southwick by his deed recorded in the Registry of Deeds 1800 153 Leaf 253. To have & to hold the same to the said Joseph Ross his heirs & assigns to him & their used behoof forever And I do covenant with the said Joseph Ross his heirs & assigns that I am lawfully seized in fee of the premises that they are free of all incumbrances that I have good right to sell & convey the same to the said Joseph Ross to hold & aforesaid and that I will warrant and defend the same to the said Joseph Ross his heirs & assigns forever against the lawful claims & demands of any person In witness whereof I the said Robert Wallis with Mary my wife who consents hereby to quit all claim to do with in the premises have hereto set our hands & seals this seventh day of February one thousand seven hundred & ninety two

Signed sealed & delivered in presence of } Robert Wallis & a seal
 Stephen Driver Stephen Driver junr } Mary Wallis & a seal
 Essex Dec 29. 1792 Then Robert Wallis named in this Instrument do
 acknowledged the same to be his Deed before John Pickering Just peace
 Essex Dec 29. 1792 & recorded & examd by John Pickering Regy

House & Land at 12 Lynn Street, Salem, Mass.

This gambrel-roofed house was built by Joseph Ross, a housewright, in 1795.

Throughout the first three quarters of the 18th century, this lot was part of a relatively large tract owned by Salem's Beckford or Bickford family. Part of this tract was sold for 230 li on 17 Sept 1778 to Benjamin Goodhue Jr, Salem merchant, by Benjamin Bickford, a yeoman (farmer) who had moved from Salem to Canterbury, New Hampshire (136:200). Mr Goodhue proceeded to lay out a road (now Lynn St) through this $1\frac{1}{4}$ acre field, and on 15 Oct 1782 he sold the present house-lot for 22.13.4 to Thomas Phillips, a Salem mariner (142:50). In this deed, River Street is referred to as "the road leading from Bickford's Lane," and Lynn Street is called "the new road laid out through my field;" this corner lot contained 11 $\frac{1}{3}$ poles, and still does.

Mr Phillips did not build on the land, selling it six years later, 17 Mar 1788, for 10.10.0 to Edward Southwick, Danvers tanner (147:131). Mr Southwick conveyed it for the same amount on 3 June 1788 to Robert Wallis, Salem cabinet-maker (153:253). Like his predecessors, Mr Wallis failed to build on the land, selling it 7 Feb 1792 for 11.8.0 to Joseph Ross, a Salem housewright (155:151).

Mr Ross already owned a small house that he had built on lower Federal Street in 1771, so there was no pressing need to build on this lot. Up to the year 1795, the town assessed Joseph Ross for a house and land worth from \$100-\$200. On 1 Ap 1794, his eldest son, Joseph Jr, married Alice Poor; it seems clear that Joseph Ross Sr (probably with the help of his son Joseph Jr, who was also a housewright) built this house for himself, enabling his son to move into the smaller house on Federal Street. This situation is borne out by the Salem assessment for 1795, in which Joseph Ross Sr was assessed for a house valued at \$700. The jump in assessment from \$200 in 1794 to \$700 in 1795 implies that Mr Ross had built a new house.

Very little has come down to us concerning Joseph Ross. He was living in Salem and working as a housewright as early as 25 June 1770, when he bought a Federal Street lot from Alice Blaney (127:234); he and his wife Sarah had six children (at least) between 1770 & 1786; only two of the children survived to maturity: Joseph (1770-1825) and Nathaniel (1786-1815). Mr Ross was deacon of the Tabernacle Church as early as 1809, and probably before; his wife Sarah (1745-1809) died in Salem 18 Aug 1809, aged 64 years, and Deacon Joseph followed her to the grave (thanks to a case of "lung fever") on 25 Mar 1818, at which time he was either 76 years and 7 months or 78 years of age.

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sold the place on 12 Aug 1976 to Robert Bramble, trustee of Allyn Realty Trust (6268:558); Mr Bramble, trustee, on 31 Aug 1976 granted the premises for \$39,900 to the present owners, Walter and Ann Boyce (6274:291).

Robert Booth
10 Feb 1977



R Wallis
to
Jos Rofs

I know all Men by these presents that I Robert Wallis of Salem in the County of Essex cabinet maker in consideration of eleven pounds eight shillings lawfull money paid me by Joseph Rofs of Salem aforesaid housewright the receipt whereof I do hereby acknowledge, do hereby give grant sell & convey unto the said Joseph Rofs his heirs & assigns. A piece of land in said Salem bounding northerly on a highway there measuring fifty three feet westerly on a land leading from said highway to Federal street there measuring sixty eight feet southerly on land of William Boden there measuring thirty nine feet six inches and easterly by land of the heirs or successors of Benjamin Bickford decd there measuring sixty five feet it being the same piece of land sold to me by Edward Southwick by his deed recorded in the Registry of Deeds Book 153 Leaf 253. To have & to hold the same to the said Joseph Rofs his heirs & assigns to his & their use & behoof forever and I do covenant with the said Joseph Rofs his heirs & assigns that I am lawfully seized in fee of the premises that they are free of all incumbrances that I have good right to sell & convey the same to the said Joseph Rofs to hold as aforesaid and that I will warrant and defend the same to the said Joseph Rofs his heirs & assigns forever against the lawful claims & demands of any persons In witness whereof I the said Robert Wallis with Mary my wife who consents hereby to quit all claim to dower in the premises have hereto set our hands & seals this seventh day of February one thousand seven hundred & ninety two
 Signed sealed & delivered in presence of } Robert Wallis & a seal
 Stephen Driver Stephen Driver jun^r } Mary Wallis & a seal
 Essex Dec^r 29. 1792 Then Robert Wallis named in this Instrument acknowledged the same to be his & decd before John Pickering Just pacii Essex Rec Dec^r 29. 1792 & recorded & exam by John Pickering Reg.

Joseph Ross

Know all Men by these Presents That I Joseph Ross of Salem in the County of Essex and Commonwealth of Massachusetts housewright, in consideration of six hundred James Stone dollars to me paid by James Stone of the same Salem town, the receipt I do hereby acknowledge do hereby give, grant, sell and convey unto the same James Stone and his heirs and assigns forever, a certain messuage in Salem aforesaid consisting of a lot of land with the dwelling house thereon bounded, limited, and described as follows westerly by Lynn street sixty eight feet, northerly on River street fifty three feet, southerly on the heirs or assigns of John Lambert deceased thirty nine feet and six inches, and easterly on the heirs or assigns of John Archer deceased, being the same lot of land which the said Joseph Ross further Joseph Ross bought of Robert Wallace by deed of February 7. 1802. recorded in Book 155. leaf 151. and decends to the son Joseph as heir at Law to his said father; with all the privileges the erections now standing thereon and all the appurtenances. To hold and to have the aforesaid premises to the said James Stone his heirs & assigns to his and their use and behoof forever. And I do covenant with said James Stone his heirs and assigns that I am lawfully seized in full of the aforesaid premises; that they are free of all incumbrances (except a balance of a mortgage of ninety eight dollars $\frac{87}{100}$ when the said James Stone makes the second payment the same shall be discharged by me Joseph Ross) I have good right to sell and convey the same, the same James Stone in fee by deed. And that I will warrant and defend the same premises to said James Stone his heirs and assigns forever, against the lawful claims & demands of all persons. In witness whereof I the said Joseph Ross and my Alse who in consideration of one dollar paid by the same James Stone (the receipt whereof she doth hereby acknowledge) do hereby release and acquit her right in down in the above granted premises on condition aforesaid, and have hereunto set our hands and seals this 8th day of April in the year of our Lord one thousand eight hundred and twenty three.

signed and sealed and delivered
 In presence of
 Caleb Buffum
 John Allen

Joseph Ross - - - seal
 Alse Ross - - - seal

Essex ss. April 8. 1823. Then the abovesaid Joseph Ross acknowledged the above instrument to be his free act and deed.

before me Amos Choate Jus. Public.

Essex ss. Received April 8. 1823. recorded and examined by Amos Choate Reg