

Historic Salem incorporated

OFFICE AT OLD TOWN HALL

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

78 FEDERAL STREET

House and shop belonging to

THE SPRAGUE BREWERY

by 1827

Research by,
Joyce King
July 1985

*"to preserve Historic Sites, Buildings and objects,
and to work for the education of the community
in the true value of the same."*

78 Federal Street (formerly 8 Federal St.. renumbered in 1853)

BOOK 144 PAGE 81

DATE - July 12, 1784
CONSIDERATION - 237 pounds
GRANTOR (seller) - David and Elizabeth Cheever of Boston
GRANTEE (buyer) - Joseph Sprague of Salem, merchant
DESCRIPTION - A piece of land in said Salem containing forty three rods and twenty four hundredths & bounded:

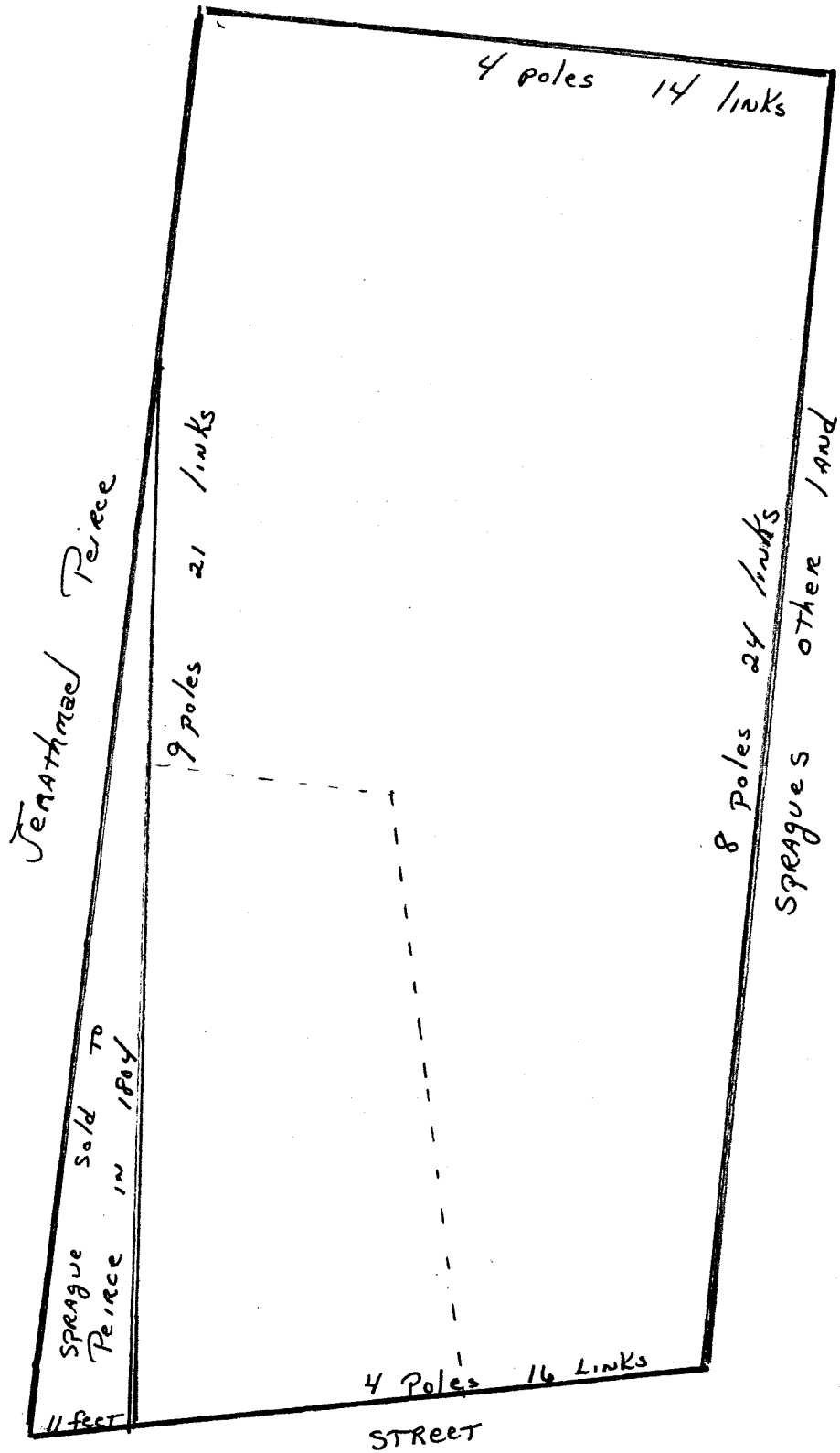
Westerly - Jerathmael Pierce 9 poles
and 21 lings
Southerly - on the street 4 poles and
24 links
Easterly - land of Sprague 8 poles
and 21 links
Northerly- on the north river 4 poles
and 14 links Mr. Sprague

had purchased the adjoining lot, in 1767, for the purpose of building a distillery. This parcel allowed for expansion.

BOOK 175 PAGE 28

DATE - August 15, 1804
GRANTOR (seller) - Joseph Sprague
GRANTEE (buyer) - Jerathmael Peirce
DESCRIPTION - A certain piece or parcel of land situate in said Salem and bounded:
Southerly - on Federal St. 11 feet
Westerly - land of Peirce 114 feet,
18 inches
Northeasterly - on land of grantor
111 feet 5 inches

North River



BROKEN line
indicates PRESENT
Bounds for 78 Federal

Joseph Sprague died on Feb. 18, 1808. His real estate (probate #26033) was listed as:

Mansion house, including land under and adjoining, and Joseph Sprague Jr.'s new brick house \$15,000
Distill house, appurtenances and wharf \$500
Brick store and land \$4,000
Land under and back of Eustis and D. Osgood's shops
North store at North Bridge
Estate late Barr's North Bridge
Land in Wenham
Farm in Danvers 120 acres
Land in Newburyport

BOOK 186 PAGE 27

DATE - March 27, 1809
DIVISION - Mr. Sprague's property was divided by his daughter Sarah Stearns, wife of William, and son Joseph Sprague
GRANTOR (seller) - William and Sarah Stearns
GRANTEE (buyer) - Joseph Sprague

DESCRIPTION - The second of four parcels contained the lot now known as 78 Federal St. Bounded as follows viz: begining at the southeast corner thereof about fifty eight feet more or less from the stone work of the southeast corner of brick store where the western line of the way hereafter described begins on Federal street, thence running westerly about eighty feet and five inches more or less to Jerathmael Peirce's land, bounding southerly on Federal street, thence running northerly a little westerly one hundred and ten feet and ten inches or thereabout to a stake bounding westerly on said Peirce's land, thence running by the same land a little more northerly about one hundred and eighteen feet ten inches more or less to a stake, then running easterly about seventy five feet more or less to the southwest corner of a post here the eastern boundary Line next described terminates bounding northerly by the flats, thence running southerly a little easterly about one hundred and sixty six feet one inch more or less in a straight line by the northwest corner of the 12 feet way herein after described to the north west corner of a post standing on the west side of the same way bounding easterly partly by the same way and partly by land which the said Joseph has this day released to said Sarah, thence running southerly a little more easterly about forty seven feet six inches more or less in a line parallel with the eastern side of said store to the bound first set out from, with appurtenances, but without the buildings now standing thereon.

BOOK 247 PAGE 193

DATE - November 20, 1827
CONSIDERATION - \$5,000
GRANTOR (seller) - Joseph Sprague of Salem, merchant
GRANTEE (buyer) - William Brown of Salem, master mariner

Know all Men by these Presents, That I Joseph Sprague of Salem in the County of Essex, merchant, in consideration of Five Thousand Dollars paid me by William Brown of the same Salem, Master Mariner, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said William his heirs & assigns forever certain real estate on Federal Street in Salem aforesaid consisting of The Brewery Establishment, including a two story building occupied as a dwelling house and Shop together with the land under and adjoining and contained within the following lines, viz, beginning at the Southeast corner thereof about Fifty eight feet from the stone work of the Southeast corner of the brick Store now owned by Haskell and Towne, where the western line of the passage way herein after mentioned begins on Federal Street, then running westerly about Eighty feet and five inches to land late of Jonathan Peince now of George S. Johnson bounding southwesterly on Federal Street, then running Northerly a little westerly about one hundred and ten feet and ten inches to a stake and bounding westerly on said Johnson, then running by the same land a little more northerly about one hundred & eighteen feet and ten inches to a stake, then running easterly about Seventy five feet to the southwest corner of a post where the eastern boundary line next described terminates, bounding Northerly on The Platts, then running southerly a little Easterly about one hundred and sixty six feet and one inch in a straight line by the North west

west corner of a twelve feet passage way hereinafter mentioned to the northeast corner of a post standing on the west side of the same way, bounding easterly partly on Mrs Stearns and partly on said way then running Southwaly a little more Easterly about Forty seven feet and six inches in a line parallel with the western side of said brick Store to the point first set out from; as the same is described in a deed from William Stearns and Sarah his wife in her right to me of March 27. 1809 in Book 186 Leaf 27. containing about Sixty Five Poles and four fifths of a pole of land; with all the buildings of every description now standing thereon, and all the fixtures belonging to said Brewery Buildings; and all the flat grounds lying north of the premises as particularly designated in said deed; Meaning to convey all the land and flats contained in or which can be claimed by the deed aforesaid; Saving the first described parcel of estate in said deed contained; including also that one Story building on the premises occupied by Mrs. Tuttle as a Chair makers shop; the western lines adjoining said Johannot are to be as the fences now stand. And by the deed aforesaid The said Twelve Feet Passage way between the premises and said brick Store is thus bounded and described "The western line of said way begins at a point on Federal Street Forty seven Feet and six inches from The Northeast corner of a post, which corner is nineteen feet west from the northwest corner of the brick Store and ranges with the north side of said Store; from that point said line runs north a little westerly parallel with the western side of said brick store to the post last mentioned & from thence it runs a little more northerly about ninety feet and six inches to the southeast corner of a post in a line which if continued would strike the northeast corner of the premises hereby conveyed; - the eastern line of said way is parallel with the said western line and at the distance of Twelve Feet therefrom throughout; which way is for the common use and convenience of the owners and occupiers of the estates thereto adjoining; and the Grantee in this deed and his heirs and assigns shall have a right to place, put, and conduct at all times suitable and proper drains in along or through said twelve

set way underground for the purpose of draining the land above described; which way is to be used for the above purposes and no other; all which appears in the deed aforesaid, do have and to hold. The aforesaid premises to the said William Brown his heirs and assigns, to his and their use and behoof forever. And I for myself my heirs, executors, and administrators, do covenant with the said William Brown his heirs and assigns that I am lawfully seized in fee of the aforesaid premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said William Brown. And that I for myself my heirs, executors, and administrators will warrant & defend the same premises to the said William Brown his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof I the said Joseph and I Margaret wife of said Joseph in consideration of the premises and of one dollar paid me by said Brown (the receipt of which I acknowledge) do hereby release to him and his heirs and assigns all my right of dower in the granted premises, have hereunto set our hands and seals this Twentieth day of November in the year of our Lord one Thousand Eight hundred and Twenty Seven.

Signed sealed and delivered

in presence of us
 Betsey Carr
 E. M. Sprague
 Essex sp. Received November 20. 1827.

Essex sp. November 20. 1827. Then the above named Joseph Sprague acknowledged the above Instrument to be his free act and deed before me Amos Choate Just. of Peace
 Fifty minutes past Three O'clock P. M.

Recorded and Examined by Amos Choate Notary

BOOK 251 PAGE 308

DATE - March 1829

CONSIDERATION - \$6,410.53

GRANTOR (seller) - William and Ann Brown

GRANTEE (buyer) - Salem Federal Street Brewery

DESCRIPTION - All the real estate I purchased of Joseph Sprague on November 20, 1827. Along with the Brewhouse fixtures, appendages and a one story shop and a two story dwelling house and all other buildings or erections now being thereon with all enlargements, betterments and improvements which I have made since the purchase. With all the flat grounds lying north of the premises to which I am entitled, subject to the rights granted to the Salem Mill Dam Corp.

BOOK 266 PAGE 133

DATE - October 15, 1832

CONSIDERATION - \$4,775

GRANTOR (seller) - Salem Federal Street Brewery Corp.

GRANTEE (buyer) - George S. Johonnot

DESCRIPTION - Lot of land with the Brewery, a one story shop and two story dwelling house and all the other buildings thereon. The same which said corporation purchased of William Brown on March 25, 1829.

George S. Johonnot died on March 4, 1836. His real estate inventory (probate #15169):

Mansion house on Federal Street, \$5,500.00 (80 Federal St.)
Two story wooden dwelling house (78 Federal St.) and wooden
shop on Federal Street (76 Federal since torn down) with
brick dwelling in the rear being the estate of the late
Salem Federal Street Brewery Corporation, \$4,500.00
Total real estate \$10,000.00. Personal \$74,897.84.

His will written, September 27, 1832, gave the rents and income of all his estate, real and personal, to his wife, Martha Johonnot. Martha was also authorized to make a testamentary appointment and disposition of all the real and personal estate of which George died seized of, except the amount of certain legacies.

Martha Johonnot died on May 26, 1840. Her will, written May 17, 1836, devised "to John Clark and his wife if they continue to be domestic servants in my family till my decease or unless they cease to be so from disability, the messuage situate east of mine now occupied by Amasa Wilder (now 78 Federal St.) and one-half of the parcel of land situate between said messuage and the house occupied by Mrs. Bray (house formerly 76 Federal St.) and extending back to the fence on the northerly side of said messuage to have and to hold the same to them and the survivor of them and the heirs of the survivor forever." Many monetary gifts were made. The remaining property was left to the lunatic hospital at Worcester.

John Clark died in 1852. It is of interest to note that Mr. Clark purchased the remaining portion of the Brewery property from the trustees of the State Lunatic Hospital at Worcester, on June 13, 1841, for the sum of \$1,800.

DATE - 476 PAGE 177

CONSIDERATION - \$1,710 (mortgaged for \$1,200)

GRANTOR (seller) - Nathaniel Lord the executor of the will of Mrs. Judy Clark

GRANTEE (buyer) - John H. Nichols

DESCRIPTION - Message #8 Federal Street:
North by land of Clark
East by land of Clark
South by Federal Street
West by formerly George Johonnot

PREVIJOUS REFERENCE - The same estate bequeathed to John and Judy Clark by the last will of Martha Johonnot.

BOOK 525 PAGE 221

DATE - November 1855

CONSIDERATION - \$2,000

GRANTOR (seller) - John H. and S. Augustus Nichols

GRANTEE (buyer) - Martha N. Very

DESCRIPTION - Lot of land with dwelling house and other buildings bounded as:
North by land of Clark
East by land of Clark
South by Federal Street
West by land of Johonnot as the building stands

BOOK 1447 PAGE 564

DATE - December 29, 1894
GRANTOR (seller) - Martha N. Very, widow
GRANTEE (buyer) - Frank W. Very of Alleghany, PA
DESCRIPTION - Lot of land and building. The same description as above, also title to the triangular piece to the west. "For title see deed from John H. Nichols to Martha Very Nov. 1855."

BOOK 1697 PAGE 119

DATE - JanCary 27, 1903
CONSIDERATION - \$1 and other valuable consideration
GRANTOR (seller) - Frank W. and Portia M. Very formerly of Salem, now residents of Fairfax County Virginia
GRANTEE (buyer) - S. Augusta, Martha A. and Charlotte Nichols
DESCRIPTION - Land and buildings. The same property sold by Martha N. Very.

BOOK 2539 PAGE 79

DATE - December 8, 1922
CONSIDERATION - \$1 and other valuable consideration
GRANTOR (seller) - Nartha Nichols and Charlotte Nichols (S. Augusta died before this deed)
GRANTEE (buyer) - The Essex Institute
DESCRIPTION - A certain parcel of land situate in Salem with the buildings thereon, Commencing at the southeast bound at the notch or mark in a boundary stone, and running westerly by Federal Street to the southwesterly corner of the dwelling house on the premises; thence northerly by land now or late of the grantee, formerly of Johonnot, on two courses, as the building stands, leaving the space for eaves dropping now occupied by said buildings, to land now or late of Clark; thence easterly and southerly by said land now or late of Clark to the point begun at. Also a triangular parcel of land bound southerly by Federal Street, westerly by land now or late of the grantee, formrly of Nichols, and easterly by land now or late of Very.

BOOK 7644 PAGE 584

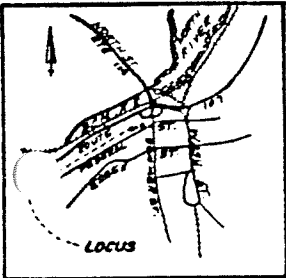
DATE - January 25, 1985

CONSIDERATION - \$100,000

GRANTOR (seller) - The Essex Institute

GRANTEE (buyer) - Joyce Cook of 7 Chestnut St.

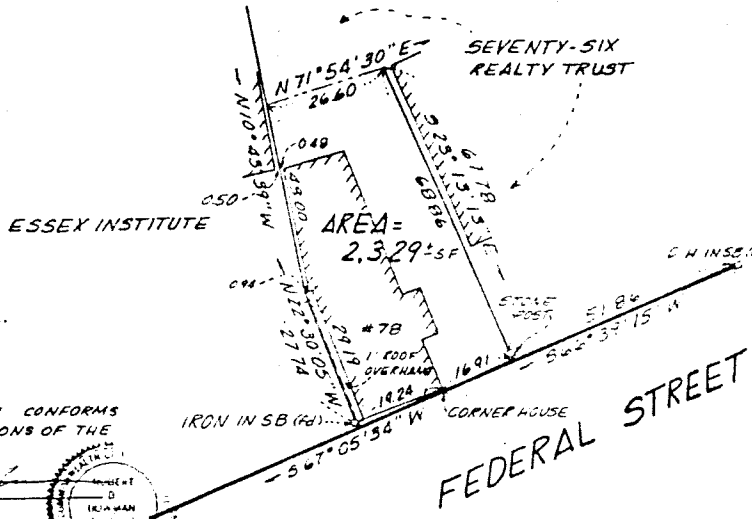
DESCRIPTION - Land on the northwest side of Federal Street as on plan.



LOCUS MAP
SCALE: 1" = 2000

THIS PLAN HAS BEEN REDUCED. FOR
CORRECT SCALING SEE ORIGINAL ON FILE.

I CERTIFY THAT THIS PLAN CONFORMS
TO THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.



14
1985



FEDERAL STREET

PLAN OF LAND
IN
SALEM, MASS.

PROPERTY OF

ESSEX INSTITUTE

SCALE 1" = 20' JANUARY 7, 1985

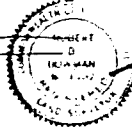


ESSEX SURVEY SERVICE, INC.
181 ESSEX STREET - SALEM, MASS.

10723

I CERTIFY THAT THE PROPERTY LINES SHOWN
ARE THE LINES DIVIDING EXISTING OWNERSHIPS,
AND THE LINES OF STREETS AND WAYS SHOWN
ARE THOSE OF PUBLIC OR PRIVATE STREETS OR
WAYS ALREADY ESTABLISHED, AND NO NEW LINES
FOR DIVISION OF EXISTING OWNERSHIPS OR FOR
NEW WAYS ARE SHOWN. CHAPTER 41 SECTION SIX

DATE: Jan 7, 1985
REGISTERED LAND SURVEYOR



FOR REGISTRY USE

DEEDS REGISTERED BY DEEDS DIV. DIST. SALEM, MASS.
Booked Jan. 28 1985 with Deed:
Essex Institute to Joyce C. Cook.
Book 7644, p. 584 Filed with No. 14 1985

John P. O'Brien
Register of Deeds

NOTES:

It is difficult to place an exact date on this house since the Brewery records were not saved. The division, of 1809, between Sarah Stearns and Joseph Sprague does indicate that there were buildings on the lot at that time, but no description or clue to ownership is given (it is probable that they were the Eustis and D. Osgood shops mentioned in Joseph Sprague Sr.'s probate. Many sources have been used to try to verify this, but up to this time nothing has been found.) Until further documentation is found it is impossible to know if the owners removed their buildings at the request of Mr. Sprague or if he purchased them before the 1827 transfer. The Sprague deed to William Brown clearly describes the house now called 78 Federal St. and is the basis for the 1827 date.

* * * *

78 Federal Street

PERIOD: FEDERAL

" This two-story plus hip roof, wooden house is very simple with little exterior trim. The main entrance in the yard is through an enclosed pedimented porch." (Salem Historic District Study Committee Investigation)

* * * *

"There is a small house on Federal St. at number seventy-eight adjoining the Peirce-Nichols house, which the Institute has recently purchased from the Misses Nichols. The house is at present being put in repair in order that we may derive some income therefrom, but I trust the day is not far distant when it will be possible for the Institute to raze this house, thus extending the grounds of the Peirce-Nichols house and opening a more extended view of the great mansion." (The Essex Institute Annual Report for the year 1923)

* * * *

The Essex Institute has several photos of this house in their collection.



N
O
R

1851

Essex Rail Road

WASHINGTON STREET

SUMMER STREET

BROAD STREET CEMETERY

COURT HOUSE

DERBY MARKET HOUSE

BARTON

CENTRAL STREET

HAMILTON STREET

BICKFORD STREET

STREET

PICKERING STREET

MUNROE STREET

DEAN STREET

CHESTNUT STREET

GREEN STREET

FLINT STREET

ESSEX STREET

STREET

STREET

STREET

STREET

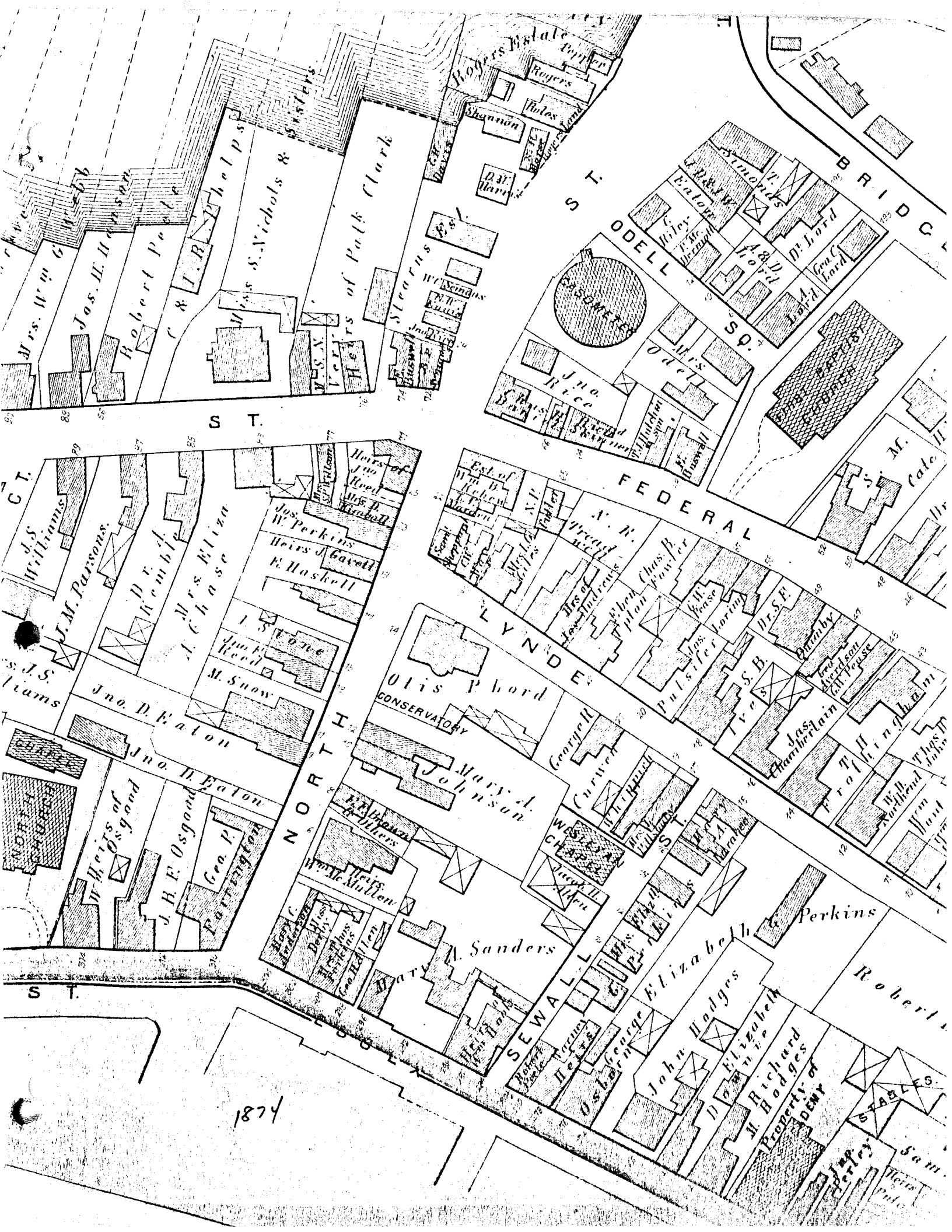
STREET

STREET

STREET

STREET

STREET

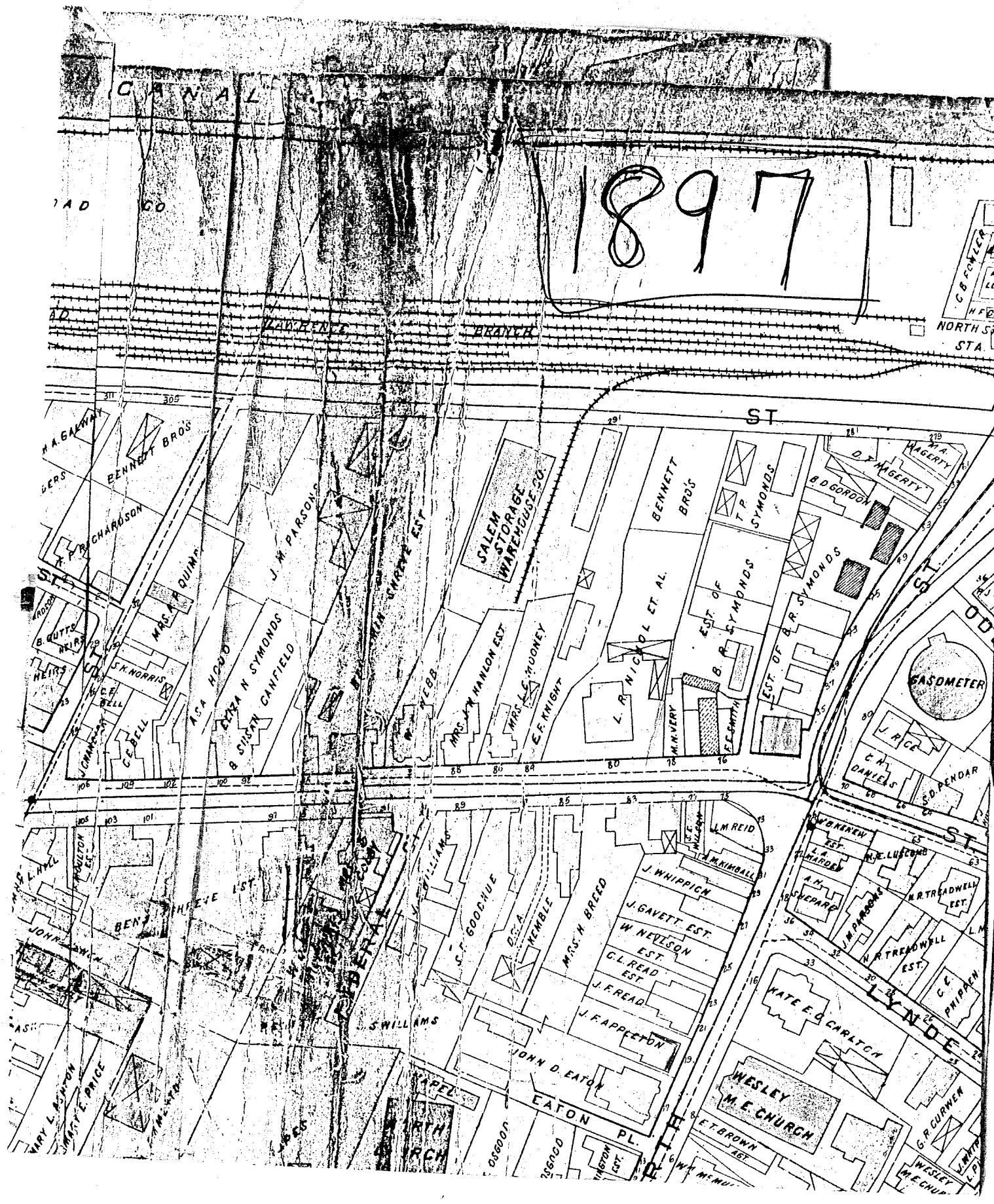


CANAL

1897

AD CO

NORTH ST STA



M.A. GALWA
BENNETT BROS
T.P. CHARLSON
MRS. A. QUINN
J.M. PARSONS
B. BUTTS
S.M. NORRIS
G.B. BELL
J. GARDNER
M.C. BELL
A.S.A. HUBB
B. SYMONDS
S. SYMONDS
CANFIELD

SALEM STORAGE WAREHOUSE CO.
BENNETT BROS
SYMONDS
EST. OF B.R. SYMONDS
EST. OF B.R. SYMONDS
L.R. NICHOL ET AL.
MRS. J. MANLON EST
MRS. L.S. MOONEY
E.F. KNIGHT
L.M. REID
L.M. MINOALL
J. WHIPPICK
J. GAVETT EST
W. NEVISON EST
G.L. READ EST
J.F. READ
J. FAPPELTON
JOHN D. EATON
EATON PL.

HAGERTY
D.P. HAGERTY
B.D. GORDON
GAS METER
J.R. G...
C.H. DANIELS
S.D. PENDER

WILLIAMS
S.T. GOODHUE
MRS. H. BREID
WESLEY M.E. CHURCH
KATE E. CARLTON
WESLEY M.E. CHURCH
G.P. GURWEN
J.W. MENN

67'

73

ROAD

18' OFF
STONE CUTTING

STORAGE

C a a l.

1

BRIDGE

METAL SCRAP YARD

UNIVERSAL Bldg. Erecting Co.
ALU. MTL.

JUNK YARD

RIVER C.

BECKFORD

45

42

NORTH

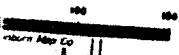


SHELDON SQ.

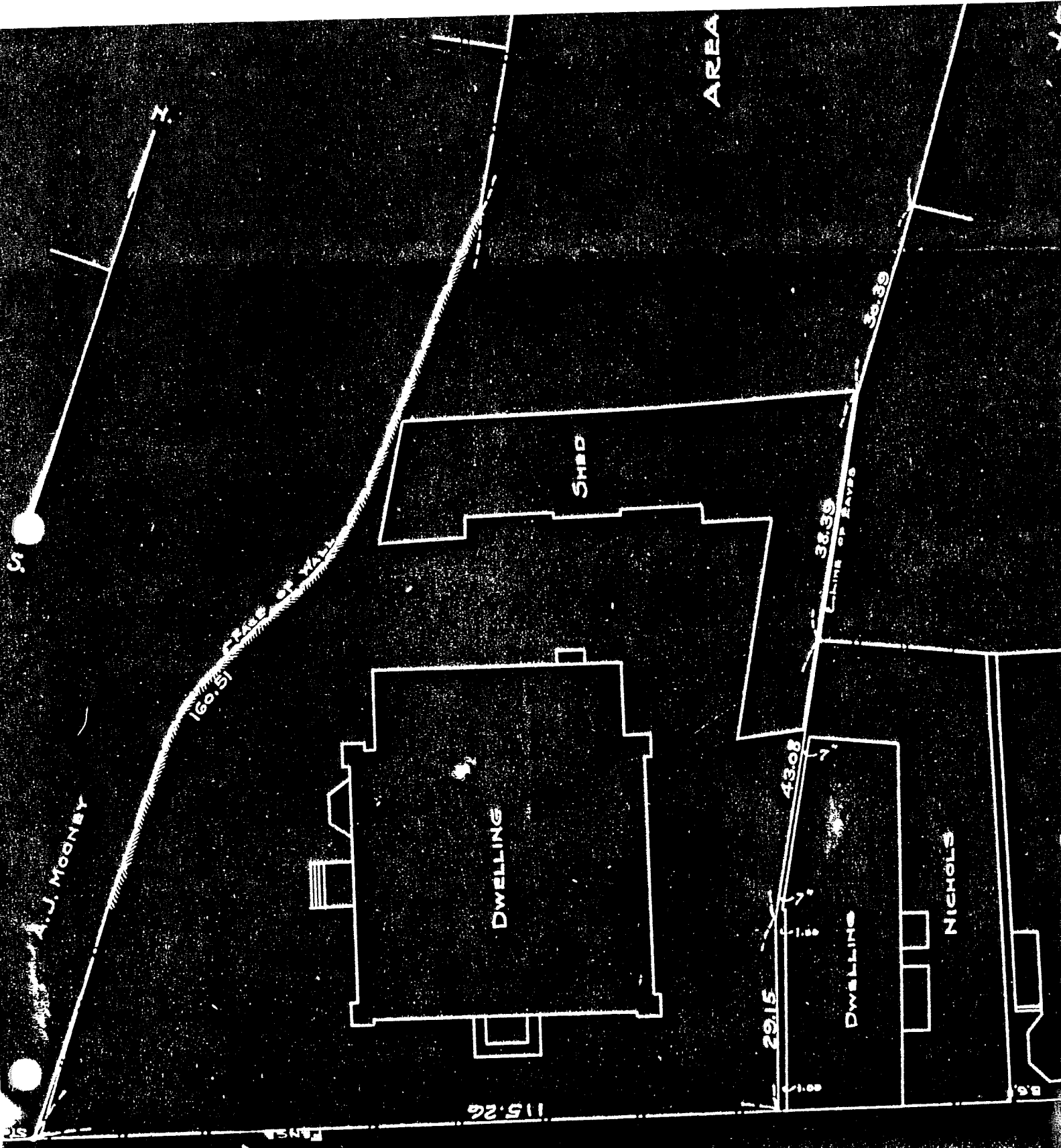
FEDERAL

FEDERAL ST.

CRICK.



North Map Co.



A. J. MOONEY

N

LINE OF WALL

160.51

DWELLING

SHED

29.15

43.08

38.39

DWELLING

NICHOLS

AREA

36.39

LINE OF RAVINE

115.26

ST. PANSA

LINE OF RAVINE

B.S.

TO ALL PEOPLE to whom these Presents shall come, Greeting
 KNOW YE, That We David Cheever of Boston in the County of Suffolk Esquire & Elizabeth wife of said David in her right

David Cheever & wife
 to
 Jos. Sprague
 no duty

For and in Consideration of the Sum of two hundred & thirty seven pounds to us in Hand before the Ensealing hereof, well and truly paid by Joseph Sprague of Salem in the County of Essex merchant

the Receipt whereof I do hereby acknowledge, and my self therewith fully satisfied and contented; and thereof, and of every Part and Parcel thereof, do exonerate, acquit and discharge him the said Joseph Sprague his Heirs, Executors and Administrators, forever, by these Presents: HAVE given, granted, bargained, sold, aliened, conveyed and confirmed; and by these Presents, Do freely, fully and absolutely give, grant, bargain, sell, alien, convey and confirm unto him the said Joseph Sprague his Heirs and Assigns forever, a piece of land in said Salem containing forty three rods & twenty four hundredths & bounded westerly on land of Jerathmael Pierce nine poles & twenty one links of the chain southerly on the street four poles & fifteen links easterly on land of said Sprague eight poles & twenty four links and northerly on the north river four poles & fourteen links said northern bounds to extend as far on the flats of said river as we have a right to extend the same

TO HAVE AND TO HOLD the said granted and bargained Premises, with all the Appurtenances, Privileges and Commodities to the same belonging, or in any wise appertaining, to him the said Joseph Sprague his Heirs and Assigns, forever. To his and their only proper Use, Benefit and Behoof, forever. And we the said David Cheever & Mary Cheever for us our Heirs, Executors and Administrators, do covenant, promise and grant, to and with him the said Joseph Sprague his Heirs and Assigns, that before the Ensealing hereof, we are the true, sole and lawful Owner of the above-bargained Premises, and are lawfully seized and possessed of the same in our own proper Right, as a good, perfect and absolute Estate of Inheritance in Fee Simple: And have in us good Right, full Power, and lawful Authority, to grant, bargain, sell, convey and confirm said bargained Premises in Manner as aforesaid: And that the said Joseph Sprague his Heirs and Assigns, shall and may, from Time to Time, and at all Times forever hereafter, by Force and Virtue of these Presents, lawfully, peaceably and quietly Have, Hold, Use, Occupy, Possess and Enjoy the said demised and bargained Premises, with the Appurtenances, free and clear, and freely and clearly acquitted, exonerated and discharged of, from all and all Manner of former or other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Entails, Jointures, Dowries, Judgments, Executions or Incumbrances, of what Name or Nature soever, that might in any Measure or Degree obstruct or make void this present Deed.

FURTHERMORE
 we the said David Cheever & Mary Cheever his wife Executors and Administrators, do Covenant and Engage the above-demised Premises to him the said Joseph his Heirs and Assigns, against the lawful Claims or Demands of any Person or Persons whatsoever, forever hereafter to Warrant, Secure and Defend by these Presents. In testimony whereof we the said David and Elizabeth have hereunto set our hands & seals this twentieth day of July Anno Domini one thousand seven hundred and eighty four
 David Cheever & seal
 Elizabeth Cheever & seal
 Signed, sealed & Delivered
 in presence of us Suffolk Ct. 7th 1784 Then David Cheever James Brown & Elizabeth his wife personally appeared & Elizabeth Gray severally acknowledged the above instrument by them subscribed to be their free act and deed before me Joseph Sprague of Justice peace

Joseph Sprague of Justice peace

KNOW ALL MEN BY THESE PRESENTS that we, Martha Nichols and Charlotte Sanders Nichols, both of Salem in the County of Essex, Commonwealth of Massachusetts, both being unmarried, in consideration of one dollar and other valuable considerations paid by the Essex Institute, a corporation duly organized according to law and having a place of business in said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain sell and convey unto the said Essex Institute, a certain parcel of land situate in said SALEM with the buildings thereon, bounded and described as follows:- Commencing at the southeast bound at the notch or mark in a boundary stone, and running westerly by Federal Street to the southwesterly corner of the dwelling house on the premises; thence northerly by land now or late of the grantee, ~~formerly of Nichols~~, on two courses, as the building stands, leaving the space for eaves dropping now occupied by said buildings, to land now or late of Clark; thence easterly and southerly by said land now or late of Clark to the point begun at. Also a triangular parcel of land bounded southerly by Federal Street, westerly by land now or late of the grantee, formerly of Nichols, and easterly by land now or late of Very. See deed from Frank W. Very to the undersigned and to our deceased sister, S. Augusta Nichols, dated January 27th, 1903, and recorded in the Essex South District Registry of Deeds, book 1697 page 119. Also see Probate proceedings upon the estate of the said S. Augusta Nichols. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging, to the said Essex Institute and its successors and assigns, to their own use and behoof forever. And we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and its successors and assigns, that we are lawfully seized in fee simple of the granted premises; that they are free from all incumbrances; excepting a mortgage of \$3,000. to the Salem Savings Bank which said grantee hereby assumes and agrees to pay; that we have good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and its successors and assigns forever against the lawful claims and demands of all persons, except as aforesaid. IN WITNESS WHEREOF we the said Martha Nichols and Charlotte Sanders Nichols hereunto set our hands and seals this eighth day of December in the year one thousand nine hundred and twenty two.

Signed and sealed in presence of) Martha Nichols (seal)

Wm. D. Chapple) Charlotte Sanders Nichols (seal)

Essex ss. December 8th, 1922. Then per-