

Historic Salem incorporated

7 CAMBRIDGE STREET SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

10 Broad Street

Built in 1800
for
Hannah Smith, Widow

Research by Donna Vinson
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History of the Property:

The house that presently bears the address 10 Broad Street was built in 1800 by the widow Hannah Smith, partitioned by her heirs in 1831, and reunited by another Salem widow, Hope Brown, over a hundred years later.

10 Broad Street sits on a small parcel of the seventeenth-century "homestead land" of Jonathan Neale, one of Salem's first settlers (see inserted "Part of Salem in 1700" no. 5, from The Essex Antiquarian, Volume IV (1900)). Jonathan Neale was Hannah Smith's grandfather, and their heirs would reside in the Broad Street neighborhood well into the nineteenth century. Twenty years after the elder Neale's death in 1732, his homestead was partitioned between his two sons, David and Jonathan Jr.; the former received a northern section bordered by the lots of various Essex Street property owners while the latter took possession of a southern lot bordering Summer and Broad Streets and John Pickering's land to the west (Essex County Registry of Deeds, Book 100, leaf 14). For most of the eighteenth century these Salem streets are referred to as the "Street or Highway to Marblehead" (Summer Street), and the "Highway to the Pound" or "Highway to the Almshouse" (Broad Street) in property and other records. Only at the turn of the nineteenth century did they assume their modern names. Likewise, Cambridge Street, the lane which ran through the Neale properties northward toward Essex Street, was known as "Almshouse Lane" or "Meeting house Lane" in the middle of the seventeenth century and Cambridge Street at its end.

A second partition of the Neale properties occurred in 1799, after the deaths of David and Jonathan. Their heirs divided up the two estates between them, and Hannah Smith, the daughter of Jonathan, forty-three years old and recently widowed, was assigned "lot no. 7, together with the small old house thereon, bounded as follows: beginning at the southwesterly corner of the same on Broad Street and the southeasterly corner of Cambridge Street and from thence running northerly by Cambridge Street seventy feet, thence running eastwardly, straight to land of Woodbury, from thence running southerly by said Woodbury's land fifty-three feet to Broad Street, from thence running westerly one hundred and twenty-five feet on Broad Street to the first point -- together with the well upon this lot, to have and to hold the premises so assigned to the said Hannah Smith as aforesaid, to her and her heirs and assigns forever...." (E.C.R.D. Book 166, leaves 69-72).

Apparently Widow Smith was not content with the "small old house" on her new property, for the next year she demolished it and began

building a new house. For financing, she turned to a Broad Street spinster, Mary Hathorne. In the spring of 1800 Smith mortgaged "a certain piece of land, on which I am now building a dwelling house" to Hathorne for \$150 (E.C.R.D. Book 166, leaf 243). Smith's heirs eventually paid off the loan in 1842. The house that Widow Smith built was too large for her needs, so she periodically leased the half that bordered Cambridge Street to various tenants. Joseph Farmer, a Salem farmer, occupied the Cambridge street side from 1813 to 1825 (E.C.R.D. Book 201, leaf 60 and Book 206, leaf 131).

Hannah Smith died in early 1831 and her estate was partitioned among her heirs, sons George and Joseph Smith and the minor children of deceased son William Smith, in April of that year (Essex County Registry of Probate, Docket #25538). At this time her real estate, including "a lot of land situated in Broad Street valued at \$1200" and "a two-story dwelling house on said land valued at \$300" was divided into three lots. Lot number 1 constituted the western (Cambridge Street) end of the house and was granted to Joseph Smith and the minor heirs of William Smith, lot number 2 constituted the eastern (Broad Street) end of the house and was granted to George Smith, and lot number 3 constituted a lot of land situated on the northern border of the house, assigned to Joseph Smith and William Smith's heirs. From this date until after World War II, the house was formally divided into two residences.

For the remainder of the nineteenth century, the western half of the house, 19 Cambridge Street, was continuously occupied, while the eastern half of the house remained vacant for long periods of time. This was primarily due to the fact that the owners of 19 Cambridge Street used their property as a residence, while the owners of 10 Broad Street viewed their property as an "investment". In 1839 Joseph Smith, cabinetmaker, sold his "undivided half part" of 19 Cambridge Street to John Aaron, cabinetmaker, who occupied the western house of the house until the end of the century (E.C.R.D. Book 316, leaf 175). William Smith, the grown-up son of William Smith deceased, sold the other half part of the property to Aaron in 1841 (E.C.R.D. Book 323, leaf 249).

George Smith died shortly after the 1831 partition, and his son and widow retained possession of the eastern half of the house until 1842, when they sold it to Joseph Smith who in turn sold it to George W. Felton on the same day (E.C.R.D. Book 331, leaves 171-172). Felton was unable to finance the purchase, so he immediately mortgaged the property to mortgage broker George Wheatland, who in turn conveyed the mortgage to a succession of assignees (E.C.R.D. Book 331, leaf 173; E.C.R.D. Book 334, leaf 16; E.C.R.D. Book 416, leaf 140). Felton was not able to pay off the debt until 1865, after which he sold 10 Broad Street to Mary Wilson, who occupied the house until her death in 1883 (E.C.R.D. Book 691, leaf 180; E.C.R.D. Book 692, leaf 53).

Peter Ingoldsby, tanner, purchased 10 Broad Street in 1883 from the heirs of Mary Wilson (E.C.R.D. Book 1119, leaves 216-217). The Ingoldsby family lived in the house until Peter's death in the 1920s, after which his children and heirs transferred its title to their mother, Ellen Ingoldsby, who was in residence until 1931 (E.C.R.D. Book 2719, pages 237-238). In 1929, Mrs. Ingoldsby's son James, a

chemist and resident of 17 Cambridge Street, purchased the western half of the house, or 19 Cambridge Street, from the trustee of a trust earlier established by John Aaron, thus bringing both halves of Widow Smith's house into the possession of one owner (E.C.R.D. Book 2821, page 288).

Though 10 Broad Street/19 Cambridge Street was brought under single ownership in 1929, James Ingoldsby still maintained it as two properties. From 1930 until Hope Brown took up residence in 1954, both halves of the house were alternatively vacant or leased to a succession of short-term tenants, including Karl and Elinor Patten (19 Cambridge, 1940-1945) and James Civitarese, laborer (10 Broad, 1950-1954) (Salem Directories, 1930-55). The Ingoldsbys continued to reside at 17 Cambridge Street, next door. In 1945 Anna Florence Ingoldsby, administratrix of the estate of her father, James Ingoldsby, sold "19 Cambridge Street/10-10 1/2 Broad Street" to Hope Brown of Salem (E.C.R.D. Book 3416, page 158). Mrs. Brown did not move into the house until 1954, the same year that it was converted to a single-family house and "19 Cambridge Street" disappeared. After nearly thirty years in the house, Hope Brown retired to Castine, Maine in the early 1980s and sold 10 Broad Street to Ann Burke Neubert in 1983 (E.C.R.D. Book 7059, page 306). Neubert occupied the house until her death in 1990, after which her brothers and heirs conveyed the property to John T. Mastovich and Vonzella A. Moore-Mastovich, its present owners (E.C.R.D. Book 10759, page 64).

Documentation:

Essex County Registry of Deeds, Book 100, leaf 14

Partion of Neale family estate between David Neale and Jonathan Neale (Jr.).

Date recorded: May 26, 1753

E.C.R.D. Book 166, leaf 70

Partion of David Neale's and Jonathan Neale's "homesteads" by "Mary Neale, singlewoman, of the first part; Frederick Brown, mariner, and Abiel his wife of the second part; Jonathan Neale, yeoman, of the third part, Joseph Gardner, cordwainer, and Sarah his wife in her own right of the fourth part; Benjamin Neale, mariner, of the fifth part; David Neale, mariner, of the sixth part; Hannah Smith, widow, of the seventh part; and Isaac Osborne, fisherman, and Lydia his wife in her right of the eighth part, all of Salem in the County of Essex."

Conveyance to Hannah Smith, Widow: "lot no. 7, together with the small old house thereon. This lot is bounded as follows, beginning at the Southwesterly corner of the same on Broad Street and the Southeasterly corner of Cambridge Street, and from thence running Northerly by Cambridge Street seventy feet, thence running Eastwardly, straight to land of Woodbury, from thence running Southerly by said Woodbury's land fifty-three feet to

Broad Street, from thence running Westerly one hundred and twenty-five feet on Broad Street to the first point -- together with the well upon this lot, to have and to hold the premises so assigned to the said Hannah Smith as aforesaid, to her and her heirs and assigns forever...."

Date recorded: September 30, 1799

E.C.R.D. Book 166, leaf 243

Mortgage Deed granted to Mary Hathorne of Salem, Spinster, by Hannah Smith, Widow, in return for \$150 for the construction of a "dwelling house" on Cambridge and Broad Streets.

Date recorded: May 22, 1800

E.C.R.D. Book 201, leaf 60

Indenture between Hannah Smith, Widow, and Joseph Farmer, Carpenter, for the lease of "a lot of land in Cambridge Street bounding Westerly on that street twenty-two feet, Northerly on land in the possession of Osborne sixty-two feet, Easterly on other land of Smith seventy-one feet and four inches" for \$16.50 a year.

Date recorded: August 17, 1813

E.C.R.D. Book 206, leaf 131

Renewal of the lease made on August 17, 1813 for twelve years.

Date recorded: January 19, 1815

Essex County Registry of Probate, Docket #25538

Partition of Hannah Smith's real estate, consisting of "a lot of land situated in Broad Street valued at \$1200" and "a two-story dwelling house on said land valued at \$300", into three lots, including an eastern end of the house, a western end of the house, and a parcel of land behind the house.

Date recorded: April 5, 1831

E.C.R.D. Book 316, leaf 175

Grantor: Joseph Smith 4th of Salem, Cabinetmaker

Grantee: John Aaron of Salem, Cabinetmaker

Consideration: \$380

Conveyance of: "one undivided half part" of property situated in Salem, "beginning at the corner of Cambridge and Broad Streets and running thence North-easterly to the middle of the front door of the house on Broad Street, thence running Northerly through the house and chimney on a line parallel with the ends of the house to two feet beyond the house; then running Easterly two

feet from the back side of the house in a line with the house thirty feet, then running Northerly in a line with Cox's fence about twenty feet to land of Ireland, thence running Westerly by land of Ireland about thirty-three feet to Cambridge Street, then running Southerly by Cambridge Street about forty-eight feet to Broad Street, together with the part of the dwelling house standing on said described lot of land, the front door and stairs from cellar to garret and also a privilege in the well to be in common with the eastern end of the house." [The western end of the house -- "19 Cambridge Street" hereafter]
Date recorded: December 30, 1839

E.C.R.D. Book 323, leaf 249

Grantor: William Smith of Salem, Cabinetmaker
Grantee: John Aaron of Salem, Cabinetmaker
Consideration: \$350
Conveyance of: "one undivided half part" of 19 Cambridge Street
Date recorded: May 13, 1841

E.C.R.D. Book 331, leaf 171

Grantors: George E. Smith of Salem, Pianofort Manufacturer, and Mary Smith of Salem, Widow
Grantee: Joseph Smith of Salem, Stable Keeper
Consideration: \$200
Conveyance of: the eastern end of "the house standing on the East corner of Broad and Cambridge Streets" ["10 Broad Street" hereafter].
Date recorded: May 14, 1842

E.C.R.D. Book 331, leaf 172

Grantor: Joseph Smith of Salem, Livery Stable Keeper
Grantee: George W. Felton of Salem, Cordwainer
Consideration: \$500
Conveyance of: 10 Broad Street
Date recorded: May 14, 1842

E.C.R.D. Book 331, leaf 172 verso

Mortgage Deed granted to George Wheatland of Salem by George W. Felton of Salem, Cordwainer, in consideration of \$500.
Date recorded: May 14, 1842

E.C.R.D. Book 334, leaf 16

Assignment of Mortgage Deed to 10 Broad Street from George Wheatland to Benjamin Goodhue of Salem, Yeoman, for

\$412.

Date recorded: November 4, 1842

E.C.R.D. Book 416, leaves 140-141

Assignment of Mortgage Deed to 10 Broad Street from the heirs of George Wheatland, recently deceased, to Robert E. Bemis of Chicopee, Massachusetts.

Date recorded: September 5, 1849

E.C.R.D. Book 691, leaf 180

Release of Mortgage on 10 Broad Street and debt of George W. Felton by Robert E. Bemis.

Date recorded: October 24, 1865

E.C.R.D. Book 692, leaf 53

Grantor: George W. Felton of Malden, Massachusetts

Grantee: Mary Wilson of Salem, Widow

Consideration: \$900

Conveyance of: 10 Broad Street

Date recorded: October 24, 1865

E.C.R.D. Book 1101, pages 118-119

Grantor: John Aaron of Salem, Cabinetmaker

Grantee: Jacob Agge of Salem, Blacksmith

Consideration: \$1 and other valuable considerations

Conveyance of: 19 Cambridge Street "in trust": "I, the said John Aaron to have the use, income, and occupation of the same during my life. After my decease my wife Mary to have the use, income, and occupation of the same during her life so long as she shall remain my widow. At my wife's decease or in the event of her marrying again the trustee shall transfer and convey the said estate free from said trust to my two daughters, Mary E. Aaron and Ruth A. Aaron, to have and to hold to them and their heirs forever, provided however that the said Mary E. and Ruth A. shall pay to my daughter Sarah A. Walker the sum of twenty-five dollars or if she not be living to her daughter Abigail."

Date recorded: February 14, 1883

E.C.R.D. Book 1119, page 216

Grantors: Frederick A. White and Anne White in her right, of Lowell, and Charles L. Cushman and Mary E. Cushman in her right, of Salem

Grantee: Peter Ingoldsby of Salem

Consideration: \$1000

Conveyance of: 10 Broad Street "free from all incumbrances"
Date recorded: November 17, 1883

E.C.R.D. Book 2719, pages 237-238

Grantors: J. Arthur Pare and Elisabeth G. Pare in her own right, Carl J. Thayer and Helene M. Thayer, his wife in her own right, Peter G. Ingoldsby, William F. Howatt and Walter J. Howatt, and James J. Ingoldsby, all of Salem
Grantee: Ellen Ingoldsby of Salem
Consideration: paid
Conveyance of: 10 Broad Street, "with quitclaim covenants"
Date recorded: April 29, 1927

E.C.R.D. Book 2821, page 288

Grantor: Francis E. Rafter, "Trustee under a certain instrument in writing dated February 14, 1883 and recorded in the Registry of Deeds for the County of Essex (South District) Book 1101, page 118 by power conferred by Essex County Probate Court, and every other power"
Grantee: James J. Ingoldsby of Salem
Consideration: \$1900
Conveyance of: 19 Cambridge Street, "a certain parcel of land and building situated in said Salem on the corner of Broad and Cambridge Streets bounded as follows: Southerly on Broad Street and Westerly on Cambridge Street and on the other sides by land formerly of Wilson and land of Sleuman."
Date recorded: October 16, 1929

E.C.R.D. Book 3416, page 158

Grantor: Anna Florence Ingoldsby, Administratrix of the Estate of James J. Ingoldsby
Grantee: Hope Brown of Salem
Consideration: \$3200
Conveyance of: 19 Cambridge Street/10 - 10 1/2 Broad Street
Date recorded: July 13, 1945

E.C.R.D. Book 7059, page 306

Grantor: Hope Brown of Castine, Maine
Grantee: Ann Burke Neubert
Consideration: \$88,500
Conveyance of: 19 Cambridge Street/10 - 10 1/2 Broad Street
Date recorded: February 17, 1983

E.C.R.D. Book 7783, page 170

Grantor: Ann Burke Neubert

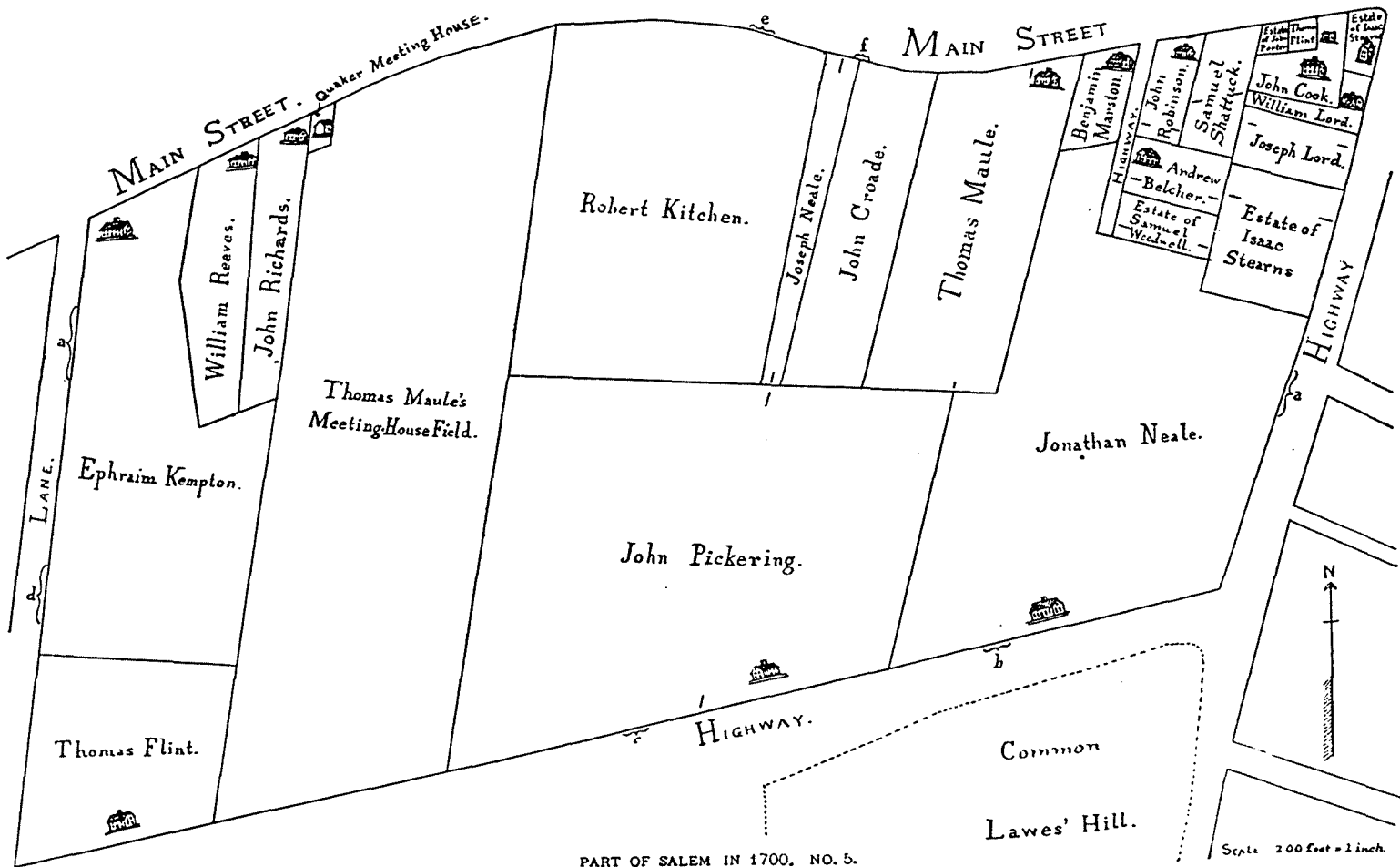
Grantee: Michael and Christopher Neubert
Consideration: \$1 and other real and valuable considerations
Conveyance of: 19 Cambridge Street/10 - 10 1/2 Broad Street
Date recorded: June 6, 1985

E.C.R.D. Book 9827, page 349

Grantor: Michael Neubert of Hartford, CT, and Christopher Neubert of Boston
Grantee: Ann Burke Neubert
Consideration: \$1 and other real and valuable considerations
Conveyance of: 19 Cambridge Street/10 - 10 1/2 Broad Street
Date recorded: December 20, 1988

E.C.R.D. Book 10759, page 64

Grantor: Christopher Neubert, Administrator of the Estate of Ann Burke Neubert
Grantees: John T. Mastovich and Vonzella A. Moore-Mastovich
Consideration: paid
Conveyance of: 10 Broad Street
Date recorded: April 16, 1991

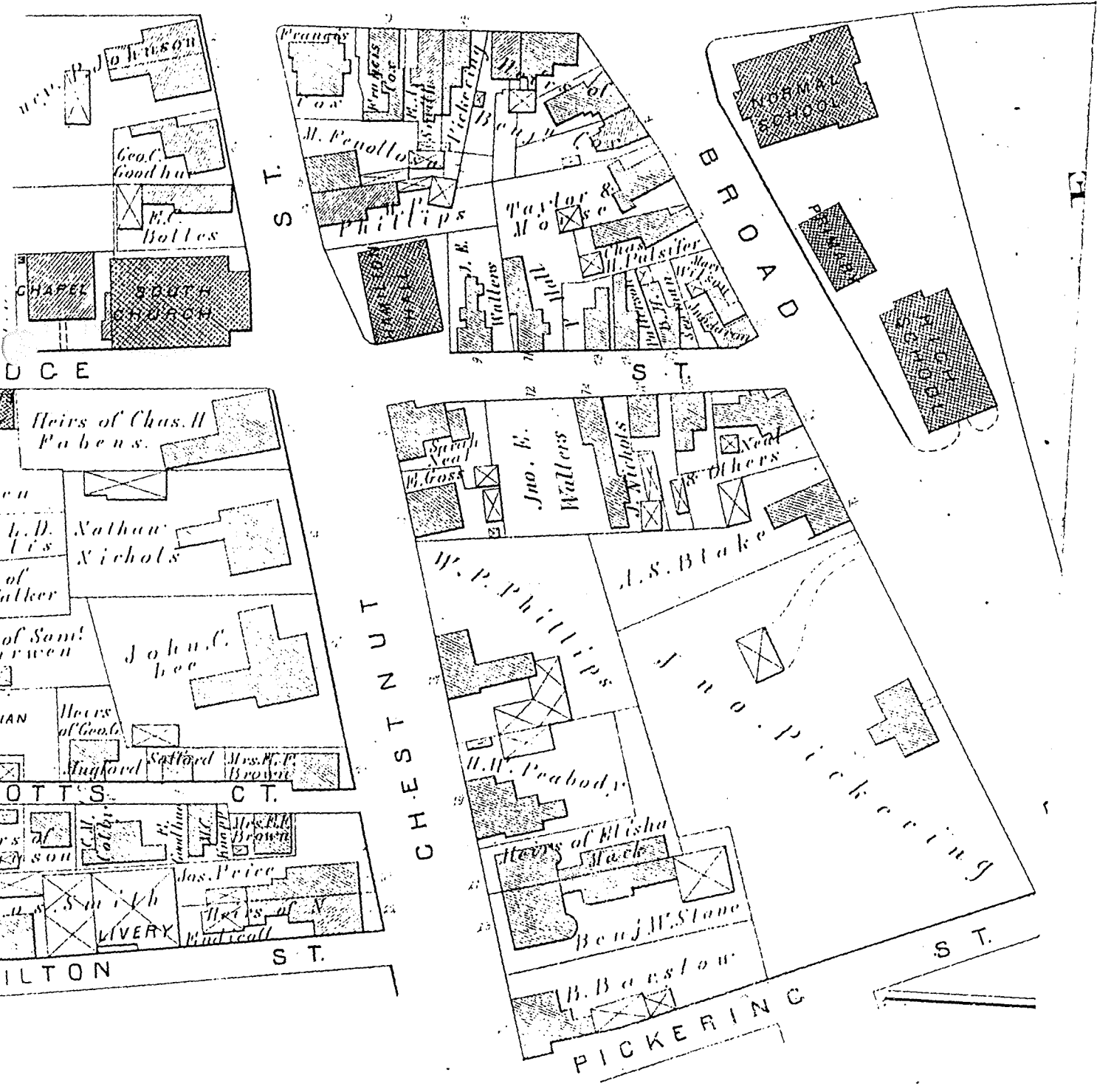


PART OF SALEM IN 1700. NO. 5.

Scale 200 feet = 1 inch.



1851 Atlas of Salem



1874 Atlas of Salem