

The factory complex at 50 Grove St. has had vast changes over the 157 years of its existence. Many buildings have been erected and additions made on the site. Unfortunately, most fell victim to either fire or the wrecker's ball. One sturdy, wooden building standing on the corner of Grove and Harmony Grove Rd. is still intact.

After an extensive search of available records, a positive date of construction could not be determined. Staley McDermet, preservation architect, accompanied this researcher, on April 14, on an inspection of the building to explore possible architectural clues as to the date. Staley was impressed by the stability of the building and thought it would be a good candidate for restoration. After this inspection we were still unable to determine the date. Staley recommended that the prospective buyers, Mr. and Mrs. Weinstein may benefit by having Frederic C. Detwiller, architectural preservationist, conduct a study on the construction and significance of this building.

Joyce King  
April 15, 1981

50 Grove Street

The land on which this factory complex stands was a small portion of a 21 acre parcel owned by Eleazer Pope in the early 1800's. Mr. Pope utilized his acreage as mowing and pasture land. At the time of his death, which occurred on Feb. 17, 1818, an inventory of his estate was taken:

a lot of land in Salem with a dwelling house and part of a dwelling house and other buildings \$1,200

21 acres of land -Lot #1 partly in Salem and partly in Danvers \$1,575

5 acres of land - Lot #2 at Danvers \$350

lot of land #3 called Tucker lot \$700

7 acres of land #4 taken from the horse pasture \$385

7 common rights in the horse pasture \$175

(Probate #22400)

The estate was divided by the children of Eleazer and Esther (Buxton) Pope viz: Mary P. Buxton, Esther P. Grant, Eleazer Pope, Stephen Pope and Gertrude Pope.

It is the portion set aside for Esther Grant, as her share, on which this factory now stands. On Sept. 26, 1822 the heirs sold to Esther a piece of land in Danvers ( now Salem, the boundary then being the west side of Grove St.) beginning at the southwest and run northwest "by the road as the wall now stands" 44 rods, 19 links; then run southwest by land of Buxton 25 rods; then run southeast 45 rods, 71 links by the mill pond to the first bounds. This lot contained 3 acres, 34 poles and 191 links. (book 232 page 250)

On August 27, 1824 Henry Grant, merchant and his wife Esther, in her own right, sold a portion of their land to Elijah Hanson, for the sum of \$400. The land was bound on the road to Northfields by two courses, 7 rods 5 links and 11 rods; then bound by other land of Henry and Esther 9 rods 12 links until you reach Fryes Mill Pond then by the pond to the beginning. Also the privilege to lay an aqueduct from Buxton's spring through the land of said Henry and Esther provided Buxton consents. Also, Hanson shall use and enjoy in common the aqueduct for his tan yard only, the water in the spring in said Henry and Esther's lot adjoining. (book 237 page 191)

On Sept. 23, 1824 Elijah A. Hanson of Salem, tanner, was granted for the sum of \$10 a certain privilege in a parcel of land by Joshua and Mary P. Buxton. The privilege is thus described: digging a cistern 15 feet square at or near the spring in said lot and of laying a log through the valley in said lot, to keep the same cistern and aqueduct in good repair. The said Hanson being required to place a watering throth in said lot and a log to convey the water to the same and to keep the same in good repair so long as he or his heirs or assigns shall use the privilege. (book 236 page 207)

Mr. Hanson probably built his tannery late in 1824 after the purchase of the land and the securing of his water supply. By 1826, Mr. Hanson evidently had financial difficulties for on Sept. 11 of that year he and his partner Augustus Converse assigned their tan yard, in Danvers near Fryes Mills, to Jonathan Shove and William E. Hacker in trust. (book 243 page 91)

The tax records, stored at the Danvers Archival Center, follow the progress of the tan yard and the change in partnership:

Danvers

1827 William E. Hacker and Jonathan Shove as assignees of  
Converse and Hanson -

tan yard and buildings	true value	\$2,000
reduced value		120
personal estate		8,000
	tax	\$ 6.72
	personal tax	<u>26.88</u>
	total	33.60

1828 Elijah Hanson - pt barkhouse, buildings and vats \$800  
Eleazer Pope Jr.

1829 Elijah Handson, of Salem - pt of barkhouse true val. \$800  
Eleazer Pope - buildings and vats, part of tannery 800

1830 Elijah Hanson part of building and tan yard 40 vats \$1,000  
William Nichols part of Hanson's tan yard \$300  
Jona Nichols " " " "  
Jacob Putnam " " " "  
Soloman Varney " " " "  
James Lord " " " "  
Samuel Nichols " " " 200  
J. Pitman " " " 150

1831 Elijah Hanson tan yard and buildings \$2,000

1833 Elijah Hanson " " "

1834 " " " " "

1835 " " " " "

On Dec. 8, 1842 reports of a fire indicate a drastic change at the tannery site:

" 2 AM a large building, near Frye's Mills, attached to the tannery of Elijah A. Hanson. Loss \$2,600." (Felt's Annals)

"Elijah Hanson's tannery on Grove street, burned." (Records of Grant's Store Boston St.)

It was about this time that the boundary lines between Danvers and Salem were changed. This put Hanson's tannery on the Salem side for the first time. The Salem Street Department hung street signs one of which was recorded viz:

"Jona Kimball erected a sign for Grove St. on the North east corner of Elijah Hanson's barn."

Also listed in the Street Department books are two permits regarding this property:

1849 Elijah Hanson built an addition to tan house on Grove St.

1850 Elijah Hanson built addition to barn on Grove St.

In 1850 a federal census was taken, this gives some insight as to Elijah's personal life:

96 Boston St. (formerly Frye's Tavern)

Elijah A. Hanson	age 51	tanner	prop. val. \$5,400	born N.H.
Margaret	"	" 50		" Mass
Hannah Barker	"	" 40		" "
Margaret	"	" 28		" "

The Salem tax records follow Mr. Hanson's house and tannery:

1853	Elijah Hanson	house	\$2,000	
		tannery	3,500	
		land	500	
		lot of land	2,000	(Poor's)
1854	Elijah Hanson	house 96 Boston St.	\$3,000	
		tannery and building and land Grove St.	\$4,500	
1855	no listing			
1856	Elijah Hanson	house 96 Boston St.	\$3,000	
		tan yard	4,500	
		land Tremont St.	200	
1859	Elijah Hanson	house 96 Boston St.	\$3,000	
		tan yard Grove St.	4,500	

In 1860 the federal census gave an industrial report, Mr. Hanson is listed as:

E. A. Hanson	tanner	capital	\$30,000	
	Raw material used -	10,000 hides		\$40,000
		450 cords of Hemp		
		bark		4,500
		other		1,500
	12 horse power steam			
	employs -	6 men at \$180 per month		
	annual product -	19,400 sides upper leather		\$53,000

1862 tax records:

Elijah A. Hanson - tannery	3 buildings and steam power	\$1,000
	machinery	500
	200 vats	1,000
	land 84,316 sq. ft.	2,000
	total	<u>\$4,500</u>

1864 - Elijah Hanson - tannery 3 buildings and steam power  
 200 vats  
 (said to be sold to Proctor of Danvers) land

1866 Elijah Hanson - tannery	3 buildings	\$1,000
	steam power	500
(Thomas E. Proctor \$10,000 stock in vats)	200 vats	1,000
	land	3,000
	total	<u>5,500</u>

1867 Elijah Hanson tannery 3 buildings  
 Thomas E. Proctor \$10,000 stock in vats  
 (notation written in pencil "James Dugan \$5,000 in stock  
 in vats - paid \$11,500 for the estate)

On March 23, 1868 Elijah A. Hanson sold to James Dugan "the land with tannery buildings and steam mill thereon and the engine and all machinery, tools and fixtures belonging to me in said buildings", for the sum of \$11,500. Also the adjoining flats "to the thread of the stream and intersert in the aqueduct which conveys water to the tannery and fountain as by deed of Buxton book 236 page 207". The land was bound by Grove St. "by various courses as the fence stands 419.3 feet; by John Nichols 125 feet; by John Huse 50 feet and by the Mill Pond to the beginning point of "Fryes Mill Dam". (book 742 page 18)

The 1868 tax records and valuation assessments substantiate the change in ownership and notes an addition to the complex:

tax - James Dugan paid \$11,500 - "Has \$5,000 worth of stock in vats - 3 buildings and one in process of erection

valuation James Dugan  
 house 101 Mason St. \$2,000  
 house 20 River St. 300  
 house 93 Mason St. 500  
 tannery and buildings & vats on Grove St. 4,000  
 (note in pencil - Carrier shop \$2,500)

Before passing on to the new owner, Mr. Dugan, it may be of interest to insert a little more information about Elijah Hanson.

Mr. Hanson was the son of Robert and Anna (Austin) Hanson and was born in Dover N.H. on Nov. 1, 1797. Elijah came to Salem in 1817 wher he found employment as a tanner. In 1824, as stated previously, he built his tannery on Grove St. On August 22, 1836 he married Mrs. Margaret (Barker) Morgridge, daughter of Capt. Samuel and Margaret (Lerock) Barker.

The couple purchased the house #96 Boston St. on August 14, 1838. This comprised one half of Frye's Tavern a popular oasis for travelers and frequenters in the early 1800's.

Margaret Hanson died on June 25, 1864 at the age of 65. Her husband remained at the house # 96 Boston St. and finally gave up his business in 1867. Shortly after his retirement, Mr. Hanson, passed away on Oct. 2, 1869. His probate #41452 included a will, written Nov. 17, 1866, in which all the estate was left in trust to "my late wife's sister Hannah Barker and niece Margaret M. Barker."

The inventory was given as:

no real estate

Personal:

- MTG of James Dugan \$6,500
- 2 shares in Mechanic Hall \$60
- Bonds \$2,576
- Lot in Harmony Grove \$100 (Amaranth Path-Lot 29)
- furniture \$450
- pew Barton Sq. Church
- Silver \$77
- Gold watch \$60
- Gold chain \$10
- Boydells Shakespear 2 vol. \$30
- Wonometer \$10
- Robe \$5

TOTAL -- \$9,878



## 1869 Tax

Tannery & vats	\$5,500	owner James Dugan
Currier shop	3,000	
(new building for currier shop new building out vats)		

## Valuation

James Dugan

house 101 Mason St.	\$2,200
house 20 River St.	500
tannery buildings &vats	5,500
currier shop	3,000

## 1870 Tax

160 vats and tannery buildings	\$5,500	owner Jms Dugan
currier shop	3,000	
land	4,000	

The industrial report for the year 1870 states:

J. Dugan Tannery 20 horse power steam - employs 10 men

Material used:

20,000 hides	\$6,000
400 cords bark	5,600
400 bales culch	2,000
100 tan	175
coal and tar unknown	700

Annual product - 40,000 rough, value \$120,000

Currier shop 15 horse power - employs 20 men

Material used:

40,000 leather	\$120,000
15,000 tallow	1,500
4,000 gal. oil	2,800
10 Bb. Black	200
Annual product - 20,000 wax	\$80,000
20,000 kip	60,000
40,000 lbs. splits	13,200

Mr. Dugan's business thrived over the next few years. This enabled him to purchase an 8 acre estate in North Salem at 41 Dearborn St. The valuation list of 1875 verifies this:

James Dugan

house 41 Dearborn St.	\$7,000
barn	500
greenhouse	500
house 109 Mason St.	1,500
house 20 River St.	1,100
currier shop 50 Grove St.	3,500
tannery and buildings	6,000

The next change occurred in 1880 when Wm H. Esson is listed as having a carpenter shop, valued at \$200, on Dugan's land. The currier shop value had risen to \$4,500, while the tannery value dropped to \$5,500 with the land value climbing to \$7,000. The Naumkeag Dye Co. also occupied a portion of 50 Grove St. from 1890 until 1893.

The year 1893 brought nothing but grief to Mr. Dugan. On May 9, he was forced to sign all of his property to his creditors and declare bankruptcy. The pressure of this failure proved too much for Mr. Dugan to bear and after a month of torment, James Dugan, ended his life (see appendix A & B).

On March 8, 1894 Edward L. Pickard, of Boston, and Walter Badger, of Cambridge, the assignees of James Dugan sold, for \$10,000, to Bay State Belting Co. three parcels of land (as of plan appendix C). This conveyance "includes all boilers, shafting hangers and machinery of every name and nature and also the tools and appliances and

machinery as are contained in the blacksmith shop and carpenter shop situated upon the 3rd lot. Also includes all our right and title in and to the adjoining flats to the thread of the stream and aqueduct which now or formerly did convey water to the tannery situated on the premises and to the land and fountain from which such water now is or formerly was taken."

1895 Tax:

50 Grove St.	owned by Bay State Belting Co.	
Currier shop	B.S.B. Co. one horse	\$4,500
Tannery and buildings		4,500
Carpenter shop	- Wm H. Esson	200
Blacksmith shop	- John M. Byrne	200
(in blue pencil - "Blake Wood Rim Co. \$1,000)		

1909 Tax:

Currier shop (machinery \$6,000)	Bay State Belting Co.	\$4,500
Tannery and buildings		2,500
land		5,000
blacksmith shop (took down)		200
carpenter shop		200

1913 Tax:

Factory (machinery \$8,000)	Bay State Belting Co.	\$20,000
Factory		6,000
storehouse		400
barn		400
shop		200

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On May 21, 1965 Bay State Belting Co. filed a petition to have title to certain land and buildings on Grove and Harmony Grove Rd. (book 5269 page 661). The land court found in favor of the petitioners case #33813 (book 5402 page 637).

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8, 1893.

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inst., Mrs. Joanna  
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inst., Miss Cynthia

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police officer, 84

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He was born in Hallowell, Me., Nov. 2, 1824. He went into business with his father, went to California in 1849 and stayed there two years. He went to Dover in 1852 and went into the grocery business, which he followed for twenty-one years. He had held the offices of selectman, overseer of the poor and assessor for ten years, mayor in 1887 and 1888, was an honored member of Masonic societies and St. Paul Commandery and of the Universalist church.

**The Salem Daily Gazette.**

FRIDAY, JUNE 9, 1893.

**BORN.**

LAMBERT.—In Essex, June 6, a son to D. F. and Mrs. Fred Lambert.

**MARRIED.**

MEEK—WARNER.—In Salem, June 8, at the residence of the bride's mother, by Rev. A. Francis Walsh, Henry W. Meek, Esq., to Miss Annie M., daughter of the late Mr. Edward L. Warner, both of Salem. At home, No. 31 Essex street, Salem, on Thursdays, Sept. 21 and Sept. 23.

**DIED.**

CHASE.—In Salem, June 8, Lizzie M., daughter of Nathan H. and Mary F. Chase, 1 year 3 months and 5 days.  
CURTIS.—In Danvers, June 7, Cynthia Curtis, 77 years.  
FROST.—In Beverly, June 4, Jennie, daughter of Chester A. and Flora D. Frost, 17 years 4 months.

**NO MORE BUSINESS CARES.**

**Lamentable Close of James Dugan's Useful Career.**

**Life Extinguished by Violent Self Destruction.**

**Rash Act Committed at His Beautiful Residence on Dearborn Street.**

James Dugan, an honored citizen and prominent leather manufacturer of this city, is dead.

Everybody was shocked yesterday afternoon when the announcement was

His career closed with self destruction of life, at his home, 41 Dearborn street. It was well known for several months that

**He Was in Poor Health,**

yet the public had not the least intimation that he was affected mentally, or that he was the victim of any serious illness.

He had been about the city nearly every day, meeting and conversing with friends and business associates, and yesterday forenoon held converse with several neighbors, all of whom noticed his changed physical condition and at times apparent tendency to melancholia, yet no one outside of his family, had the least suspicion that he would adopt rash methods to close his career.

**At His Home All was Different.**

For several weeks a serious change had been perceived, and of late there was much anxiety and fear that in a moment of melancholy some rash act would be committed.

That his mind had been effected by business reverses had been apparent since May 13, the day that he made an assignment for the benefit of his creditors.

Hour after hour he would wander aimlessly about the beautiful grounds at his home, or sit in the house apparently engaged in deep thought.

While in the latter mood, he would often make inquiries of the family of events which happened years ago, and on being answered, would repeat the same inquiry several times.

To his coachman and the men engaged on the farm, he would give

**Unseasonable Instructions and Orders.**

Meeting them about the place, he would ask if squash vines and other vegetables had been cared for, advising that they should be gathered before the cold weather set in.

His condition was the not uncommon result of the terrible strain, on a sensitive, high spirited nature, that could not bear with the thought of being in debt.

Constant and morbid thought proved to great a strain, and finally the mind gave way, reason fled temporarily, and while in this condition he ended life which had become a burden to its possessor.

Nothing unusual from his condition of the past two months was noticed yesterday. In the forenoon he met and conversed with several neighbors, none of whom saw anything wrong with him.

About 1.30 P. M., accompanied by his wife, he

**Straggled Through the Grounds**

until about 2 o'clock, when she left him, and went into the house leaving him standing on a slight mound in the yard.

About 30 minutes later she looked out of a window, and not seeing him about the yard, inquired whether he had gone.

The servant girl said she had seen him but a few minutes previously, and the coachman said he had noticed him about

leading to the upper floor was open.

Alone she rushed up the stairs and on reaching the top saw suspended from a beam the

**Lifeless Body of Her Husband.**

Imagination fails to picture the feelings of the woman who gave vent to her fright and grief in shrieks which brought the others to the spot.

The body was cut down and removed to the house, and messengers dispatched for a physician.

Dr. B. R. Symonds responded shortly, but when he arrived life was extinct, and nothing could be done except to call Medical Examiner Dr. Osborne of Peabody, Dr. Carlton being absent.

The calling of the physicians sent the news of the sad death abroad which immediately became the sole topic of conversation.

Friends who heard it stood aghast, refusing to believe until the story was confirmed by later information.

**Furnished Through the Gazette**

and other trustworthy sources.

Several friends drove to the residence on Dearborn street, anxious to learn the truth, and one old friend stood on the sidewalk opposite and shed tears, when informed by the GAZETTE representative that the sad news was true.

All last evening and today the death, with the attending circumstances, was the chief topic of conversation on the street and in the offices and homes of the city.

James Dugan had many friends in this city, and so far as know not an enemy. He was the soul of honor, being a man of the strictest integrity, whose word was considered as good as a bond. He was one of Salem's oldest, and until within few years, most prosperous leather manufacturers.

Nearly 40 years ago, in company with Mr. John H. Conway, he commenced the manufacture of leather in the factory and yard on Mason street, now occupied by Mr. Conway.

Several years later the co-partnership was dissolved, Mr. Dugan taking the tannery on Grove street, shop now occupied by Mr. P. D. Eagan. Later he removed to his present location on Grove street which he enlarged to its present size.

In company with the late Nathan D. Treadwell and Mr. Nathan Osgood he

**Conducted a Successful Business**

in the purchase of hides and bark and the sale of leather, independent of the manufacture of leather in the city.

None but his most intimate business associates had the least suspicion that he was not sound financially, and the announcement on May 13 that he had made an assignment came like a clap of thunder on the public.

This firm dissolved several years ago each of the partners continuing business separately.

ESSEX INSTITUTE —  
JAMES DUGAN PHILLIPS LIBRARY

(A)

(B)

bunch of roses.  
Lillian Henderson presided at the piano, and C. Dexter Richards of Danvers and Guy Ricker of Salem were the ushers. The couple left shortly after the ceremony for Boston, and left this morning on a mountain train.  
IPSWICH.

**Goodhue—Cartledge.**

The wedding of Charles E. Goodhue and Miss Elsie Cartledge, both of this town, was celebrated yesterday afternoon at the home of the bride's brother on County street, at 3 o'clock. Rev. Mr. Constant of the North church performed the ceremony. The bride wore a dark blue travelling dress and carried a bunch of bridal roses. The happy couple left on the 2.50 train for a wedding tour. As they were leaving the station the many friends of the couple completely covered them with rice and a couple of old shoes followed them. They were the recipients of many handsome presents. They will reside on Central street on their return.

The marriage of John F. Duffy of Peabody and Miss Annie Borden of Providence, R. I., took place at the latter place yesterday in the presence of a vast number of friends and acquaintances. Miss Maggie Corbrey was the bridesmaid and Wm. F. Duffy the groomsmen. Michael T. Ray, Mr. and Mrs. James Carroll and John O'Brien, Jr. were among the Peabody guests present. The newly married couple were the recipients of many handsome and costly presents. They came on to Peabody last night and will reside at 22 Central street.

A home wedding took place at the residence of Charles F. Bartlett, Prospect street, last evening, when Miss Cora L., daughter of Lewis G. Tucker, was united in marriage to Woodfin Bartlett, Rev. S. Linton Bell officiating. The happy couple were the recipients of many beautiful and costly presents. Miss May Bridge was bridesmaid and Miss Bessie Martin played the wedding march, after which the evening was devoted to social time and games for the young folks.

**Miss Lamb Receives Her M. D.**

Among those who received the honorable degree of Doctor Medici, at the recent commencement of the Boston university, was Miss Fannie G. Lamb, daughter of Dr. Colby Lamb of this city. Miss Lamb received the rare honor of being invited to contribute her thesis for publication in a medical journal. She is highly recommended by the faculty for her professional skill and attainments.

**WITH A ROPE!**

**James Dugan Takes His Own Life.**

**Tired of Earthly Ills and**

**Business Cares.**

**He Was Despondent Over His Recent Failure.**

**From Ireland, Came to Salem a Poor Boy.**

**And Amassed a Fortune Estimated at \$200,000.**

James Dugan, known far and wide as one of the leading leather manufacturers of New England, committed suicide at his home, 41 Dearborn street, yesterday afternoon. Life was extinct when he was found with a rope about his neck in the barn which adjoins his house.

He had been walking with his wife in the vicinity of 3 o'clock. The couple decided to go out and Mrs. Dugan went into the house to dress. She missed her husband a short time afterwards and instituted a search for him. Upon going to the stable she found him hanging with his feet doubled beneath him, dead. She immediately summoned assistance and the body was cut down. Dr. E. H. Symonds was notified of the suicide, and the medical examiner was summoned. Dr. C. A. Carlton, the local coroner, being out of town, Dr. Osborne of Peabody, who assumes the absent official's duties, responded.

Dr. Osborne took possession of the rope with which the deed was accomplished and subsequently left it at the police station. It was a piece of common window cord five feet long. The two ends had been knotted forming a loop about 2 1/2 feet in length. One end of the loop passed over a projection and the other end was fastened to the neck.

The accident was apparently caused by weight being thrown upon the rope and had a singular character. Reports of previous attempts are rife, but these are denied by members of the family.

Mr. Dugan is known to have carried a heavy insurance upon his life, the amount of which is said to be in the vicinity of \$200,000. Some of this has been placed within a comparatively short time, but the exact amount cannot be ascertained.

Deceased was about 58 years of age. He leaves a widow and 10 children, six sons and four daughters. The oldest is Edward, who is about 20 years of age.

and the youngest is a girl of 11. The family reside in a stately residence at the foot of Dearborn street.

The deceased was a member of the common council in 1866, '67 and '68. He was also a member of the Republican committee, and a director of the Merchants' National bank.

#### HIS BUSINESS CAREER.

Came to Salem a Poor Boy, and by Close Application to Business Amassed a Fortune Estimated at \$200,000.

James Dugan was born in Ireland about 25 years ago. He came to Salem a poor boy, and by hard work and steady application to business, amassed a fortune estimated at one time to be in the vicinity of \$200,000.

He entered the employ of Leonard Harrington at an early age and learned his trade at the Harrington establishment. In 1858, he formed a partnership with John Conway, the leather manufacturer who is now in business on Mason street. Mr. Dugan and Mr. Conway were intimate friends at the time and have continued as such ever since.

The latter was interviewed by a representative of THE NEWS last evening, upon Mr. Dugan's business career, and the following is Mr. Conway's story:

Conway and Dugan commenced business in the old Carlton tannery on Franklin street, in 1858. After two years had elapsed, Mr. Dugan retired from the firm. He purchased the old Maloney place, next to the present Oulliton tannery, off Mason street. This was afterwards run by John Callahan, and was burned out only a few years ago. Here Mr. Dugan embarked in business for himself.

As time passed, his business assumed such proportions that larger quarters became necessary, and in 1867 he purchased the Elijah Hanson place on Grove street, where a portion of the business is at present carried on. The business flourished and several additions have been made to the plant, the most important of which was the construction of the immense currying shop which stands at the northerly end of the property.

Of late years, Mr. Dugan had been looked upon as one of the largest and most successful leather manufacturers in this vicinity. When business slackened off with others, his establishment was nearly always in operation. Several sons were brought up in the business, one of them, Edward, having a great deal to do with the direction of affairs.

Up to the time of his assignment, Mr. Dugan had been regarded as very strong financially, and the news of his business troubles came entirely unexpected to all but a few who were directly interested.

#### HIS FAILURE.

Despondency Over This Unfortunate Turn in Affairs Undoubtedly Led to the Suicide.

Less than a month ago the business men of Salem and vicinity, as well as

leather houses in New England, were surprised at the announcement that James Dugan had made an assignment for the benefit of his creditors. The news fell upon his friends and acquaintances as unexpectedly as a flash of lightning from a clear sky. The cause of this condition of affairs was generally ascribed to outside speculation, Mr. Dugan having been interested in real estate transactions and in a Canadian investment which did not turn out as expected. This, however, an intimate friend who is in a position to know something of the state of affairs, declares was not alone the cause. The leather manufacturing business of late years has not been accompanied by the profits which built up fortunes in times gone by, and the fact that a man does a large amount of business does not always indicate that it is attended with correspondingly large profits.

When the claims of the creditors came to be figured up, it was found that Mr. Dugan owed in the vicinity of \$183,000, while his assets amounted to \$100,000. The creditors met in Boston, May 23, at the office of W. I. Hodge, one of the assignees. At that time it was announced that the direct cause of Dugan's failure was an attempt made by him, with others, to corner the Canadian bark market, during the year past. The attempt was an utter failure, and thousands of dollars were lost. In order to make the attempt he sold out nearly his entire interest in the Smithport, Va., bark extract works, which property was a paying one and is at the present time.

At this time certain transactions were brought to light which were unfavorably commented on by the creditors. It was known that he had transferred certain pieces of property just before making the assignment and one of these was afterwards subjected to a special attachment.

The Third National bank of Boston held \$20,000 worth of Dugan paper, which the officers of the institution claimed that he had secured by representing to them that he was worth \$200,000. His failure, so soon after the loan was made, aroused considerable feeling at the bank, and the president and treasurer were made members of the committee to investigate the affairs.

These transactions coming to light through the embarrassment preyed heavily upon Mr. Dugan's mind, which had already been subjected to a severe strain for months, to such an extent that he was ill from nervous prostration, and undoubtedly led to the contemplation of the rash act.

It came unexpectedly, however, Mr. Dugan having appeared much brighter and more cheerful during the past few days. A member of the family states that a number of letters had been received by Mr. Dugan containing offers of financial assistance after affairs had been straightened out and that his prospects were very encouraging. A neighbor, with whom Mr. Dugan was conversing in the morning, informed THE NEWS representative that he had never seen Mr. Dugan in better spirits.

JAMES DUGAN PHILLIPS LIBRARY

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DATE OF PERMIT		PERMIT NO.	OWNER			LOCATION		
April 21, 1927		175	Bay State Building Co			50 Grove St		
DWELLING	MATERIAL	DIMENSIONS	NO. OF STORIES	NO. OF FAMILIES	WARD	BUILDER - COST		
					6			
OTHER BLDGS.	MATERIAL	DIMENSIONS	NO. OF STORIES	BUILDER	owner	1800	POCKET	FOLDER
Mfg	brick	18x28	1				PLAN	NO. SHEETS

June 8, 1946 #280 Bldg. for storage-Concrete-10x20 \$1,850  
 Mar. 25, 1966 #59 Demolish section of three story factory building ----

March 18, 1975 #43 (Owner Frank Malik) Install exit doors, closures on  
 North Shore stairwell doors, (3) bathrooms, including handicapped toilets  
 Vocational fireproof first floor ceiling. (Contr-various)

7/23/76 #289 (Owner-L. Malik Co.) Relocate entrance and remove shipping platform.

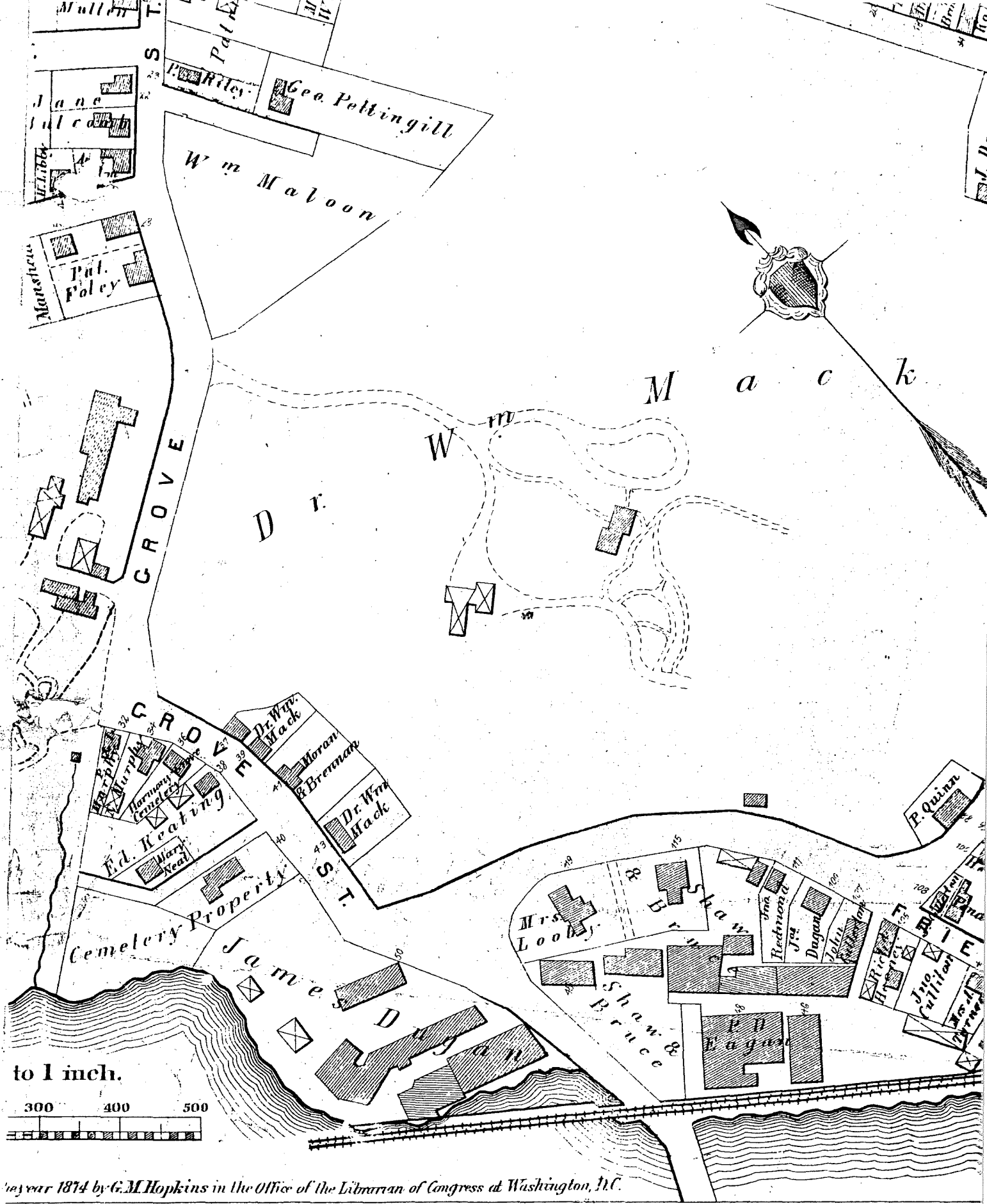
1/3/50 #3

12/9/76 #549 ( Frank Malik -Owner) Replace oil Fired Boiler, enclose gas unit (1st floor )  
 suspend (2) gas units heaters on (2nd floor); sheetrock sidewalls, ceilings.

7/27/78 #307 (Frank Malik Co., Inc.) Repair beams & replace windows.

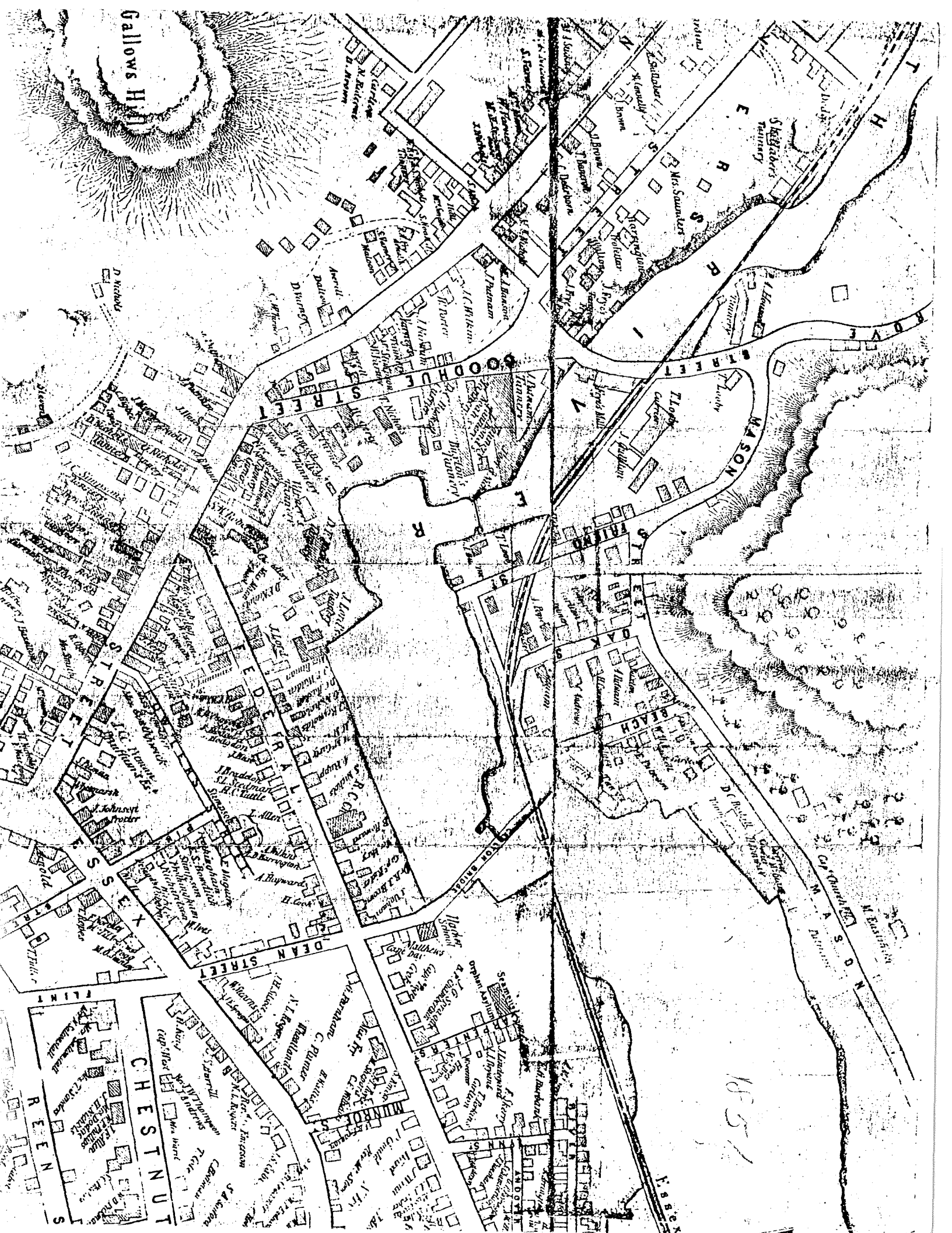
Metal Cabinet Pocket 12 Folder 4





Year 1874 by G.M. Hopkins in the Office of the Librarian of Congress at Washington, D.C.

1874



Gallows Hill

SHERRARD'S TRAINING

GOODHUE STREET

RIVER STREET

MASON

STREET

DEAN STREET

CHESTNUT

GREEN

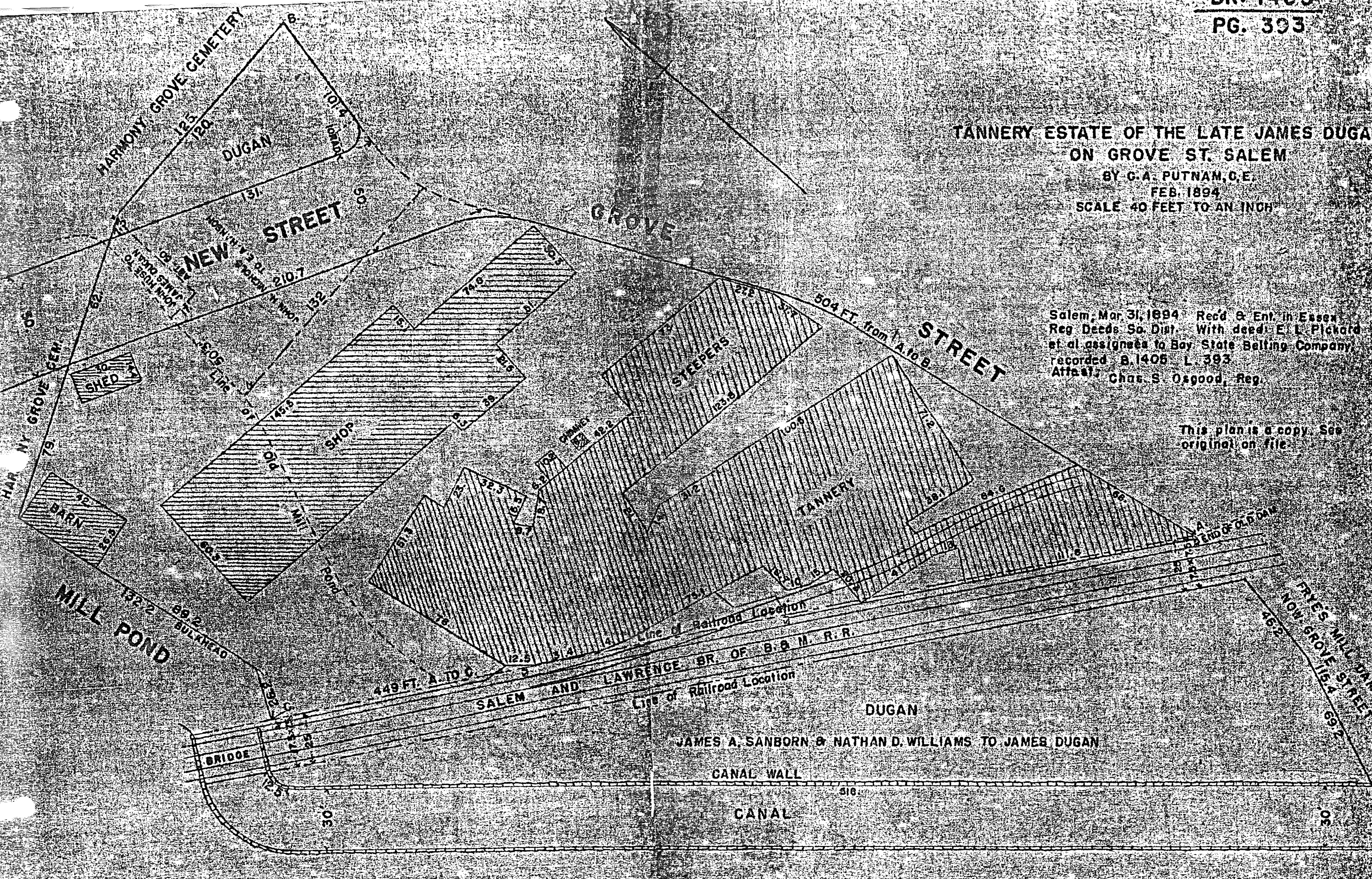
1857



TANNERY ESTATE OF THE LATE JAMES DUGAN  
ON GROVE ST. SALEM  
BY G. A. PUTNAM, C.E.  
FEB. 1894  
SCALE 40 FEET TO AN INCH

Salem, Mar. 31, 1894 Recd & Ent. in Essex  
Reg Deeds So. Dist. With deed E. L. Pickard  
et al assignees to Bay State Baling Company  
recorded B. 1405 L. 393  
Attest: Chas. S. Osgood, Reg.

This plan is a copy. See  
original on file.



JAMES A. SANBORN & NATHAN D. WILLIAMS TO JAMES DUGAN

CANAL WALL

CANAL

DUGAN

SALEM AND LAWRENCE BR. OF B. & M. R.R.

MILL POND

HAR NY GROVE CEM.

HARMONY GROVE CEMETERY

NEW STREET

GROVE

STREET

FRYE'S MILL DAM  
NOW GROVE STREET