

DOCUMENTATION -- JOSIAH WOODBURY  
HOUSE

DEC, 1973

History of the House at 6 Broad St., Salem

Margery Moses from Jere and Abby Burns

Jeremiah S. and Abby L. Burns purchased house from Arnel Lawson, Jr., et al, Sept. 11, 1957, for \$17200. Book 4401, pg. 396.

The Lawsons bought house from Sally P. Sargent, June 6, 1951, for \$12000. Book 3823, pg. 76.

Sally P. Sargent bought from Katharine A., Mary H., and Marthe T. Pond, March 27, 1929, consideration unknown. Book 2801, pg. 59.

The Pond women acquired the house through the settlement of the estate of Katharine B. Pond.

Katharine B. Pond was left the house by the death of Georgia P. Taylor.

Georgia P. Taylor was given the deed to the house from George P. Taylor Nov. 22, 1909, consideration unknown. Book 1995 pg. 489.

From George Taylor in 1909 to Lydia Morse in 1831 there is a gap in the deeds. Undoubtedly the property changed hands through wills. From Lydia Morse ~~xxxxxxxxxxxx~~ until the present time the property has been described as follows:

Buildings and land numbered 6 on Broad St.

Southerly by Broad St about 48 feet

Easterly by land formerly of Smith, now or late of Browne, as the fence now stands

Northerly by land formerly of Stone, now or late of Boardman

Westerly by land formerly of Neal, and now or late of Lundgren and of Hayford.

Lydia Morse Acquired the property in two parcels, the larger containing the house from Edward Morse on Dec 17, 1824, Book 236, pg. 179, the smaller from Sarah Smith, widow, Jan 12, 1831, Book 260, leaf 21. Lydia paid, through her trustee John Stone, \$800 for the larger parcel and \$50 for the smaller piece.

In the Transactions the larger piece from Morse was described:

"Dwelling house and lot of land under and adjoining the same...

Southerly on Broad St" 41 $\frac{1}{4}$  feet

"Easterly on land of Edward Smith...

Northerly on land late of David Neal deceased...

Westerly on land late of Jonathan Neal"

The smaller piece from Sarah Smith was described:

"Small triangular piece of land on Broad St..... adjoining Easterly to the homestead of ..... Lydia and contained within the following lines viz, beginning on said street by said Lydia's land, then running easterly on said street six feet then turning and running Northwesterly by said Lydia's land thirty five feet and six inches until it terminates at a point or an acute angle by land of said Lydia then running Southerly by her land thirty seven feet and six inches to the first bounds....."

Edward Merse, sailmaker, purchased the house by "auction on premises" Dec 10, 1824, for \$1600 from Jonathan Hodges, guardian for Eliza R. Orne. Book 236, pg 179.

Eliza Orne By unknown means from Joseph Orne ~~was~~ acquired the property.

Joseph Orne acquired the land and buildings from George H. Ingersoll March 12, 1816, for \$1000. Joseph was represented by his guardian, Jonathan Hodges. Book 209, leaf 85.

George Ingersoll bought the property on March 2, 1815 from William Woodbury, bricklayer, for \$1000. This looked like a mortgage deed, as did the previous one (Ingersoll to Orne), because of the wording that said the deed was void if the \$1000 was repaid with lawful interest within one year. Book 209, leaf 85.  
The wording in this deed was:

"Consisting of dwelling house and all other buildings thereon and the land under and adjoining bounded southerly on Broad St. forty one feet and one quarter of a foot, Easterly on land formerly of Thomas Eden, now of Captain Edward Smith, northerly on land of the heirs of David Neal deceased, and westerly on land formerly of Jonathan Neal, or however otherwise bounded, meaning the same premises conveyed to me by Josiah P. Woodbury and John Woodbury by their deed dated June 21, 1810."

William Woodbury was one of three brothers who were left the property on the death of their father, Josiah Woodbury. These three brothers (William, Josiah P., John W.) passed the property around as they needed money. The usual amount was \$2400. For example, on 30 Oct 1809, Joseph and William sold the property to Josiah P. "in consideration of \$1200 paid us by Josiah..... land with the buildings thereon..... the same containing all the land which our father purchased of Jonathan Neal in two deeds..."

A deed dated October 30, 1809 (see Book 188, page 5)

from two of Josiah Woodbury's heirs to a third heir includes buildings:-

"A certain parcel of land with the buildings thereon lying in Salem aforesaid and bounded as follows, viz:  
Bounded on Broad Street 41 feet and 1/4, and Easterly on land formerly belonging to Thomas Eden, Northerly on land belonging to David Neal's heirs, and Westerly on land formerly was Jonathan Neal's, and the same containing all the land which our Father purchased of Jonathan Neal in two deeds, the 1st on record Book 134, page 134, the other in 137, 162, reference thereto being had."

See also deed from Josiah Perkins Woodbury to Wm.

Woodbury dated June 21, 1810, and recorded Book 192, page 30.



Josiah Woodbury died before January 14, 1805 (Essex Probates No. 30451). His dwelling house and barn and outhouses with land under and adjoining were assigned to his wife for life. His inventory filed in January, 1805, includes "a dwelling house and barn with land under and adjoining situate on Broad Street, Salem, \$2,000."

Valuation Books, as they were then called, did not go back of 1782, <sup>at City Hall.</sup> In a volume of that date we saw an entry of a Josiah Woodbury paying assessments on a house in Ward 3 of Salem, but there was no evidence of the locality by street name.

By deed dated 1783 and acknowledged September 27, 1783 (see Book 137, page 162) Jonathan Neal conveyed a very small gore of land on the Westerly side of your property and a lot of land in the rear bounded as follows:-

"Two pieces of land in said Salem, the first a gore of land bounded beginning at the Southwesterly corner of said Woodberry's land bounding Easterly on said Woodberry 6 poles; then Northerly on my land 5 feet, and then Westerly 6 poles on my land to the point begun at.

The other piece contains 8 rods and  $\frac{4}{10}$  of land bounded Easterly on Eden's land 3 poles and 21 links of the chain; Southerly on land of said Woodberry 1 pole 22 links; Westerly on my land 4 poles and 10 links, and Northerly on land of David Neal's heirs 2 poles and 5 links."

By deed dated September 20, 1774, recorded Book 134, page 134, Jonathan Neal conveyed to Josiah Woodbury, a mason, for 31 pounds and 4 shillings the following described land which is the front part of your lot:

"A piece of land in said Salem containing 13 rods and bounded Southerly on the Street leading by the northern side of the Almshouse fence 2 poles and a half pole; Easterly on land belonging to the heirs of Thomas Eden deceased, 5 poles; Northerly on my own land 2 poles and a half pole; and Westerly on my own land 6 poles to the Street aforesaid, with the appurtenances thereof.

Also the privilege of drawing water at my well now standing to the eastward of my old house at all times as he the said Josiah, his heirs and assigns, shall have occasion, but to come at the same he and they are to pass through the street aforesaid as far as the well and pay a reasonable part of the expence for repairing it."

# CITY OF SALEN

## TAX RECORDS

### Ward 3

on micro film at E.I.	1774	Josiah Woodbury	part house	4-24
	1777	" "	1/2 house	50
	1781	" "	pt house	100
	1786	" "	pt house	120
	1788	" "	house	125
	1790	" "	house	150
	1795	" "	house land in S. fields	900
	1800	" "	pt. homestead Lanes in S. fields	1000

### Conclusion

Josiah Woodbury purchased the lot of land at what is now 6 Broad St. from Jonathan Neal in 1774. Also, Josiah Woodbury is listed on the tax records (only 1774 and 1777 of the early records are available) as being assessed for a house in 1774. He may have even begun building the house before he bought the land (this was not infrequently done.) Therefore I believe that 6 Broad St. can be dated 1774.

- Sally Dee

## BRIEF SUMMARY OF THE HOUSE HISTORY

The deeds are listed from the most recent first, back in chronological order to the oldest. This is the way the research proceeds; to follow the history the way it happened, begin from the back. The trail is a tangled skein of threads, all of which haven't been uncovered. Because of the incredible division of the house itself among four heirs of Jonathan Neal, and the subsequent reselling by these various heirs of their fractions to, in some cases, several people, it has been almost impossible to trace every transaction.

However the basic facts of the ownership of their father's land by the brothers Jonathan and David Neal; the dividing of this land; the notation by Curwen of the building of Jonathan's house; and the subsequent death of Jonathan and the assignment of his house, (plus the "old" house) and land to his many children, are quite clear in the documentation.

It is wonderful that this charming gambrel roofed house is now restored by loving owners, and at the advanced age of 206 years graces the corner of Broad and Cambridge Sts. with beauty and dignity.

June 1973

Sally Dee  
Historic Salem Inc.

BOOK 47  
PLAN 3-D

LAND OF  
ANNA D. PICKERING  
AND  
ROBERT C. SEAMANS  
JUNE 1926

John G. Waters  
fence 30.77'

fence 28.39'

fence 22.24'

Isabella Murphy

CAMBRIDGE ST.

LOT "E"  
4257 SQ. FT.

DWELLING

LOT  
"C"  
392  
SQ. FT.

LOT  
"A"  
6701  
SQ. FT.

LOT  
"C"  
364  
SQ. FT.

23.57'

60.39'

17.09'

18.0'

2.08'

11.6'

2.45'

7.0'

2.45'

12.05' 0.99'

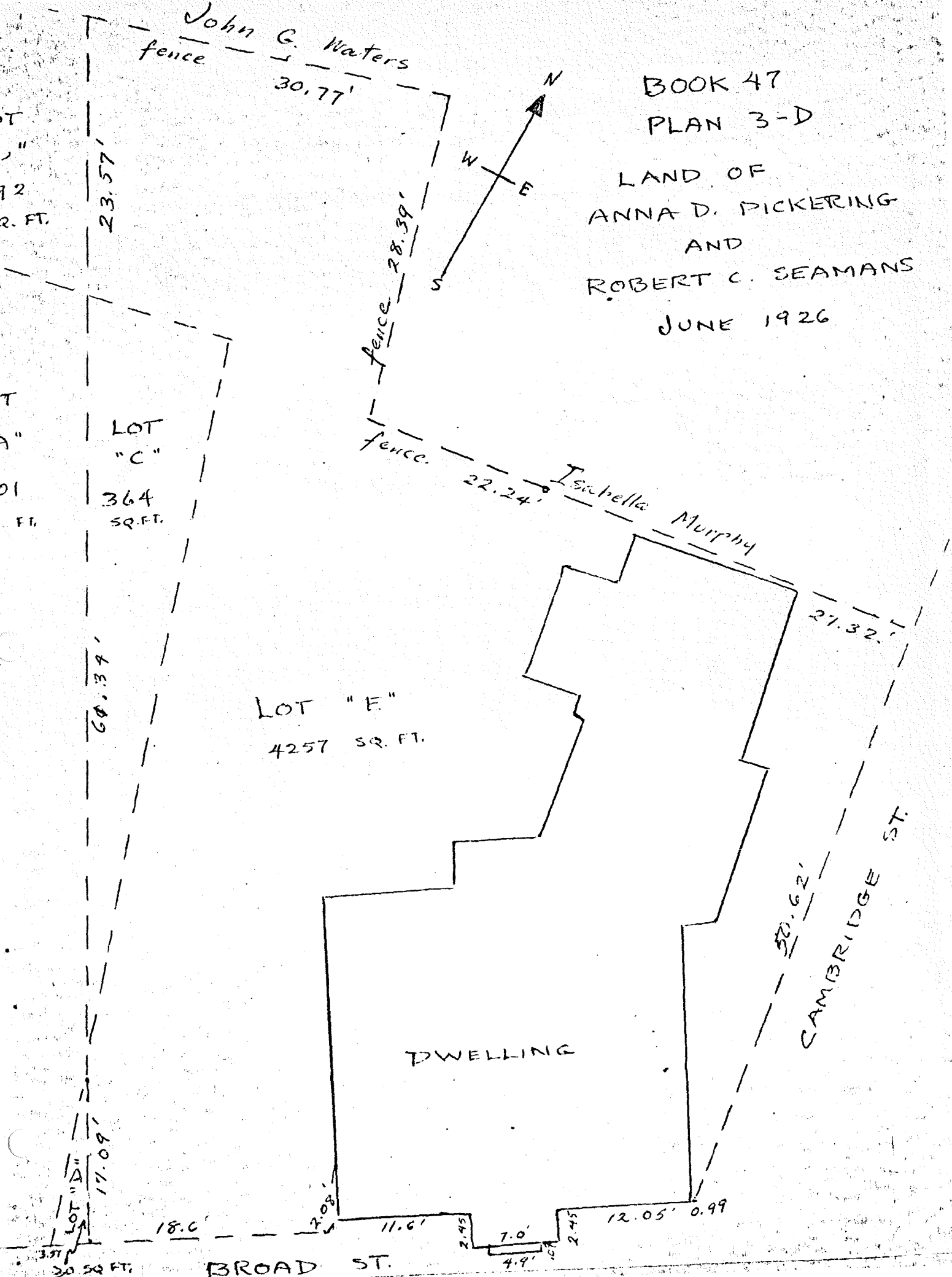
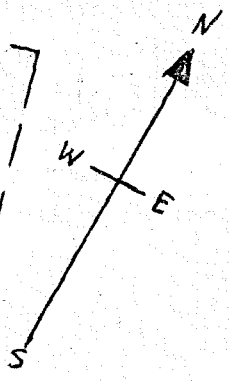
21.32'

50.62'

BROAD ST.

30.50 FT.

4.9'



MAP EXPLAINING  
DEED BOOK 166 page 70

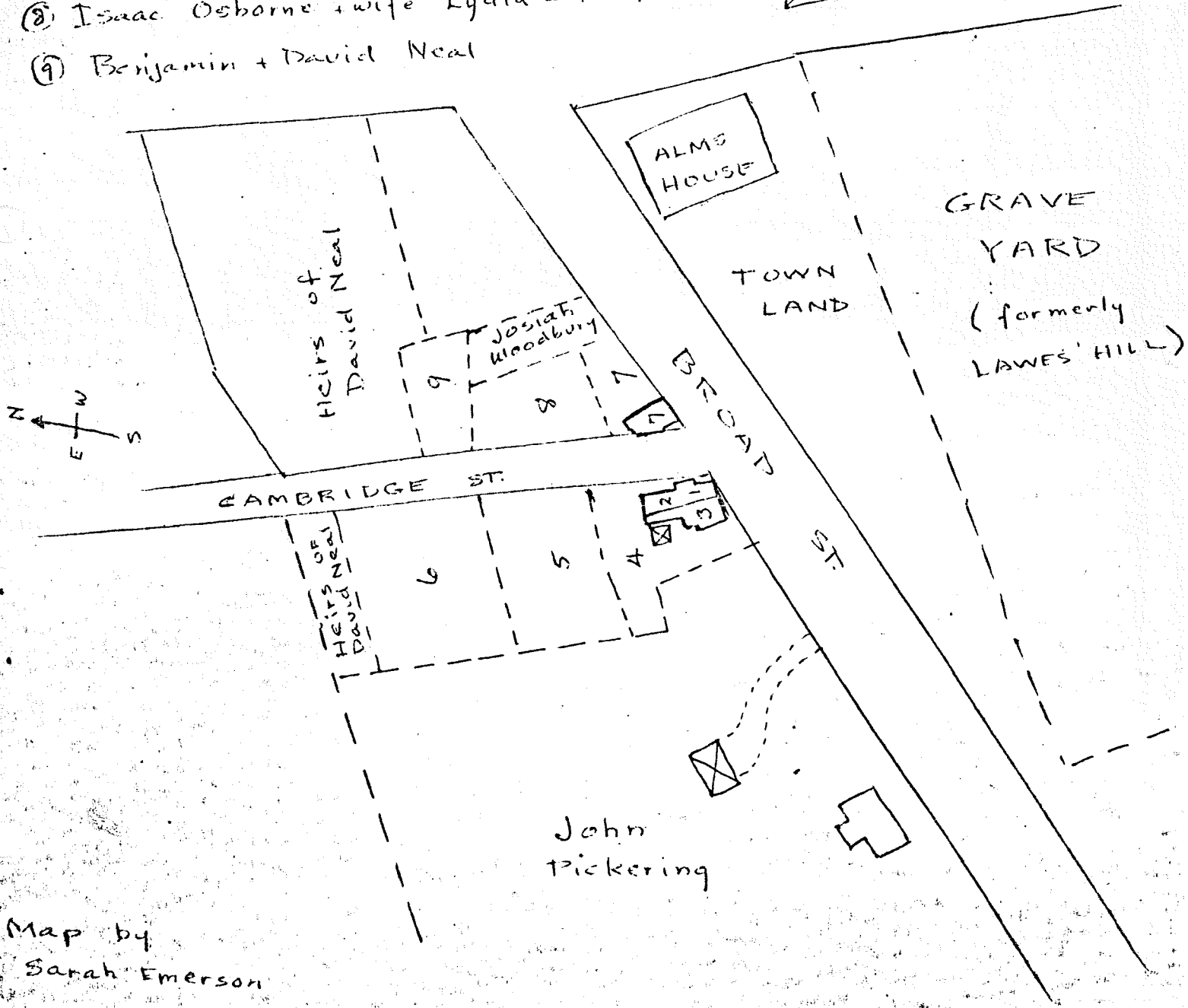
DIVISION OF LAND OF JONATHAN NEAL IN 1799

LOT NUMBER

- ① Mary Neal, singlewoman - Lower <sup>East</sup> right room
- ② Frederick Brown + wife Abial - East chamber and garret
- ③ Jonathan Neal - West front room.
- ④ Joseph Gardner + wife Sarah - West chamber and garret
- ⑤ Benjamin Neal - land
- ⑥ David Neal
- ⑦ Hannah Smith - "old" house (Francis Lawes) and land
- ⑧ Isaac Osborne + wife Lydia - land
- ⑨ Benjamin + David Neal

HIGH ST.

SCALE  
Heirs of D. Neal  
100 FT. = 1"



Map by  
Sarah Emerson

yards above is the large Cellar, the stones of which were sold six years since, but the steps remain over which stood a large house with peaks as English's below and which was employed as a Tavern by the name of the "BLUE ANCHOR."

The steps of the cellar mentioned are still in my cellar at 28 or 60 Derby. The fireplace in this cellar could also be from the Tavern.

Mary and Philip English were Salem's last accused witches. Mary was in bed when the sheriff came to arrest her. The servants admitted him to her bedchamber to read the warrant. She was taken away the morning of April 22, 1692. It is said she attended to her family devotion and kissed her children goodly after calmly discussing their futures. Philip was arrested May 30th. They both were taken to jail in Boston, and from there managed to escape to New York. They returned after the storm was over, but never regained their wealth or prestige.

The land passed from Richard Derby to his son John Derby in 1785. Edward Allen, mariner, bought the land from John Derby in 1793. By 1760 Allen was a Captain on Richard Derby's ships along with his son John and Richard, Jr. Josiah Gatchell bought the land from Allen December 1799. He was a housewright and he may have made the store into a house to live in while he built my house at 60 Derby in 1800.

Josiah Gatchell died April 11, 1806 and #28 Derby Street passed on to his brother-in-law, Thomas Magoun. There were twin Magoun brothers from Pembroke, David and Thomas. They went into the ship building business in Salem and did very well according to Rev. Bently. Bently also says that Josiah Gatchell was industrious and my house had McIntyre fireplaces and moulding which were removed a few years before I bought the house. A Thomas Magoun (probably third generation) had the house until 1896 when it passed to a son-in-law Richardson. Magouns lived at 60 Derby from 1837 (the date of the first directory at Essex



Institute) and probably before. By 1882, 60 Derby had been made into a two family house.

When I bought the house two years ago the six fireplaces were covered up and the house had no central heating. The whole house was in a state of disrepair. We could not restore it exactly as we wanted as both my husband and I became sick, but we did manage to get it liveable and it is now rented.

- Ruth Burnaby

Feb. 1972

DOCUMENTATION

Book 7, Page 146, Section 24 - April 8, 1685

Eleanor Hollingsworth to Mary Hollingsworth English

Be it known that I Eleanor Hollingsworth, widow, of Salem, grant unto my daughter Mary English my dwelling house, outer housing, and land with ye wharfe and landing place, one acre of ground bounded: on E. with land formerly Cawithie's, now of Philip English; on N. with land heretofore of Robert Starns; on W. with land of J. Clifford; on S. with Salem Harbor.

Book 93, Page 22 - February 23, 1748

Philip English to Richard Derby, mariner, a piece of land more or less one acre and a half with dwelling house where I now dwell, with a warehouse and wharf, said land being a part of ye estate of my mother Mary Hollingsworth English, dec. and set off to me --- bounded on S.W. by English Lane; on E. by river or salt water; on N.E. and N.W. by lands set out to other heirs of Mary English.

Book 143, Page 30 - January 11, 1785

Richard Derby: divisonal deed of property; 1/3 to Elias Hasket Derby, 1/3 to John, 1/3 to Richard. --- and that John Derby shall have (several lots) and a piece of land called English Field, bounded S.W. on English's Lane; S.E. on Salem Harbor; N.E. on Widow Whitford's land; and N.W. on John Tousel's land. It being the same which Richard Derby bought from Philip English, Book 93, Page 22, and of one Mary Browne, Book 107, Page 169.

Bentley's Diaries, Vol. I, Page 307 - September 21, 1791

--- At the eastward of English's Lane near the water.  
--- A few yards above is the large Cellar, the steps remain, over which stood a very large house --- which was a Tavern by the name of Blue Anchor. It has been down 40 years.

Book 157, Page 73 - December 13, 1793

John Derby, merchant, of Boston, for £100 sells to Edward Allen, mariner, of Salem, a peice of land called English's field, bounded S.W. on English Lane and on all other sides as recorded in Book 93, Page 22.

Book 165, Page 181 - December 6, 1799

Edward Allen, merchant, for \$286.43 sells to Josiah Gatchell, housewright, land containing 23 7/8 poles bounded: beginning at the corner of Derby and English Streets, running N.W. 105' and bounded S.W. on English Street, then running N.W. 60'-8" to a stake; then S.E. 105' to Derby St. and bounded N.W. and N.E. on the last two described lines by my other land; running S.W. 63' to corner first mentioned, and bounded S.E. on Derby St.

Bentley's Diaries, Vol. II, Page 468 - 1800

--- A new house by Gatchell on E. Corner of English Street facing Derby Street.

Bentley's Diaries, Vol. III - April 11, 1805

This evening died Josiah Gatchell --- age 28. He married a Lane and had a young family.

Book 179, Page 153 - October 7, 1806

Alexander Buchanan, mariner, and Betsy Lane Gatchell Buchanan, widow of Josiah Gatchell, for \$1100 sell to Nicholas Lane, sailmaker, highest bidder in an auction, part of the real estate of said Josiah Gatchell, dec. to pay his debts, bounded on Derby Street 63'; on English Street 63'; on land of Cogswell 63'; and running from English Street to Cogswell's land 59'.

Book 179, Page 153 - October 7, 1806

Nicholas Lane sells to Thomas Magoun, boatbuilder, and Polly Lane Magoun, his wife, for \$1100 land (described above).

Book 471, Page 45 - December 23, 1852

G.W. Mullet, Adaline Magoun Mullet, Charles B. Newcomb, Charlotte Magoun Newcomb, Samuel C. Magoun, and Joseph W. Magoun to Thomas Magoun of Salem, for \$648 all our rights to 4 undivided 8th parts of all real estate of Thomas Magoun Sr. dec. (father to 4 grantors) the land and buildings corner of English and Derby Streets (described above) and any claims they may have as heirs to brothers James and Willard Magoun, now and for many years in foreign parts.

Book 1481, Page 102 - April 27, 1896

Jeremiah Richardson of Brooklyn, for \$1 conveys to James H. Redmond of Salem that piece of real estate in Salem numbered 58 and 60 Derby Street and bounded S.E. by Derby Street; S.W. by English Street; N.W. by land of Gatchell; N.E. by land of Cogswell. Said premises were lately the property of Thomas Magoun, dec. of Salem, and passed by will of said Magoun to the grantor.

Book 1708, Page 119 - June 10, 1903

James Redmond conveys for \$1 to the Salem Savings Bank property being estate late of Thomas Magoun, conveyed to me Book 1481, Page 102.

Book 1714, Page 31 - July 15, 1903

Salem Savings Bank to Simon Cotter for \$1 and considerations: parcel (described above). See deed from James Redmond Book 1708, Page 119.

Book 2337, Page 209 - August 14, 1916

Nettie Carmen (daughter of Simon Cotter) to husband Kevie Carmen, 2 parcels. The first: land running S.E. by Derby Street 63'; S.W. by

English Street 63"; N.W. by land of Gatchell 59'; N.E. by land of Cogswell 63'. Being same premises conveyed to Simon Cotter Book 1714, Page 31, also see will of Simon Cotter.

Book 2429, Page 158 - October 16, 1919

Kevin Carmen and wife Nettie for \$1 and considerations grant to Carmen Kimball Co., a corporation 2 parcels of land and buildings (1st parcel described above) being premises conveyed to me by Nettie Carmen Book 2337, Page 209.

Book 2564, Page 578 - August 3, 1923

Carmen Kimball Co. sells to Karolina Chmielecki land and buildings commencing at a point on Derby Street and running S.W. by Derby Street 67' to English Street; thence turning and running N.W. by English Street 63'; then running N.E. by land now or late of Gatchell 59'; then running S.E. by other land of grantor 19' then N. 4'; then S.E. 44' to Derby Street and point begun at. Being 1st parcel and 4' of 2nd parcel described in Book 2429, Page 158.

See copy of Plan of Land in Salem, Book 2607, Page 358

Belonging to K. Chmielecki and I. Szczesny.

Book 2607, Page 358 - August 14, 1924

John and Karolina Chmielecki grant to Ignacy Szczesny land and buildings (lot B on aforesaid plan: #58 Derby Street).

The following deeds are for Lot A; #60 Derby Street.

Book 2630, Page 100 - March 13, 1925

John and Karolina Chmielecki grant to Leokadya Rozumek land and buildings at the corner of Derby and English Streets bounded: running N.E. by Derby Street 45.25'; running N.W. by land of Ignacy Szczesny 61.25'; running S.W. 43.25' by land now or late of Harrigan to English Street, thence running S.E. by English Street 63' to corner of Derby and beginning. (Subject to a right of way: see plan). Being lot "A" on plan Book 2607, Page 358, conveyed to Karolina Chmielecki Book 2564, Page 578.

Book 4563, Page 387 - May 23, 1959

Stanislaw Rozumek sells to Alice Caron land and dwelling (described above) being same premises conveyed by my late wife Leokadya Rozumek Book, Page 100.

Book 5649, Page 476 - November 10, 1969

Alfred Caron, Donald E. Decowski and Judith A. Lampros sell to Fred and Ruth Burnaby land and dwelling (described above). Being same premises conveyed to the late Alice Caron by deed Book 4563, Page 387. For our title see estate of Alice Caron, Probate #289605.

Salem City Directories

The earliest directory, 1837 show Thomas Magoun living at #28 Derby (later #60) and his son Thomas Jr. at #26. From 1842 thru 1850 there were Magouns only at #28. By 1853 the Magouns were living elsewhere.

Bentley's Diaries Vol. III and Vol. IV have many notes concerning the Magoun shipbuilders. Vol. IV, Page 435 - David ... and Thomas are twins, and have such a near resemblance that I have not yet learnt to separate them. Their father is one of 5 brothers all living ... Their father is over 70 years of age and still labors at shipbuilding.



Book 2607 page 358

Copy of Plan of land in Salem, Mass.  
belonging to  
K. Chmielecki and E. Szczesny  
August 1924

