

# Historic Salem Incorporated

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

## HOUSE RESEARCH AND PLAQUE APPLICATION:

Date: August 1992

Name: Minerva C. Shreve

Address: 8 Broad Street

Telephone Home: 744-0541  
Work:

Name of Property Owner(s): Minerva C. Shreve

When and From Whom Property Acquired: Minerva C. and Benjamin A. Shreve purchased from Marquis S. and Susan E. Magee November 1, 197

Age of Building if Known: Built for Benjamin Cox, merchant  
Circa 1810

Any Additional Information:

see attached

Houses to be researched must be built prior to 1914.

A deposit of \$100 must be paid before research is started.

A surcharge of \$5 will be added for plaques which contain more than 36 characters.

Price is \$175 for house research and plaque and includes one year's household membership in Historic Salem, Inc. \$165 for Seniors.

8 Broad Street  
Salem, Massachusetts

The enclosed information and deed references indicate that Benjamin Cox purchased several parcels of land between 1805 and 1816 from the Neal estate via Hannah Smith. Best estimate indicate that dwelling was built circa 1810.

Deed References'    Book 188    leaf 49    December 12, 1809  
                          Book 189    leaf 89    January 1, 1810  
                          Book 194    leaf 94    June 3, 1811

Benjamin Cox purchased properties that together and sometimes divided created the present day 8 Broad Street. Due to a lack of a mortgage recorded for the building of the dwelling it has been estimated to have been built at the indicated time. A variation is possible but style indicates an early 1800 dwelling. The last "a lot of land in Salem afore said, being the same wherein..."

Grantor:    Hannah Smith

Grantee:    Benjamin Cox

Date Recorded:    May 17, 1816

E. C. R. D.    Book 209    leaf 161

Consideration:    "\$1.00 paid by Benjamin Cox of said Salem merchant and for the further consideration of a deed of other land of date with these. Presents this day and delivered to me by said Benjamin being for exchange of property, the receipt whereof I do hereby acknowledge do hereby give grant sell and convey unto the said Benjamin his heirs and the same hereon the dwelling house owned by said Benjamin now stands..."

indicates a house built before 1816.

Conveyance of:    "The messuage in said Salem which is bounded south on Broad Street, thirty five feet five inches, westerly by lands of said Hannah as the fence now stands till it comes to other land of said Benjamin at a cross fence, and measuring on this line from said Benjamin other land fifty three feet and ten inches more or less to Broad Street, northerly on other land of said Benjamin thirty five feet and ten inches to the fence by land of William Woodbury and then bounding Easterly on said Woodbury and extending as the fence goes forty nine feet and ten inches more or less to Broad Street aforesaid and bounds first mentioned, withall the privileges..."

The purchase of 8 Broad Street as indicated by deed recorded in book 859 page 221 on July 6, 1872 (see enclosed) for \$3,500 shows the combination of 4 purchases recorded at the Registry of Deeds in Sourh Essex to make up the current 8 Broad Street property.

Grantors: Charles H. and Charlotta H. Bigelow

Grantee: Nellie E. Lundgren

Consideration: no amount mentioned

Conveyance of: 8 Broad Street

Date Recorded: December 23, 1916

E. C. R. D. Book 2353, page 489

Carlotta H. Bigelow daughter of Hannah J. Pulsifer, Probate #859/221  
July 1, 1892

Grantor: Nellie E. Lundgren

Grantee: Mary Huntington Pew

Consideration: \$4,000

Conveyance of: 8 Broad Street

Date recorded: August 10, 1933

E. C. R. D. Book 2957, page 425

Grantor: Mary Huntington Pew

Grantees: John L. and Elizabeth W. Rochester

Consideration: \$9,000

Conveyance of: 8 Broad Street

Date recorded: July 1, 1947

E. C. R. D. Book 3555, page 436

Grantors: John L. and Elizabeth W. Rochester

Grantee: Lottie K. Reigner

Consideration: \$5,500

Conveyance of: 8 Broad Street

Date recorded: September 25, 1947

E. C. R. D. Book 3533, page 203

Grantor: Edme Regnier

Grantee: June Regnier

Consideration: less than \$100

Conveyance of: 8 Broad Street

Date recorded: April 1967

E. C. R. D. Book 5374, page 71

Grantor: June Regnier

Grantee: June Florence Roberts

Consideration: name change, June Florence Roberts formerly known as June Regnier

Conveyance of: 8 Broad Street

Date Recorded: 1971

E. C. R. D. Book 5735, page 346

Grantor: June Florence Roberts

Grantees: Marquis S. and Susan E. Magee

Consideration: \$58,000

Conveyance of: 8 Broad Street

Date Recorded: April 2, 1976

E. C. R. D. Book 6229, page 223

Grantors: Marquis S. and Susan E. Magee

Grantees: Benjamin and Minerva A. Shreve

Consideration: \$93,000

Conveyance of: 8 Broad Street

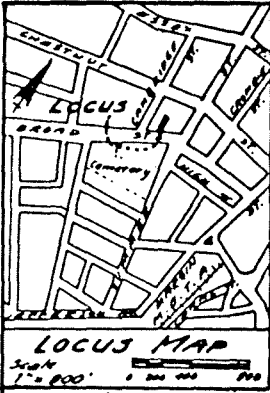
Date recorded: November 1, 1979

E. C. R. D. Book 6649, page 276

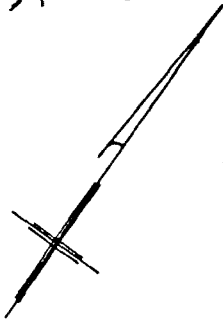
Grantor: Estate of Benjamin Shreve

Grantee: Minerva A. Shreve

Book 7310 page 570 recorded in 1984



303  
1979



Frank & Margaret Rizzotti

Kathryn M. Upham

Hope Brown

Cambridge Realty Trust  
Landry C.S. (Set)

Garage

Old Shed

Area = 3235 ± s.f.

Prescott B. & Dorothy D. Winterstein

75'± TO CAMBRIDGE STREET

BROAD

STREET

I hereby certify that the property lines shown are the lines dividing existing ownerships and the lines of streets and ways shown are those of public and private streets and ways already established, and I further certify that no new lines for division of existing ownership or for new ways are shown. CHA. 380, ACTS OF 1966.

Oct 31, 1979

*[Signature]*  
REG. LAND SURVEYOR

I certify that this plan was prepared in accordance with the Rules & Regulations of the Registers of Deeds.

Oct 31, 1979 Diane J. Seager

FOR AGENCY OF DEEDS USE ONLY

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

PLAN OF LAND  
IN  
SALEM, MASS.

Property of  
BENJAMIN & MINERVA C. SHREVE

Scale: 1" = 10' Oct. 31, 1979



ESSEX SURVEY SERVICE, INC.  
47 Federal Street, Salem, Ma.

ESSEX REGISTRY OF DEEDS SO. DIST. SALEM, MASS.  
Received NOV. 1, 1979 with Deed:  
Marquis A. Magendal  
to Benjamin Shreve et al  
P. 86649 P. 276. Filed No. 303.19.79

Attst:

*[Signature]*  
Register of Deeds

being ~~now~~ married, for consideration paid, and in full consideration of Ninety-Three Thousand and 00/100 ----- Dollars grants to Benjamin Shreve and Minerva A. Shreve, husband and wife as joint tenants and not as tenants by the entirety of 8 Broad Street, Salem, Essex County, Massachusetts with quitclaim covenants

the land in Salem in the County of Essex and said Commonwealth and situated on Broad Street in said Salem, more particularly bounded and described as follows:

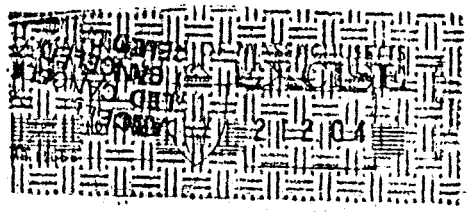
- SOUTHERLY by Broad Street about thirty-five and 42/100 (35.42) inches;
- WESTERLY by land now or formerly of Brown, Upham, Rizzotti and Landry Cambridge Realty Trust about ninety-five and 96/100 (95.96) feet;
- NORTHERLY by land now or formerly of Landry Cambridge Realty Trust about thirty-six (36) feet; and
- EASTERLY by land now or formerly of Winterstein about eighty-seven and 28/100 (87.28) inches.

Being Lot 8 on Plan of Land entitled "Property of Benjamin and Minerva C. Shreve, scale 1" = 10', Oct. 31, 1979, Essex Survey Service, Inc." recorded herewith. Being the same premises conveyed to us by deed of June Florence Roberts formerly known as June Regnier (Essex Probate No. 327218) dated April 2, 1976 and recorded in Book 6229, Page 223, Essex South District Registry of Deeds, howsoever the premises may otherwise therein be described.

8 Broad Street, Salem, Massachusetts

6229  
April 2 1976  
June 5 1976  
Salem  
1/2 Fee

LED CANCEL  
LED CANCEL  
LED CANCEL



Witness our hands and seal this 1st day of Dec 1979

..... Marquis S. Magee .....

..... Susan E. Magee .....

The Commonwealth of Massachusetts

Essex, ss. November 1, 1979

Then personally appeared the above named Marquis S. S. Magee and Susan E. Magee and acknowledged the foregoing instrument to be their free act and deed, before me

J. Patricia Conner  
Notary Public — Justice of the Peace

My commission expires December 1979

(\*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

RECORDED Nov. 4 1979 5 M. PAST 3 P.M. INST. # 43

6229  
11/2

... for that purpose by these presents, duly authorized, convey the same, absolutely and in fee simple, to the purchaser or purchasers accordingly and out of the money arising from such sale to retain all sums, then secured by this deed (whether then or thereafter payable,) together with interest, and all costs and expenses including all sums paid by said grantee, or her assigns, for insurance of the premises, paying the surplus, if any to the said grantor, or their assigns, and such sale shall forever bar the said grantor, and all persons claiming under them from all right and interest in the premises at law or in equity. It being mutually agreed, that the said grantee, or her assigns, may purchase at said sale, and that no other purchaser shall be answerable for the application of the purchase money. And provided also, that until default of the payment of the said sum or interest, or other default as herein provided, the grantee shall have no right to enter and take possession of the premises. In witness whereof We, the said Charles Turner and Lucy b. Turner, have hereunto set our hands and seals this tenth day of May in the year of our Lord eighteen hundred and seventy-two.

Signed, sealed and delivered in presence } Charles Turner, seal  
 } Lucy b. Turner, seal  
 of Wm. H. Kendall, William Archer. } Commonwealt Massachusetts.

Sette. Essex. ss. July 6<sup>th</sup> 1872. Then personally appeared the above named Charles Turner & Lucy b. Turner and acknowledged the foregoing instrument to be their free act and deed. Before me, William Archer, Justice of the Peace.  
 Essex. ss. Recd. July 9, 1872. 25m. before 5 P.M. Received by *John Brown Recd.*

259/221

Know all men by these Presents, That we Francis Cox and John Pickering, surviving Trustees under the will of Benjamin Cox late of Salem in the County of Essex and Commonwealth of Massachusetts deceased by virtue of the power in said will contained, and with the consent of Sarah Cox, Widow of said Benjamin, who executes this deed in token of her consent to this sale, in consideration of the sum of thirty five hundred dollars paid by Hannah J. Pulsifer wife of Charles H. Pulsifer of said Salem, do hereby grant, sell and convey unto the said Han-

B. Know's Will  
 to  
 H. J. Pulsifer  
 One \$3.50 R. Stamp.  
 Cancelled.



859  
222

nat. The message in said Salem which is bounded south on Broad Street, thirty five feet five inches, westerly by lands of Wilson, Shuman, LeeBraw, and Hale ninety five feet, northerly by land of Hale thirty six feet and easterly by land of Taylor eighty seven feet four inches. For the said Benjamin box's title, see deeds recorded in Essex Registry of Deeds South District, book 183, leaf 49, book 189, leaf 89, book 194, leaf 94, book 209, leaf 161. To have and to hold, the above granted premises, to the said Hannah J. Pulsifer and her heirs and assigns to her and their use and behoof forever. In witness whereof. We the said Francis box and John Pickering Trustees as aforesaid and Sarah box, have hereunto set our hands and seals this first day of July in the year eighteen hundred and seventy two.

Francis box. seal  
 Witness Edward S. box, James P. Hale, } John Pickering. seal  
 Essex ss. July 9. A. D. 1872. Then person. } Sarah box. seal

ally appeared Francis box Trustee and acknowledged the above instrument to be his free act and deed.

Before me, Geo. Foster Flint. Justice of the Peace.  
 Essex ss. July 9. 1872. 5 m. before 5 P. M. Recd. & cor. by E. H. Brown Secy.

~~Know~~ ~~all~~ men by these Presents. That we Charles H. Pulsifer of b. H. Pulsifer et al. to  
 Salem in the county of Essex and Commonwealth of Massachusetts, Faintab. Kimball, Indr  
 and Hannah J. Pulsifer in her own right, in consideration of the sum of two \$10.00 me Soc.  
 thousand five hundred dollars to us paid by Charles Kimball, guardian of \$10. Stamps.  
 Elsie Perkins of Ipswich in the County and Commonwealth of aforesaid. Miller, Canceled.  
 an is one person, the receipt whereof is hereby acknowledged, do hereby give, grant, Discharge  
 bargain, sell and convey unto the said Charles Kimball, guardian as B. 2482 P. 42  
 aforesaid, the message in said Salem which was formerly owned by Benjamin box late of Salem aforesaid, who died seized of the same, in the year  
 one thousand eight hundred and sixty three and which is bounded south  
 on Broad Street thirty five feet five inches, westerly by land of Wilson, Shuman, LeeBraw and Hale ninety five feet, northerly by land of Hale thirty  
 six feet and easterly by land of Taylor eighty seven feet four inches, being  
 the same estate which by a deed dated this day has been conveyed by the

1816

Last of  
Land added  
to B. Cox  
dwelling  
+ land.

in discharge of our right of dower in consideration of fifteen dol-  
lars paid by Nathaniel Potter of Ipswich in said County yeoman.  
the receipt whereof we do hereby acknowledge do hereby give, grant  
sell and convey unto the said Nathaniel Potter his heirs and assigns  
forever, a certain piece of land situate in said Ipswich at Burn-  
hams hill so called and contains three quarters of an acre or the  
same more or less, and is bounded beginning at the southerly  
corner at a stake and stone by land of Ezekiel Potter, thence bound-  
ing southwesterly on land of Nathaniel Potter northwesterly on land  
of Samuel Bradstreet northeasterly on land of said Harris and south-  
easterly on land of Ezekiel Potter. SO HAVE and SO HOLD the  
granted Premises with the appurtenances to the said Nathaniel  
Potter his heirs and assigns to their use and benefit forever, and we  
the said Nathaniel Harris and Edward Harris for ourselves our heirs  
executors and administrators do hereby covenant with the said  
Nathaniel Potter his heirs and assigns, that we are lawfully  
seized in fee of the premises, that they are free of all incumbrances,  
that we have good right to sell and convey the same to the said  
Nathaniel Potter and that we will and our heirs executors &  
administrators shall warrant and defend the same to the  
said Nathaniel Potter his heirs and assigns forever, against the  
lawful claims and demands of any persons. In witness  
whereof we the said Nathaniel Edward Lydia and Sally Harris  
have hereunto set our hands and seals this eighteenth day  
of May in the year of our Lord one thousand eight hundred  
and fifteen.

Signed sealed & delivered  
in presence of us  
Jabez Farley  
Thomas Gould

Nathaniel Harris, seal  
Lydia Harris, seal  
Edward Harris, seal  
Sarah Harris, seal

Essex ss. April the 19. 1816. Then the  
abovesigned Nathaniel Harris and Edward Harris acknowledged  
the above Instrument to be their free act and deed.

Essex ss. Rec. May 17. 1816. recorded & examined by Mrs. Choate Reg  
before me Jabez Farley Jus Peace

Benjamin Cox  
to  
 Hannah Smith

Know all men by these Presents That I Benjamin Cox  
of Salem in the County of Essex and Commonwealth of Massachusetts  
Merchant, in consideration of one dollar to me paid by Hannah Smith  
of said Salem widow, and for the further consideration of a deed of other  
land of even date with these Presents, this day executed and delivered  
to me by said Hannah, being for exchange of Property, the receipt  
whereof I do hereby acknowledge do hereby give grant sell and con-  
vey unto the said Hannah Smith her heirs and assigns forever, a certain  
pd of land in Salem aforesaid bounded westerly on Cambridge Street

1816

Last of  
land added  
to dwelling  
for B. Cox

and assigns forever. A certain lot of land in Salem aforesaid, being the same whereon the dwelling house owned by said Benjamin now stands, and bounded southerly on Broad Street thirty five feet, and five inches, westerly on other land of said Hannah as the fence now stands till it comes to other land of said Benjamin at a cross fence, & measuring on this line from said Benjamin's other land fifty three feet and ten inches more or less to Broad Street, northerly on other land of said Benjamin thirty five feet and ten inches to the fence by land of William Woodbury and then bounding Easterly on said Woodbury and extending as the fence goes forty nine feet and ten inches more or less, to Broad Street aforesaid and bounds first mentioned, with all the privileges and appurtenances thereof. TO Have and TO Hold the granted premises with the appurtenances to the said Benjamin Cox his heirs and assigns to his and their use and benefit forever. And I the said Hannah Smith for myself my heirs executors and administrators do hereby covenant with the said Benjamin Cox his heirs and assigns, that at the execution hereof I am law fully seized in fee of the Premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said Benjamin Cox in fee simple, and that I will and my heirs executors and administrators shall warrant and defend the same to the said Benjamin Cox his heirs and assigns forever, against the lawful claims and demands of any Persons. IN WITNESS whereof I the said Hannah Smith have hereunto set my hand and seal this sixteenth day of May in the year of our Lord one thousand eight hundred and sixteen. Hannah <sup>my</sup> Smith own signed sealed & delivered. Essex Co. May 17. 1816. Then the above in presence of us } named Hannah Smith acknowledged Amos Choate } the above instrument to be her free act Will<sup>m</sup> Smith } and deed before me Amos Choate Justice Essex Co. Recd. May 17. 1816. recorded & Exam<sup>d</sup> by Amos Choate Reg

Saml Gray  
to  
Will<sup>m</sup> Ward & an<sup>o</sup>

Know all men by these Presents That I Sam<sup>e</sup> Gray of Medford in the County of Middlesex, merchant, for and in consideration of one dollar to me in hand paid by William Ward of said Medford and Samuel C. Gray of Boston in the County of Suffolk both Merchants, the receipt whereof I do hereby acknowledge, do hereby give grant sell and convey to the said William Ward and Samuel C. Gray their heirs and assigns the following described Real Estate all situated in the Town of Salem in the County of Essex viz, all that messuage and land in said Salem where I formerly dwelt which I purchased of Nathan Goodale and which is Particularsly described in his deed thereof to me bearing date on the first day of February in the year of our Lord one thousand eight hundred