

343 Essex Street - Salem, Massachusetts

Capt. William Pickering

1735

Joan Bailey

for Historic Salem Inc.

Both Deeds and subsequent ones from the office of Samuel Zoll, Esq.

Summary:

Although 1723 Inventory does specify the word HOMESTEAD, and Essex County Registry of Deeds to record Hannah Pickering, Capt. William Pickering's widow, as selling half of Adams house (the one originally bequeathed to her husband and brother-in-law Benjamin Pickering, also deceased, by their father John Pickering, senior) to her sister-in-law Jane, widow of Benjamin, I do not feel we can give this early date with this scanty evidence. We do not have the aid of tax records for these very early years to aid us.

The 1735 inventory of Capt. William Pickering is quite specific, however, in the number of houses, and deeds do specify that the heirs of this gentleman sold the most of what remained in the late 1700's to James Bott.

We can with assurance give the 1735 date to this small house with its large centre chimney.

343 Essex Street - Salem, Massachusetts

Essex County Registry of Deeds Book # 6 Page 120 dtd. 5/6/1684

Richard Addams, Salem, for L150 paid by Geift John Pickering, yeoman, do convey:

"My dwelling house, out houses, all the land they stand upon and adjoining and belonging thereunto - containing about fourer or five acres - arable, pasture or mowing land, orchard and garden - with the yards, being all within fence and most pt. stone wall - situate lying and being in Salem aforesaid against Western end of tome over against Major Hathorne's and is boundet with the street Southerly and a lane or street Easterly, and a highway or common land partly Westerly and the land formerly of William Flint deceased, now the land of Edward and Thomas Flint Northerly. "

\* \* \* \* \*

Essex County Docket # 21813 - John Pickering Snr. ux, Alice - dtd. 5/21/1694  
(7/26/1701)

Will:

1. To my eldest son, John, my homestead, where I now dwell - viz. dwelling house, barn, out houses, orchard, garden.
2. To my sons, Benjamin and William ye land where my son John now dwells with ye dwelling house and out houses thereupon - with land I bought of Richard Adames dec'd - to be equally divided betwixt them - and also that land in ye southfield which I purchased of sd. Adames and 2/3 of that my land nigh George Darling's in Salem and each an equal part, also ye right of comonage belonging to ye house and ground that I bought of Richard Adames as aforesaid. Equally betwixt them.

\* \* \* \* \*

Capt. William Pickering (son of John and Alice) married Hannah Browne in 6/19/1695.  
Capt. William Pickering died in 1723/4. Hannah died 1735.

Children:

Elizabeth born 1/5/1712-13 - no record of her demise

Hannah 1/26/1697 died 2/7/1697/8

Hannah 7/1699 died 1699

\* Hannah 7/8/1708 - Married Adoniram Collins 8/20/1731 and lived in Marblehead.

James 2/24/1701-2 - no record of his demise

Mary 12/18/1715 - " " " her "

Sarah 1/23/1703/4 died 5/3/1711

Sarah 6/4/1711 - no record of her demise

\*\* William 8/3/1700

\* Adoniram Collins made administrator of the estate of both Capt. William Pickering and Hannah Browne Pickering deceased, in 1737.

\*\* April 5/1738/9 William married Eunice Neal, widow of Joseph Neal and originally a Pickering herself (cousin).

Children:

Hannah 2/8/1740 - no record of her demise

John 1/2/1738/9 - " " " his "

Mary baptized 6/12/1743

William's birth not recorded - however

Essex County Docket # 21825 dated 12/29/1749 indicates that William Pickering was declared Guardian of the estate of his sons William and John who were minors under the age of 14 years.

\* \* \* \* \*

Let us now return to the year 1723 when Capt. William Pickering, mariner died. Enclosed is the inventory taken during that year.

of interest:

- \* To the HOMESTEAD ab 1/4 layd with the outhousen barns etc. L300
- \*\* To one half the hous and land ab two acres that Jane Pickering lives at L100

\* \* \* \* \*

This Jane Pickering was the widow of Benjamin Pickering, brother of William (Capt.) both being sons of John and Alice Pickering.

\* \* \* \* \*

Essex County Registry of Deeds Book 42 page 267 dtd 9/4/1724:

Hannah Pickering widow, Ex. of the last will and testament of Captain William Pickering for L130 to Edward Pickering son of Benjamin (deceased)

"under power granted to me on 3rd Tuesday of May 1724 Give: one moiety or halfe part of ye house and land thereto belonging, ye whole containing 3 acres by ye same less or more situate in Salem aforesaid, being ye house where Jane Pickering dwells, ye whole being butted and bounded as followeth: Southerly, ye highway, Westerly, ye proprietors of Commonland, Northerly, Nathaniel Ropes, Easterly of lane, or however otherwise butted and bounded or reputed to be bounded. To have etc, said moiety or halfe of ye sd, dwelling house, barne, outhousing fences etc. with one common right in ye commons of Salem - referring ye other common right to ye bondor as her fis(?) "

\* \* \* \* \*

In the above transfer the old Adams house goes out of Capt. William Pickering's line entirely in 1724 and we are left with "HOMESTEAD" and other various and sundry pieces of real estate (all of which have been checked through by me, none of which are in the Essex Street area). Deed book and page numbers are herewith attached for information only.

\* \* \* \* \*

Next please note pages and maps from "The EssexAntiquarian, Salem 1700" by Sidney Perley depicting Benjamin and William Pickering lot, old Adams house which they both shared for some years, also another map depicting the area where Capt. William Pickering and Hannah, ux, owned property in Salem.

During the years after his death (Capt. William's) his widow Hannah disposed of much of the property until, at her death in 1735 we note in the inventory the definitive description: one large house and one small house with a barn and wood house and about 50 poles of land L700 valuation. This 1735 inventory (xerox copy) immediately follows Perley extractions.

As has been stated, Hannah, dtr. of Capt. William and Hannah Browne Pickering married Mr. Adoniram Collins and lived in Marblehead, her portion of the estate not being either of these two houses. As has also been stated William, son of Capt. William and Hannah Browne Pickering, who followed the trade of cordwainer, married Mrs. Eunice Pickering Neal. Essex County Registry of Deeds book 99 page 234 indicates that she and her husband William Pickering sold "Neal mansion house to John Foster, mariner, and Benjamin Bacon - "being pt. of real estate where of sd. Joseph Neal died fee." From the description of this parcel of real estate I judge it was on the opposite side of Essex Street. Obviously then the William and Eunice Neal Pickeringings did not live in her late husband's house.

\* \* \* \* \*

Essex County Registry of Deeds book #135 page 250 dtd. 1/16/1779:

Eunice Pickering, widow of William, Salem,  
John Pickering of Richmond New Hampshier, housewright for L900 lawful money  
William Pickering, cordwainer, Richmond, Vermont

delivered by Benjamin Bacon - Salem, housewright do convey

"The Eastern most end of a dwelling house in said Salem, where Addison Richardson now dwells with the land it stands upon and adjoining thereto bounded:

Northerly on the Highway and there measures 16 feet more or less.

Easterly on land of Widow Adams and there measures 47 feet

Southerly on other land belonging to the said Eunice and John and William and there measure 20 feet

Westerly, partly on the other part of the said dwelling house and partly on land of said Eunice, John and William with the privilege always of a cartway upon the westward end of said dwelling house to the southern end of said house and land sold.

\* \* \* \* \*

Now, with this above transfer, the eastern most end of one of the houses mentioned in 1735 inventory has been sold.

\* \* \* \* \*

Essex County Registry of Deeds Book 139 page 147 dtd 6/25/1782:

John Pickering, ux, Hannah, of Richmond, County of Chesshire, State of New Hampshire, yeoman for L240 lawful money of Massachusetts paid to me by JAMES BOTT convey:

one undivided moiety of a certain messuage and piece of land lying in said Salem containing about 1 acre and a half bounded as follows:

N.W. on land of George Osborn,

S.W. on land of John Pickering

S.E. on land of Widow Adams

N.E. on the Main St.

being the moiety of all the Estate devided to me and my brother John Pickering by our father William Pickering - with the appurtenances. Also a moiety of three common ri-ghts in gt. pasture so called, in Salem, devised as aforesaid together with all my right to and interest and estate in the premises, Excepting nevertheless out of the said moiety the part thereof heretofore conveyed by me to Benjamin Bacon and his heirs as may appear, by his deed being a moiety of the message devised to me and my brother William Pickering by our father, William Pickering deceased.

EXCEPTING AN ESTATE FOR LIFE THEREIN IN THE WIDOW EUNICE PICKERING.

\* \* \* \* \*

Essex County Registry of Deeds Book 138 page 267 dtd 10/27/1781

William Pickering of Richmond, County of Washington, State of Vermont, yeoman, for L255 lawful money, Commonwealth of Massachusetts to me in hand, by JAMES BOTT, of Salem in County of Essex, in said Commonwealth, Sadler, convey:

description same as John Pickering's

\* \* \* \* \*

Between the years 1781 and 1782 the Estate devised to John and William Pickering by their father William Pickering, cordwainer, son of Capt. William Pickering, mariner, came into the hands of JAMES BOTT, excepting, that easternmost part of a dwelling house sold to Benjamin Bacon, and also a life estate therein for their mother, Eunice (Neal) Pickering.

\* \* \* \* \*

Please note attached deed from Essex County Registry of Deeds book 152 page 109 dtd 9/27/1790

Abigail Baldwin, wife of William Baldwin, late of said Salem, mariner, being authorized by the Justices of Supreme Judicial Court of Commonwealth of Mass. to prosecute and on second Tuesday of July 1790 recovered judgment against the goods and estate of William Pickering late of Salem, deceased testate, in the hands of John Pickering late of said Salem and now of Richmond in the State of New Hampshire, yeoman, as he is surviving executor of the last will and testament of the said William Pickering for the sum of L46:13:4 damages and 1:3:6 cost of suit as to us appears of record ....we command you therefore that of the goods and estate of the said William Pickering in the hands of the said John Pickering ..... to be paid and satisfied unto the said Abigail Baldwin.

\*\*\*\*\*

Several Salem Gentlemen were named and qualified and took view of a certain house situate on the main street in Salem, shewn to them as part of the estate of William Pickering, and they sett off the front room and the front bed room adjoining the same together with the land and cellar under and the garret over said front room also privilege of the western door yard and well stairs and entry ways, also liberty of a way to and from said cellar through the other cellar under said house also half of the necessary house with the land under the same ..... and they did value the above at the sum of L50:11:10 and sett of the above to Abigail Baldwin and her heirs the creditor.

\* \* \* \* \*

Hence, all Pickering interest in the real estate on the main street ceased. It began as an inheritance of an old house and four or five acres given by John Pickering, Snr. to his sons William (Capt.) and Benjamin. The old house eventually came into the family of Benjamin in toto in 1724. The <sup>1723</sup> inventory of Capt. William Pickering describes HOMESTEAD ab. 1/4 layd with out-houses, barns. The 1735 inventory describes two houses definitely which in deeds are described as abounding in main street. In the years 1779, 1781, 1782 and 1790 we find his heirs, Dtr.-in-law, Eunice, and her sons William and John disposing of this property.

Enclosed deeds of James Bott (xeroxed copies) describe house as Pickering place etc.

Essex County Registry of Deeds - heirs of James Bott to Daniel Potter

Book # 332 page 70  
408 50  
753 198

Probate of Daniel Potter # 69739

Heirs of Daniel Potter to Harriette J. Eckford

Essex County Registry of Deeds - Book # 1545 page 298 and 296

Probate of Harriette J. Eckford # 117518

Probate of Lily Eckford, Daughter, #194762 leaving house to Lavinia C. Cairns  
of Everett, Mass.

Probate of Lavinia C. Cairns #261674 leaving house to sister-in-law  
Laure Dorion Cairns of Wmsburg, Virginia

Essex County Registry of Deeds Book #4593 page 136

Laure Dorion Cairns to George S. Thenault  
ux, Beatrice N.

Description: 343 Essex Street, Salem, Mass.  
N'ly by Essex St about 26 feet  
E'ly by ld of the Salem Society of the  
New Jerusalem Church by a line r. from sd. St.  
S 51.25 Ft.  
S'Ely on several curves 21.25 Ft.  
S 31 Ft. then bounded  
S by ld. of sd. Society 175 Ft. then bounded  
W by Bott's Court by a line r. first N. then N'Wly  
then N to the corner of the house on the pre; then  
N & W flwing the lines of sd. house to another corner, then  
N again about to Essex St. or however else the same may be  
bounded with rgt. title and intrst in the fee of sd. Bott's Court  
and of any ld. lying W & S of the six last des. lines and the rgt.  
to use the sd. Court in common with others.

see deed to Harriette J. Eckford rec. with the Essex Deed Bk. 1545, pgs 296 and 298  
and probate of Lily Eckford # 194762

(1959)

Pickering Transactions:

n/o

William

Essex Cty. Registry of Deeds:

Book 47 page 135  
" 49 " 254  
" 36 " 96  
" 54 " 245  
" 66 " 279  
" 61 " 38  
" 74 " 104  
" 75 " 121  
" 75 " 122  
" 74 " 105  
" 74 " 106  
" 74 " 111  
" 82 " 138  
" 91 " 278  
" 92 " 1  
" 99 " 234  
" 121 " 181  
" 134 " 151  
after 1735  
" 74 " 111  
" 136 " 258  
" 74 " 104  
" 75 " 121  
" 75 " 122  
# 74 " 105  
" 74 " 106  
" 74 " 111  
" 82 " 138  
" 91 " 278  
" 92 " 1  
" 99 " 234  
" 101 " 123  
" 121 " 181  
" 134 " 151  
" 138 " 267  
" 139 " 95  
" 139 " 147  
" 146 " 123  
" 149 " 71  
" 152 " 109  
" 157 " 142  
" 162 " 141