

Historic Salem incorporated

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

31 Broad Street

Built in 1846 for Charles M. Richardson, Purveyor of Hardware

History of the Property:

The lot on which 31 Broad Street sits is the former site of the seventeenth- and eighteenth-century western common land of Salem and a bordering parcel of the large Hathorne estate (See inserted Map of Salem in 1780). One of the founding members of the famous Hathorne family, the merchant John Hathorne, bought the land adjoining the common pasture from Resolved White and Lott Gourdling, respectively, in 1680-81 (Essex County Registry of Deeds Book 5, leaf 101; E.C.R.D. Book 6, leaf 21). A century later, after Broad Street was laid out, the small strip of remaining common land bordering the farm of "ye worshipful Major Hathorne" was the site of "the Salem Circus" (Sidney Perly, "Part of Salem in 1700", The Essex Antiquarian IV (1900): 97-102).

When the scattered Hathorne holdings, including the family "mansion house", were partitioned by the Court of Common Pleas in 1808, the Broad Street property, was conveyed to Luke Brooks, trader and

grocer, a grandson of Major Hawthorne (E.C.R.D. Book 185, leaves 2-3). Several years later, Brooks purchased the adjoining common land from "the inhabitants of the town of Salem" for \$41.60 (E.C.R.D. Book 186, leaf 255), thus forming the lot on which 31 Broad Street was later to sit.

Brooks maintained the old Hathorne farm buildings along the newly-laid-out Hathorne Street, but did not build on the Broad Street lot. He resided with his wife Mary on Water Street, near his grocery business (Salem Directories, 1836-1846). In 1845 Charles M. Richardson, hardware merchant, bought the "certain parcel of real estate....bounded by Broad Street and Hathorne Street" with no extant buildings, from Brooks (E.C.R.D. Book 357, leaf 163). Richardson operated a business at 207 Essex Street and resided at 4 Broad Street at the time of the transfer (Salem Directory of 1846). In 1846 he erected the former and present 31 Broad Street, which is clearly indicated on the 1851 Map of Salem (inserted).

The Richardson family lived in their new house from 1846 to 1884, during which time Charles Richardson expanded his Essex Street hardware business. In the latter year, he sold "a certain parcel of land with the buildings thereon situated in said Salem and bounded Northerly on Broad Street....and Easterly on Hathorne Street...." to Clarence Hayward (E.C.R.D. Book 1136, page 74). Hayward, a salesman in Boston, and his family lived in the house until 1913. In April of that year, the executors of Hayward's estate, his children, conveyed the property to William F. Cass, owner of Cass & Daley Shoe Company at 24 Saunders

and 28 Goodhue Streets (E.C.R.D. Book 2207, page 46).

Cass found himself in an overextended position in 1926 and declared bankruptcy. The court-appointed Trustee in Bankruptcy, Guy C. Richards of Beverly, conveyed Cass's residence to his brother John L. Cass in May of that year (E.C.R.D. Book 2679, page 90). John Cass held on to the property for only a few months, and then sold it to Bessie M. Strangman, the wife of Dr. William Strangman, a dentist with offices at 208 Essex Street (E.C.R.D. Book 2694, page 483).

Upon Dr. Strangman's retirement nearly twenty years later, the Strangman family decided to move to Rockport and sold the house to Lincoln and Elizabeth Davis in 1944 (E.C.R.D. Book 3366, page 71). Mr. and Mrs. Davis transformed the residence into the "Davis Nursing Home" shortly thereafter, the first of its two institutional functions in the twentieth century (Salem Directories, 1946-1959). After operating the nursing home for thirteen years, the Davis couple sold 31 Broad Street to Richard and Ellen Rulon of Salem, who owned it for only two years (E.C.R.D. Book 4612, page 96). In 1961 the Rulons sold the property to the Roman Catholic Archbishop of Boston, "A Corporation Sole" (E.C.R.D. Book 4769, page 57). From that date until 1973, the house functioned as the Catholic Charities Center of the North Shore, with the Reverend John J. Tierney in residence and serving as director (Salem Directories, 1961-1973).

31 Broad Street returned to a residence in 1973 when the Archbishop of Boston, then Humberto Madeiros, conveyed the property to

Peter and Barbara Copelas, owners of Peter's Laundry in Salem (E.C.R.D. Book 6018, page 726). In two transactions of September, 1987, Peter Copelas transferred the property to his wife, who in turn conveyed it to the newly-established Boone Realty Trust (E.C.R.D. Book 9171, page 179; E.C.R.D. Book 9173, page 22). Two years later, the Trustees of the Trust, Barbara Copelas and Linda Copelas Jones, sold the property to Stephen Grasberger and Katherine Van Dyke, its present owners (E.C.R.D. Book 10156, page 334).

Documentation:

Essex County Registry of Deeds, Book 5, leaf 101

Grantor: Resolved White, Yeoman

Grantee: John Hathorne, Merchant

Consideration: paid

Conveyance of: land bordering the common land and Pickering Estate

Date Recorded: 1680

Essex County Registry of Deeds, Book 6, leaf 21

Grantor: Lott Gourdling, Sadler

Grantee: John Hathorne, Merchant

Consideration: paid

Conveyance of: land bordering the common land

Date Recorded: 1681

Essex County Registry of Deeds, Book 185, leaf 2

Grantors: Divisional Deed of Hathorne property; Joseph Hathorne
& others

Grantee: Luke Brooks

Consideration: none

Conveyance of: "...the Northerly part of lot no. 2 of the old plan bounding Northerly on Broad Street eighty-five feet and six inches Easterly on Hathorne Street one hundred and eighty feet southward from Broad Street, thence running Westerly acrost said lot no. 2 at right angles from Hathorne Street till it comes to Suzannah Hathorne's land, then running Northerly bounding Westerly on said Suzannah's land to Broad Street one hundred and fifteen feet more inches. Also lot no. 24 of the old plan and is bounded Westerly on Hathorne Street.....to Pickering's land"

Date Recorded: June 1, 1808

Essex County Registry of Deeds Book 186, leaf 255

Grantors: Inhabitants of the Town of Salem

Grantee: Luke Brooks

Consideration: \$41.60

Conveyance of: ".....a certain piece of land situate in Salem aforesaid bounding Northerly on Broad Street eighty-four feet six inches, Easterly on Hathorne Street seven feet four inches, Southerly on land of said Brooks eighty-four feet ten inches, Westerly on land of said Inhabitants conveyed to Suzannah Hathorne four feet with the appurtenances."

Sage Recorded: September 12, 1809

Essex County Registry of Deeds Book 357, leaf 163

Grantors: Luke and Mary Brooks of Salem

Grantee: Charles M. Richardson of Salem

Consideration: \$1100

Conveyance of: ".....a certain parcel of real estate situate in said Salem and bounded as follows: Northerly on Broad Street eighty-four feet and six inches, Easterly on Hathorne Street one hundred and fifteen feet and three inches, Southerly and from Broad Street, thence running Westerly across the lot no. 2 in the divisional deed recorded Essex County Registry of Deeds Book 185, Leaf 2 at right angles with Hathorne Street till it comes to land formerly of Suzannah Hathorne, now of Savage, thence running Northerly bounding Westerly land formally of Suzannah now of Savage to Broad Street one hundred and nineteen feet and nine inches, hereby meaning to conveyed to us in the before named division deed lying on Broad Street with the premises conveyed to Luck Brooks by the Town of Salem in their deed recorded

Essex County Registry Book 186 Leaf 255."

Date Recorded: August 5, 1845

Essex County Registry of Deeds Book 1014, leaf 251

Grantor: William O. Thayer

Grantee: Sarah M. Richardson, Widow

Consideration: \$1100

Conveyance of: land bordering Hathorne Street, "running Southerly eighty feet".

Date Recorded: April 15, 1879

Essex County Registry of Deeds Book 1136, page 74

Grantor: Charles M. Richardson of Salem

Grantee: Clarence Haywood of Salem

Consideration: \$5500

Conveyance of: "....a certain parcel of land with the buildings thereon situated in said Salem and bounded as follows: Northerly on Broad Street eighty-four feet and six inches, Easterly on Hathorne Street one hundred and ninety-five feet and three inches, Southerly by land of Tuttle eighty-five feet and six inches, and Westerly by land of Tuttle and land of Savage one hundred and ninety-nine feet and nine inches, meaning to convey hereby the premises conveyed to us by Luke Brooks and wife to

said Charles M. Richardson by deed recorded in Essex Registry Book 357, leaf 163 and William O. Thayer to Sarah M. Richardson in Book 1014, leaf 251, the said Charles being the sole heir of the said Sarah."

Date Recorded: September 15, 1884

Essex Country Registry of Deeds, Book 2207, page 46

Grantors: Emma F. Hayward, et. al.

Grantee: William F. Cass of Salem

Consideration: paid

Conveyance of: 31 Broad Street

Date Recorded: April 1, 1913

Essex County Registry of Deeds, Book 2679, page 90

Grantor: Guy C. Richards of Beverly, Trustee in Bankruptcy

Grantee: John L. Cass

Consideration: \$7500

Conveyance of: 31 Broad Street

Date Recorded: May 14, 1926

Essex County Registry of Deeds, Book 2694, page 483

Grantor: John L. Cass of Salem

Grantee: Bessie M. Strangman

Consideration: paid (the property was purchased with a \$8000 mortgage from the Salem Savings Bank)

Conveyance of: 31 Broad Street

Date Recorded: August 21, 1926

Essex County Registry of Deeds, Book 3366, page 71

Grantors: William F. Strangman and Bessie M. Strangman

Grantees: Lincoln and Elizabeth Davis

Consideration: paid

Conveyance of: 31 Broad Street

Date Recorded: April 10, 1944

Essex County Registry of Deeds, Book 4612, page 96

Grantors: Lincoln and Elizabeth Davis, d/b/a/ "Davis Nursing Home"

Grantees: Richard and Ellen Rulon

Consideration: paid

Conveyance of: 31 Broad Street

Date Recorded: October 21, 1959

Essex County Registry of Deeds, Book 4769, page 57

Grantors: Richard and Ellen Rulon

Grantee: the Roman Catholic Archbishop of Boston

Consideration: paid

Conveyance of: 31 Broad Street

Date Recorded: May 10, 1961

Essex County Registry of Deeds, Book 6018, page 726

Grantor: the Roman Catholic Archbishop of Boston, "A Corporation Sole"

Grantees: Peter Copelas Jr. and Barbara H. Copelas

Consideration: \$55,000

Conveyance of: 31 Broad Street

Date Recorded: September 28, 1973

Essex County Registry of Deeds, Book 9171, page 179

Grantors: Peter and Barbara Copelas

Grantee: Barbara Copelas

Consideration: \$1 and other valuable considerations

Conveyance of: 31 Broad Street

Date Recorded: September 4, 1980

Essex County Registry of Deeds, Book 9173, page 22

Grantor: Barbara Copelas

Grantees: Barbara Copelas and Christopher Copelas,
Trustees of the Boone Realty Trust

Consideration: \$1 and other good and valuable considerations

Conveyance of: 31 Broad Street

Date Recorded: September 4, 1980

Essex County Registry of Deeds Book 10156, page 334

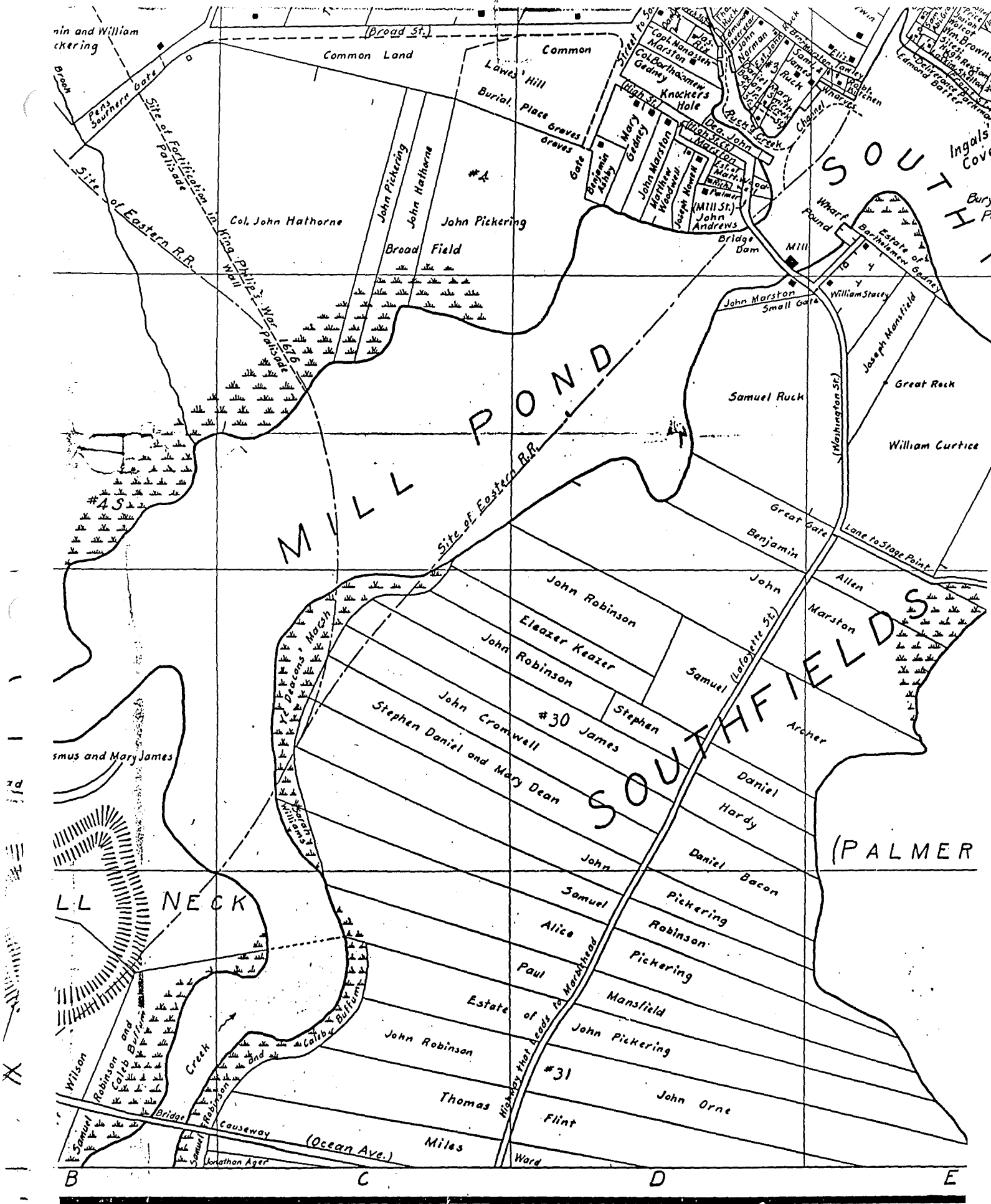
Grantors: Barbara Copelas and Linda Copelas Jones,
Trustees of the Boone Realty Trust

Grantees: Stephen Grasberger and Katherine Van Dyke

Consideration: paid

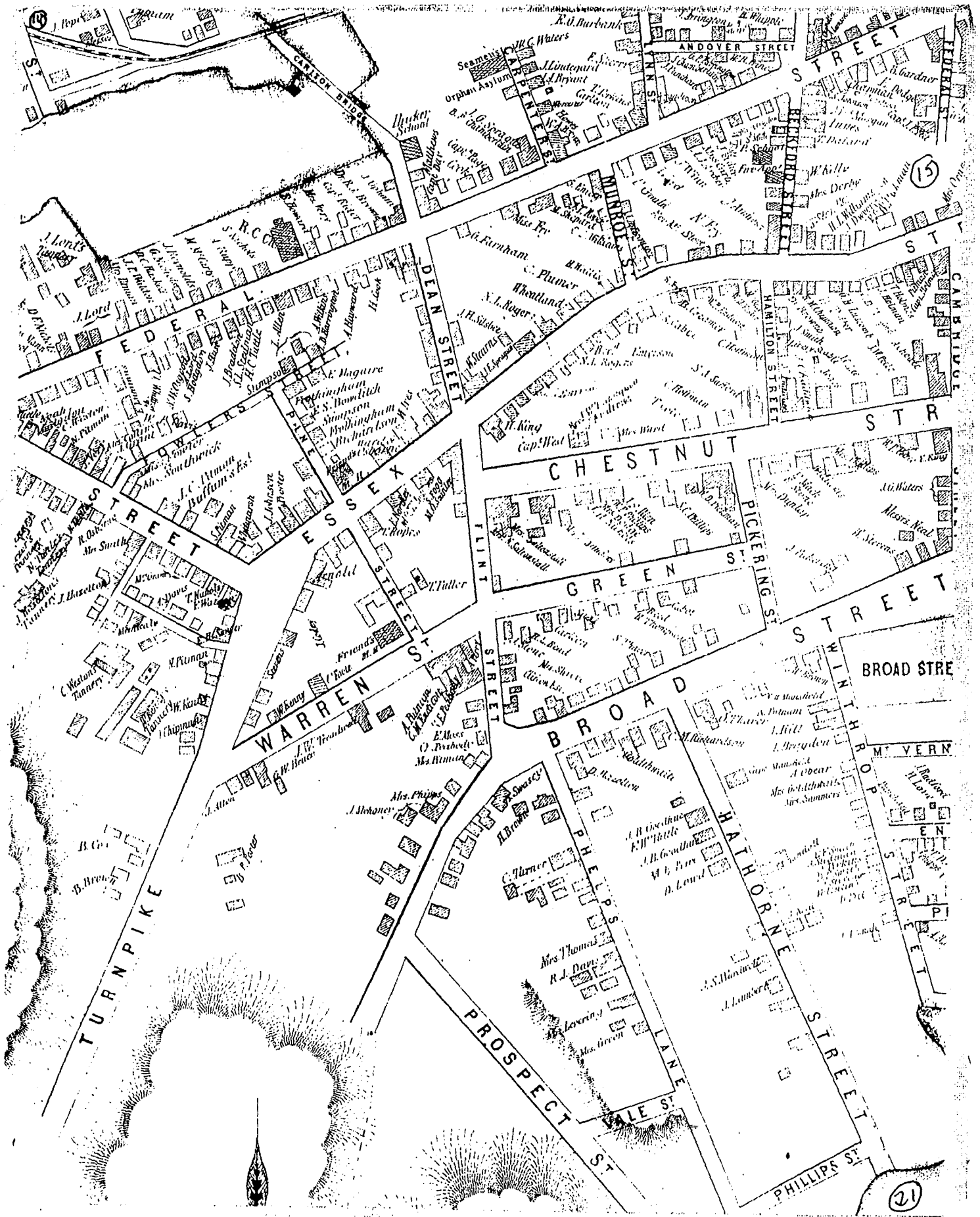
Conveyance of: 31 Broad Street

Date Recorded: September 19, 1989.



1880 Map of Salem

1851
map of Salem



DOCUMENTATION

() indicate researcher's words

Book page

357 163 July 31, 1845

Luke Brooks and Mary his wife of Salem for \$1100 sell to Charles M. Richardson of Salem a certain parcel of real estate bounded on N. by Broad St. 84'-6" ; on E. by Hathorne St. 115'-3"; then running W. across lot #2 in the division deed Book 185 p. 2 at right angles to Hathorne St. till it comes to land formerly of Susannah Hathorne, now of Savage ; then running N. to Broad St. 119'-9". Meaning to convey premises conveyed to us Book 186 p. 225

City of Salem Tax Records

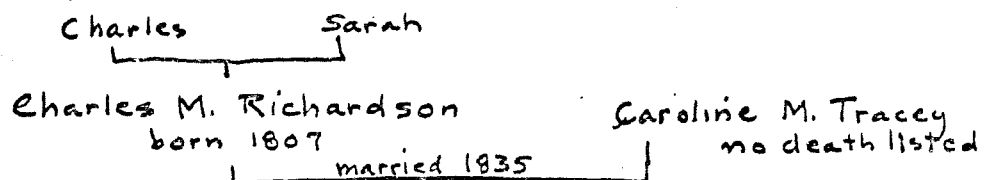
(all addresses were pencilled notations)

valuation

Ward 3

1844	Chas. M. Richardson	(no real estate) (pencil note)	4 Broad	
1845	" " "	new house	4 Broad	
1846	" " "	house finish	33 Broad	2000
1847	" " "	house	39 Broad	3000
1849	" " "	"	31 Broad	3000

Vital Statistics (only go until 1850)



(can find no children listed before 1850)

(By 1866 the property is held by Sarah Richardson, widow. Probably a 2nd wife ; as another Charles M. Richardson, a son, appears in a deed in 1884)

Book
1014

Page
251 May 1866

(2)

William O. Thayer for \$1100 sells to Sarah M. Richardson, widow of Salem a parcel of land (an adjacent lot on Hathorne St. abutting Goodhue, Savage and Richardson.)

1136 74 September 13, 1884

Charles M. Richardson of Salem for \$5500 sells to Clarence Hayward of Salem a parcel of land with buildings there on bounded: on N. by Broad St. 84'-6"; on E. by Hathorne St. 195'-3"; on S. by land of Tuttle 85'; on W. by land of Tuttle and land of Savage 199'-9". Meaning to convey the premises conveyed by Luke Brooks Book 357 p. 163 and by William O. Thayer to Sarah M. Richardson Book 1014 p. 251, the said Charles being sole heir of Sarah.

2207 46 April 1, 1913

Emma F. Hayward of Salem, Ralph C. Hayward of Portland Me., Mabel B. Hayward of Portland, for \$1 paid by William F. Cass sell a certain parcel with buildings thereon described: bounded on N. by Broad St. 84'-6"; on E. by Hathorne St. 110'-3"; on S. by land now or formerly of Sluman 85'; on W. by land now or formerly of Savage 110'-3", measurements being more or less as the fences stand. Being a portion of the premises conveyed Clarence Hayward Book 1136 p. 74. For our title see will of Clarence Hayward.

2679 90 May 14, 1926

Guy C. Richards, trustee in Bankruptcy of William F. Cass of Salem sells title of hereinafter described real estate for

\$7500 to John L. Cass. (property description same as above.)
Being premises conveyed Book 2207 p. 46. Joanna, wife
of William releases dower.

2694 483 August 21, 1926

John L. Cass of Salem grants to Bessie M. Strangman, wife of
William F. Strangman land and buildings. (same description) Being
land conveyed me Book 2679 p. 90

3125 232 and 233 August 24, 1937

William F. and Bessie M. Strangman of Salem sell to Elizabeth
hawlor of Marblehead, who in turn sells back to the Strangmans
the land and buildings (described above.) Being premises
conveyed to Bessie M. Strangman Book 2694 p. 483.

3366 71 April 10, 1944

William F. and Bessie M. Strangman of Salem sell to Lincoln F. and
Elizabeth P. Davis land and buildings bounded: on N. by Broad
St. 84'-6"; on E. by Hathorne St. 110'-3"; on S. by land now or
formerly of Sprague 85'; on W. by land now or formerly of
Savage 110'-3", measurements more or less as the fences stand.
Being same premises conveyed Book 3125 p. 233

4612 96 October 21, 1959

Lincoln F. and Elizabeth P. Davis of Salem sell to Richard M.
and Ellen M. Rulon land and buildings (described above)
Being same premises conveyed Book 3366 p. 71

4769 57 May 10, 1961

④

Richard M. and Ellen M. Rulon sell to the Roman Catholic Archdiocese of Boston land and buildings. (described above) For our title see Book 4612 p. 96

6018 726 October 4, 1973

The Roman Catholic Archdiocese of Boston sells to Peter Jr. and Barbara H. Copelas land and buildings. (described above) For grantor's title see Book 4769 p. 57

Summary

The answer to the title search of this gracious 19th Century home is found in the Salem Tax Records. In 1844, Charles M. Richardson was boarding at 4 Broad St, paying no real estate taxes. A year later, he still lives at 4 Broad, but is building a new house. And by 1846 he lives in and pays taxes on his new house, noted "finish." There does seem to be a bit of confusion as to what the number of the house is to be - it is noted as "33", "39", and finally "31." But Richardson didn't own other land on Broad St. so we know it is the same house. This house should have a historic sign with the building dated 1846.