

Historic Salem incorporated

OFFICE AT OLD TOWN HALL

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

50 - 52 HIGHLAND AVE.

Built for

HORACE WARE, yeoman

in 1845

Research by,
Joyce King
August 1985

*"to preserve Historic Sites, Buildings and objects,
and to work for the education of the community
in the true value of the same."*

50 - 52 Highland Ave.

BOOK 282 PAGE 50

DATE - March 31, 1835
CONSIDERATION - \$7,500
GRANTOR (seller) - Ichabod Nichols, merchant
GRANTEE (buyer) - Horace Ware, yeoman
DESCRIPTION - Farm on the Salem Turnpike
Containing about 224 acres

PREVIOUS REFERENCE - The same conveyed to me by Lydia Williams by her deed book 202 page 146; by Samuel Gardner Exec. by his deed book 234 page 193; Elizabeth Gardner by deed book 201 page 210. Excepting about half and acre of land enclosed within a wall, upon which the dwelling house of the toll-keeper stands.

The buildings on the above farm were located further up the Turnpike (as shown on the 1836 plan enclosed). Mr. Ware had the house, now known as 50-52 Highland Ave., built during 1845 and mortgaged the same for \$1,000 on January 31, 1846 (book 363 page 195).

Horace Ware died on August 10, 1881. His real estate was bequeathed to his wife, Alice, for her natural life. After her decease the property was to be divided by four of his six living children: Martha, Sarah, Alice and Alfred.

BOOK 1100 PAGE 144

DATE - January 1, 1883
CONSIDERATION - \$1 and other valuable consideration
GRANTOR (seller) - Alice T. Cole widow of Beverly,
Martha H. Ware and Sarah A. Ware
GRANTEE (buyer) - Alfred F. Ware
DESCRIPTION - Lot of land with the northeast half
of the double house on the land with
other buildings

BOOK 1100 PAGE 146

DATE - January 1, 1883

CONSIDERATION - \$1 and other valuable consideration

GRANTOR (seller) - Alfred F. Ware and Alice T. Cole

GRANTEE (buyer) - Martha H. Ware and Sarah A. Ware

DESCRIPTION - Lot of land with the southwest half of the double house on the land with other buildings

PREVIOUS REFERENCE - For grantor title to same reference is hereby made to the will of Horace Ware

BOOK 1144 PAGE 49

DATE - January 20, 1885

CONSIDERATION - \$1 and other valuable consideration

GRANTOR (seller) - Erastus D. Ware, Horace C. Ware, Alfred F. Ware and Alice T. Cole legal heirs of Martha H. Ware late of Salem

GRANTEE (buyer) - Sarah A. Ware

DESCRIPTION - All real estate on property described in deeds from Alfred F. Ware and Alice Cole to Martha and Sarah in book 1100 pages 144-146

BOOK 1974 PAGE 66-67

DATE - July 6, 1909

CONSIDERATION - \$1 and other valuable consideration

GRANTOR (seller) - Alfred F. Ware - one half
Sarah A. Ware - one half

GRANTEE (buyer) - John J. Cunney

DESCRIPTION - A certain parcel of land with
dwelling house as shown on plan

PREVIOUS REFERENCE - none given Martha H. Ware died on
Nov. 13, 1884.

BOOK 3761 PAGE 94

DATE - July 19, 1950

CONSIDERATION - no amount given

GRANTOR (seller) - John C. Cunney

GRANTEE (buyer) - John C. and Pauline M. Cunney

DESCRIPTION - Same bounds as described on plan

PREVIOUS REFERENCE - Same conveyed by Alfred F. Ware et al
book 1974 page 66 & 67

BOOK - 7757 PAGE 229

DATE - May 16, 1985

CONSIDERATION - \$180,000

GRANTOR (seller) - John C. Cunney Jr. and his wife
Pauline M. of 10 Honeysuckle Rd.,
Hamilton, MA

GRANTEE (buyer) - Audrey E. Lynch of the Estelle
Carroll Realty Trust

DESCRIPTION - The land in Salem with the buildings
thereon, bounded and described as follows:

Northwesterly - by land of Herlihy 70.44 feet

Northeasterly - by land of Herlihy 66.14 feet thence
running,

Northeasterly - nearly Northerly by land of Herlihy about
24 feet to Lot 2 on plan hereinafter
referred to, thence running

Southeasterly - by said Lot 2 about 18 feet to an angle,
then running

Southeasterly - but more southerly by a line which is 5 feet
from a parallel to the dwelling herein
conveyed 60 feet to Highland Ave., then run

Southwesterly - by Highland Ave. about 86.40 feet to the
point of beginning.

PREVIOUS REFERENCE - Being the same premises conveyed to us
by deed of John C. Cunney Jr. dated July 19, 1950 and recorded
in book 3761 page 94.

presence of
R. H. French
the above instrument to be his free act and deed,
before me, R. H. French, Justice of the Peace.
Received April 1, 1835. Recorded & examined by A. B. Bonding.

Know all Men by these Presents, That I,
Shabod Nichols of Salem in the County of Essex, merchant to
in Consideration of Seven thousand five hundred Dollars (\$7500.00) ^{of Shabod Nichols}
paid and secured to be paid me by Horace Ware of said
Salem, Yeoman, the receipt whereof I do hereby acknow-
ledge do hereby give, grant, sell and convey unto the
said Ware and his heirs and assigns forever a certain
Tract situated on the Salem Turnpike road, and bounded
and described as follows: viz. Beginning at the North-
easterly corner thereof by the Horse Pasture wall, so
called, and thence running southerly and bounding East
only on the Great Pasture, so called, to the Salem Turn-
pike Road; thence running across said Turnpike road
as the walls stand about five Rods and fifteen links

thence running a little more southerly and again bounding easterly on said Great Pasture, about one hundred and fourteen rods & nineteen links; thence running westerly and bounding southerly on said Great Pasture about two hundred and eighty four rods to land of J. Tucker Esq; thence running northerly bounding westerly on the last mentioned land about forty eight rods fifteen links to the wall of the said Turnpike Road, as said wall stands, thence running across said Road about three Rods and eighteen links, as the walls stand; thence again running northerly and westerly on divers courses and bounding on said Tucker's land as the walls stand to the Horse pasture above mentioned, thence running easterly and bounding northerly on said Horse pasture about three hundred and twenty rods to the bounds first mentioned; said tract of land containing about two hundred and twenty four acres; with all the buildings thereon, and the privileges and appurtenances to the same belonging; excepting however from the above described premises about half an acre of land enclosed within a wall, upon which the dwelling House of the toll-keeper of the Salem Turnpike stands, and also excepting another half acre on the south side of said Turnpike road near land of said J. Tucker Esq. measuring 8 rods by 10, and is marked out by boundary stones, (the granted premises being subject to the public right of way called the Salem Turnpike Road;) being the same estate which was conveyed to me by Lydia Williams by her deed Recorded Book 202 Leaf 146, by Samuel P. Gardner Esq. by his Deed Recorded Book 234 Leaf 193, and by Elizabeth Gardner by her deed Recorded Book 204 Leaf 210, Together with the Right and privileges of communication to and from the premises with Salem over said Turnpike Road, free of toll which right is described in said Deeds to me; also, all the stock, farming utensils, and other articles particularly set down in an Inventory thereof annexed to a Bill of sale thereof made and delivered to said Ware on the day of the date of these presents; To Have and

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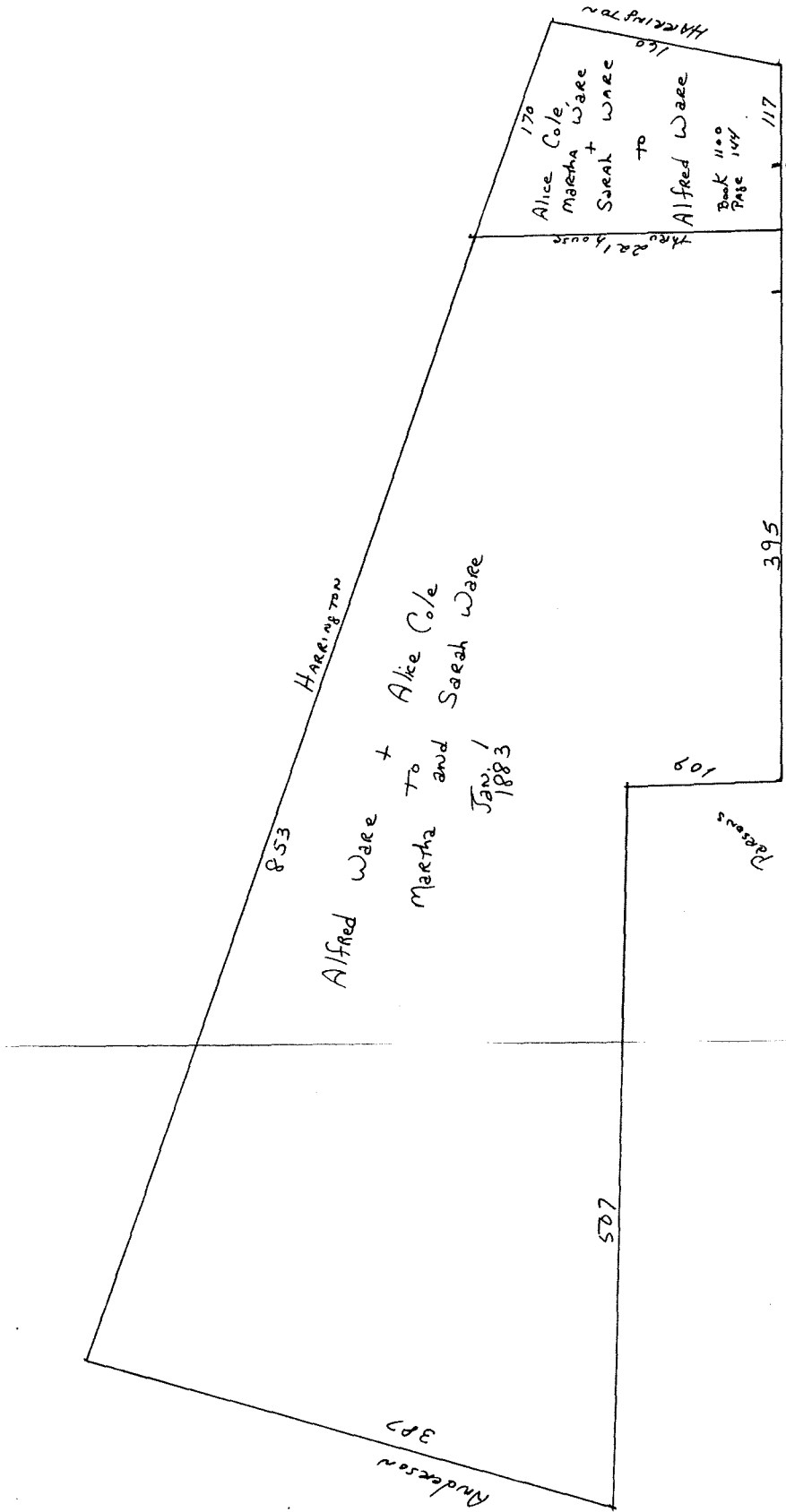
TO HOLD the afore granted premises to the said J^r
Horace Ware and his heirs and assigns to his and
their use and Behoof forever. And I for myself, my
Heirs, Executors and administrators do covenant
with the said Horace Ware and his heirs and assigns,
That I am lawfully seized in fee of the afore granted
premises, That they are free of all Incumbrances, that
I have good right to sell and convey the same to the
said Horace Ware, and that I for myself, my heirs,
executors and administrators will warrant and de-
fend the same premises to the said Horace Ware and
his heirs and assigns forever against the lawful
Claims and Demands of all Persons. IN WITNESS
Whereof, I the said Ichabod Nichols have here-
unto set my hand and Seal this first Day of April
in the Year of our Lord one thousand eight hundred
and thirty five.

Ichabod Nichols Seal
Signed, Sealed and delivered Essex, Co. April 1. 1835 Then

in Presence of us, } the above named Ichabod Nichols
C. Saunders } acknowledged the above Instru-
M^r. Glen King } ment to be his free act and deed
before me, M^r. Glen King Just. of Peace.

Essex Co. Received April 1, 1835. Received & examined by the Court

282-50



853

HARRINGTON

Alfred Ware + Alice Cole
Martha and Sarah Ware
Jan 1
1883

507

Anderson
307

109

Paterson

395

R #50-52

Highland Ave.

M

170
Alice Cole,
Martha Ware
Sarah Ware
TO
Alfred Ware
Bank 1100
Page 104
117

through
221 house

160
150
140
val priority

50-52 Highland Avenue, built 1845

Architectural Description:

This house is symmetrically arranged with a six-bay main block and two wings extending off the north and south facades. Although the house has lost some detail to aluminum siding, the entablature cornice and pediments in the gable ends of both the main block and the wings indicate that this is a Greek Revival dwelling. Originally designed in a T shape, the corners of the building were infilled sometime between 1907 and 1927 (as evidenced by an aerial photo of Salem Hospital at the Essex Institute).

History of the House:

This house appears on the Salem Map of 1851 as the property of Horace Ware, a Salem farmer with extensive landholdings. At this time Highland Avenue was called the Salem Turnpike. Tax records from 1844-1849 reveal that Horace completed the house now known as 50-52 Highland Ave. in 1845 at an assessed value of \$2,000.

Tax Records

1844 Ward 3, page 89, Horace Ware, 1 poll farm on turnpike
1845 Ward 3, page 98, Horace Ware, 1 poll, farm, new house 2,000, turnpike
1849 Ward 3, page 101, Horace Ware, 27 polls, farm 7,000, house 2,000, turnpike

Horace Ware was a sixth generational descendant of Robert Ware (1642-1699) of Dedham, MA. He was born in Franklin on Oct. 24, 1793 and died in Salem on Aug. 10, 1881. On Dec. 2, 1819, he married Alice H. Davis. They had seven children, three sons and four daughters; all lived to adulthood with the exception of one daughter who died at age 1½.

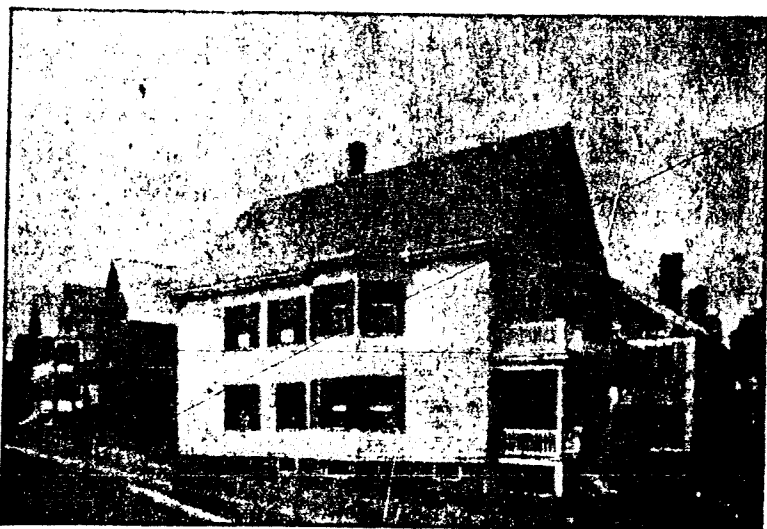
When Horace died, he left his home on Highland Avenue to his children (Probate #56352, will attached). In 1883, some of his children sold out their shares (Registry of Deeds, Book 1100, pp. 144-146) so that by 1907 a plan on file at the Registry (Book 1974, Page 1, copy attached) shows that the land and house were split between Sarah and Alfred Ware, brother and sister. On July 14, 1909, Sarah and Alfred sold 50-52 Highland Ave. to John J. Cunney (Book 1974, pp. 66-68, copy attached).

THE... 10c	THE... 10c	ROBBERY... 25c
QUINCES... 21c	STOES... 25c	LETICIOUS... 59c

15 **QUESTS 6c**
50-52 Highland Ave.
IS BARELY visible
June 1910

BUILDING BOOMING ON HIGHLAND AVENUE **RADCLIFFE GIRLS TO GIVE CONCERT**

John Cunney Has Erected Five Modern Two Family Dwellings Near Proctor Street and Two Others Are Contemplated, High School Doubtless a Factor



GROUP OF HOUSES ON HIGHLAND AVENUE AND PROCTOR STREET, ERECTED BY JOHN CUNNEY

One of the most notable features of the new building is the immediate vicinity of the new high school. The new high school is being erected on the corner of Highland and Proctor streets. The new building is a modern two-family structure. The new building is a modern two-family structure. The new building is a modern two-family structure.

The Radcliffe girls are planning to give a concert at the high school. The concert will be given on the evening of June 15th. The girls are preparing to give a concert at the high school.

The girls are preparing to give a concert at the high school. The concert will be given on the evening of June 15th. The girls are preparing to give a concert at the high school.

SOUTH HAMILTON
The girls are preparing to give a concert at the high school. The concert will be given on the evening of June 15th. The girls are preparing to give a concert at the high school.

A SALEM MAN FOR ROBBERY

Boston, June 4. John P. Hussey, 47 years old of Salem, was yesterday fined \$10 by Judge Murray on the charge of stealing money from John...

MASS BY OLDEST CATHOLIC PRIEST

At the funeral in Beverly, Thursday, June 3, of the late Father of the Holy Trinity, the oldest Catholic priest in Massachusetts...

EXTRA SHOE

The work of the legislature is being carried on. The legislature is meeting in session. The legislature is meeting in session.

HAMILTON
The work of the legislature is being carried on. The legislature is meeting in session. The legislature is meeting in session.

The work of the legislature is being carried on. The legislature is meeting in session. The legislature is meeting in session.

PERSECUTION OF CHRISTIANS
The work of the legislature is being carried on. The legislature is meeting in session. The legislature is meeting in session.

USE ALLEN'S FOOT-POWDER
The work of the legislature is being carried on. The legislature is meeting in session. The legislature is meeting in session.

died Aug. 10, 1881

I, Horace Ware, of Salem, in the County of Essex and Commonwealth of Massachusetts, being of sound mind and memory, do hereby make, publish and declare my last will and testament, revoking all that I may have heretofore made.

Item first. I give, devise and bequeath to my wife the income, use and improvement of all my estate, both real and personal, after the payment of my debts during the term of her natural life.

Item second. On the decease of my said wife, I give and bequeath to Erastus D. Ware and Horace C. Ware, my sons, fifty dollars each and to my daughters Martha C. Ware and Sarah A. Ware, three hundred and fifty dollars each; and the residue of my estate after the decease of my wife and the payment of the foregoing legacies shall be

Will.

Books 436/567

Probate # 56352

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September 5 H. Ware, Sarah A. Ware, Alice J. Cole and
Alfred F. Ware; and if either of my said
last named children, to wit: Martha, Sarah
Alice and Alfred, shall decease before the
decease of my wife, leaving no issue, the
share of such deceased child shall be equally
divided among the survivors or go to the
survivor of such last named children; but
if, before the decease of my wife, either of
my last named children, shall decease,
leaving issue, such issue shall take by
representation the share of the deceased
parent.

I appoint my wife, and my son Erastus
D. Ware executors of this my last will and
testament.

In testimony whereof I have hereunto
set my hand and seal this thirteenth day of
May, A.D. eighteen hundred and sixty-four.

Horace Ware

(seal)

Signed, sealed, published and declared
by the said Horace Ware to be his last
will and testament in our presence, who, in
his presence and in presence of each other
and at his request have subscribed hereto our
names as witnesses.

The word "I" first interlined.

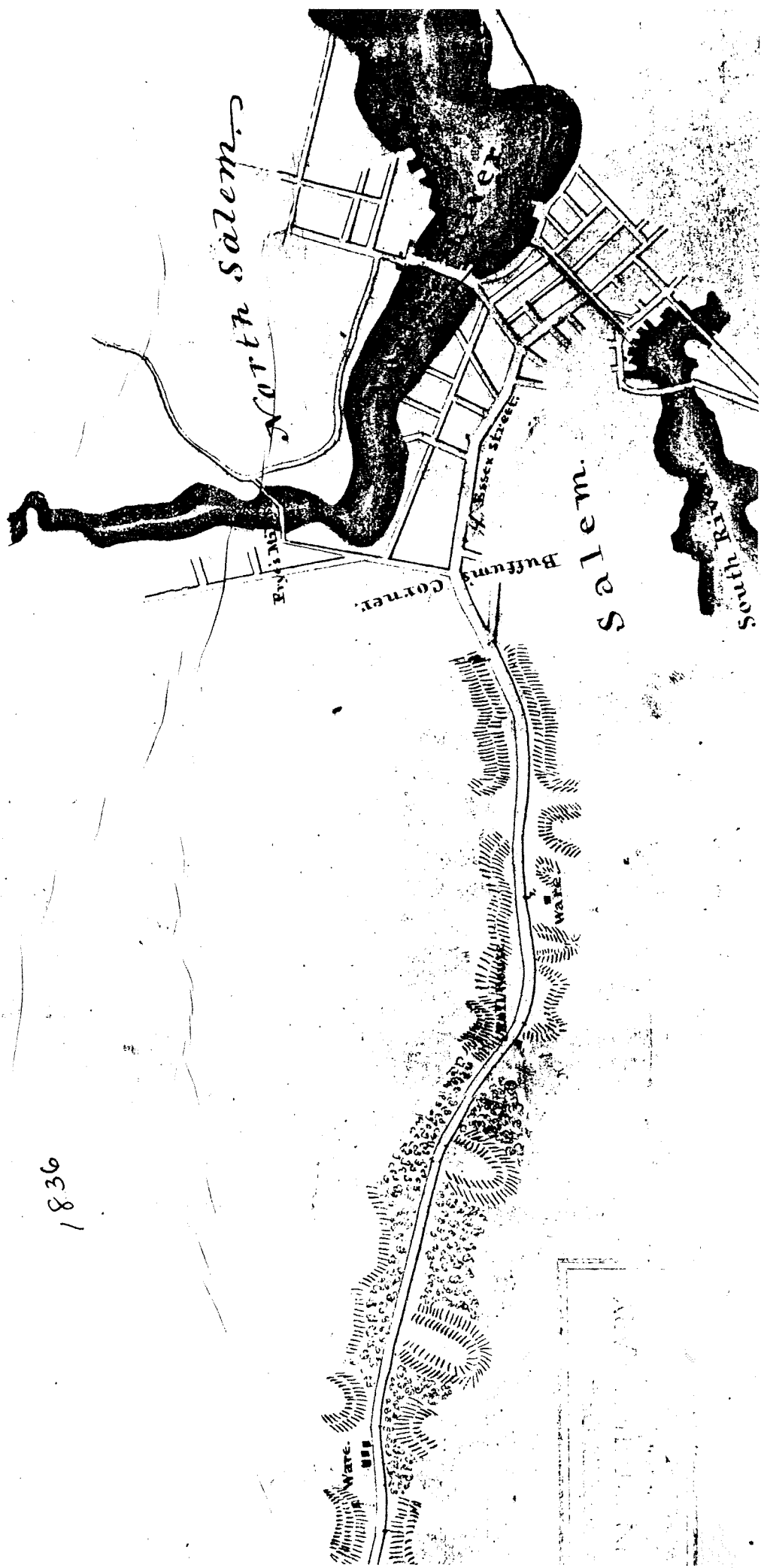
Darwin E. Ware, Erastus Ware, Edward A. Averell

A true record

Attest.

J. J. Maloney. register.

Probate New Series Book 286 Page 512



North Salem.

Salem.

South Bay.

Bulfinch Corner.

Essex Street.

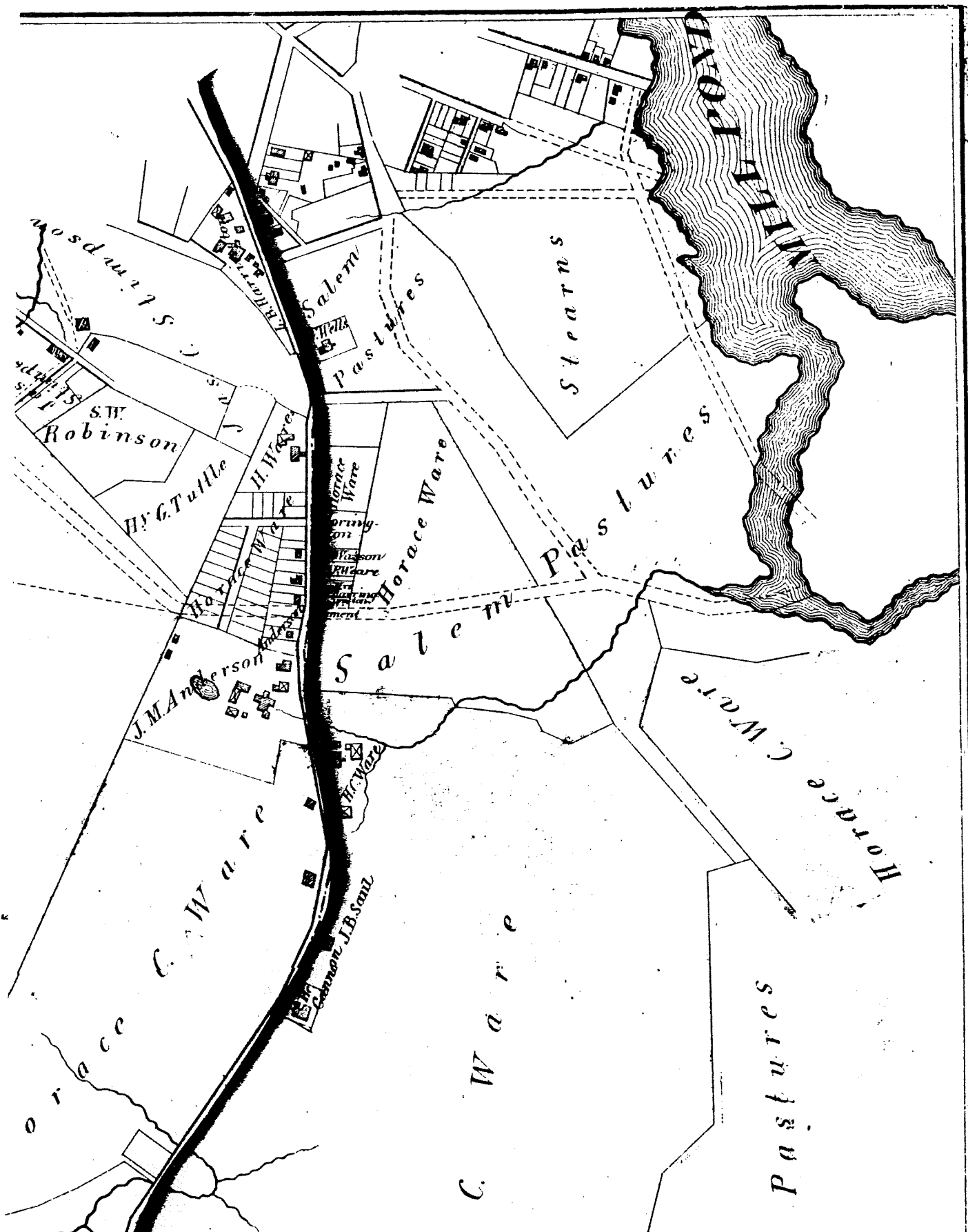
Water.

Water.

Water.

1836

1881



S. W. Robinson
H. G. Tuttle

Salem Pastures

Stearns

J. M. Anderson
H. Ware

Horace Ware
Salem Pastures

Stearns Pastures

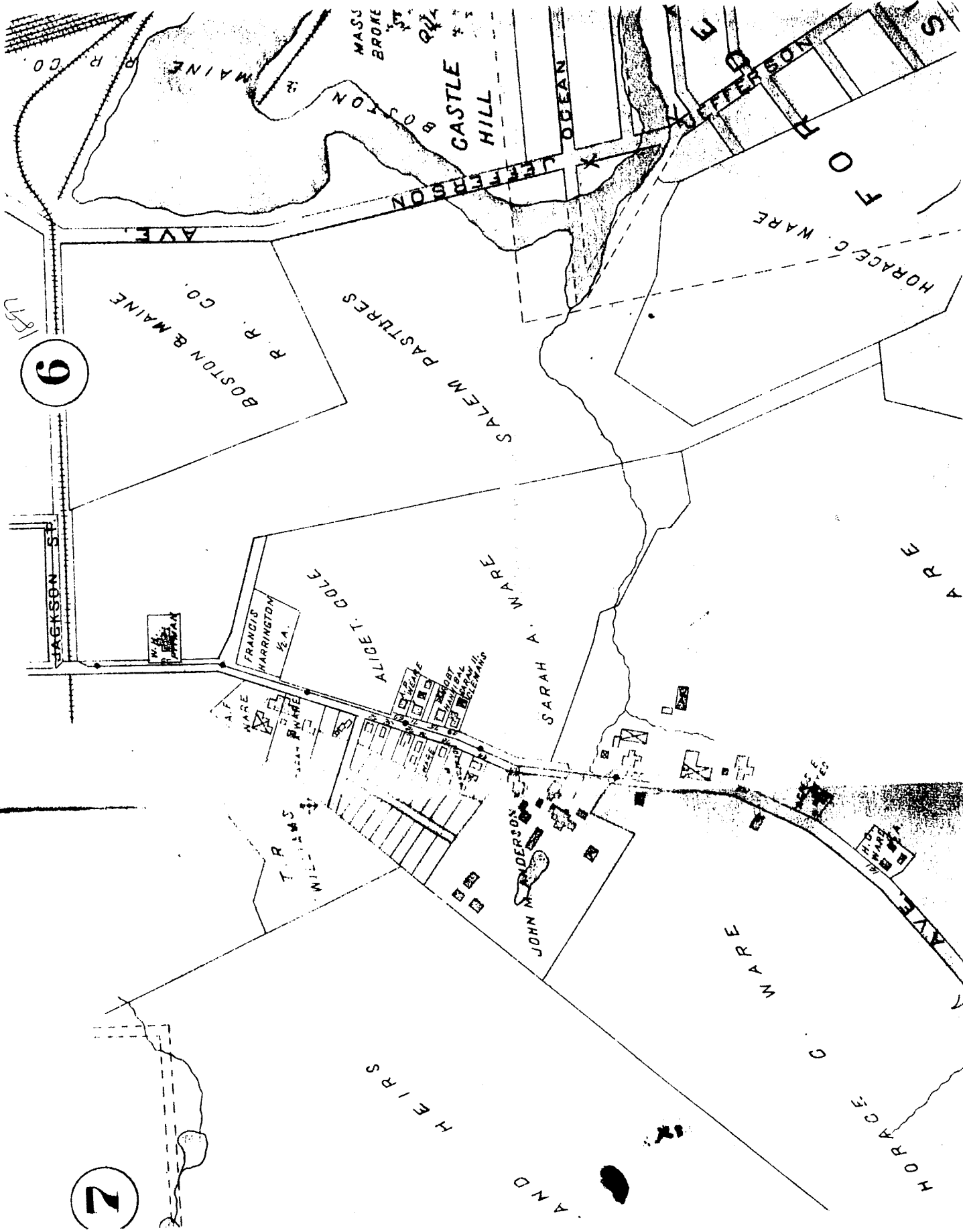
Horace C. Ware

J. B. Saul

C. Ware

Horace C. Ware

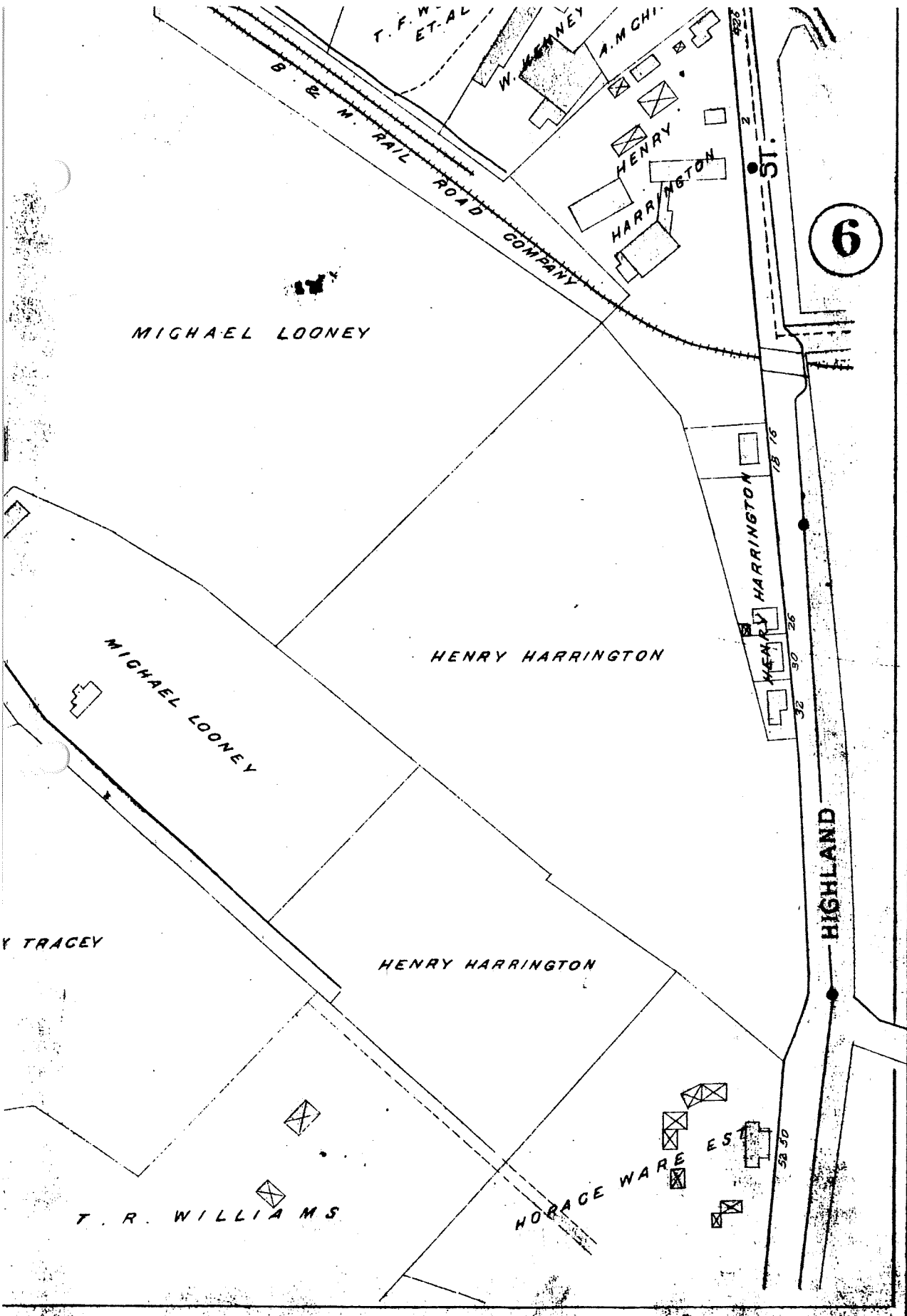
Pastures



6

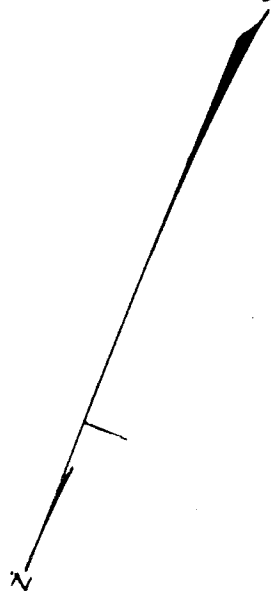
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1897

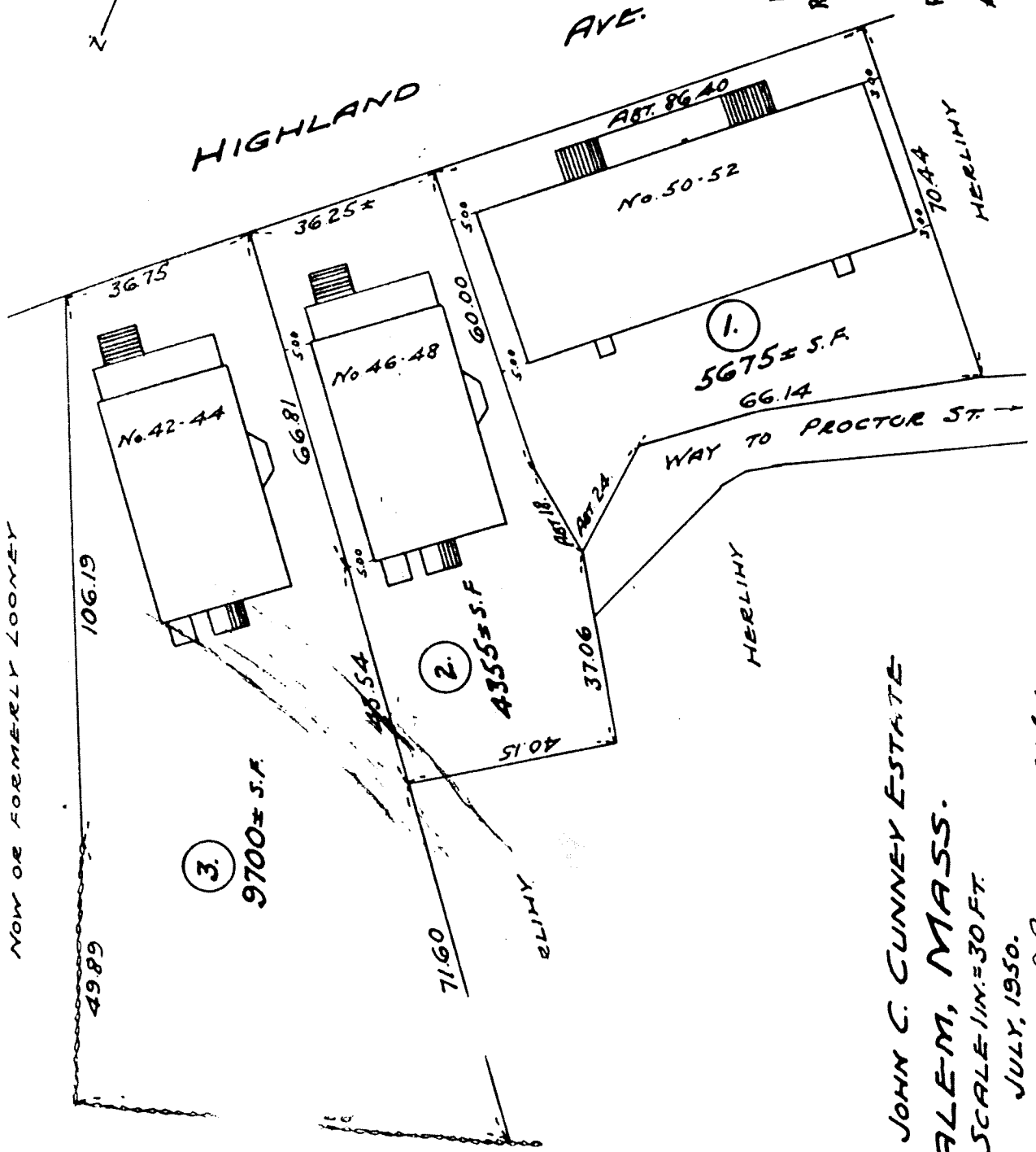


1897

507
1750



ESSEX REGISTRY OF DEEDS, SO. DIST. SHEET
Received Aug. 11 1950 with Deed
Philip J. Durbin, Jr.
John Ed. Cunney
Rec. B. 3761 P 86 FILE NO. 50
Attest: A. Franklin Priest
Register



NOW OR FORMERLY LOONEY

3.
9700 ± S.F.

2.
4355 ± S.F.

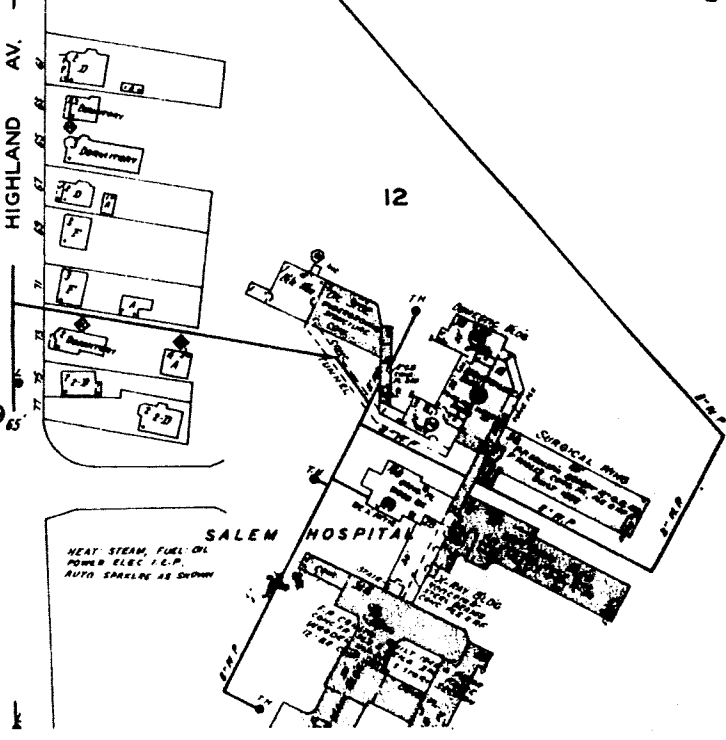
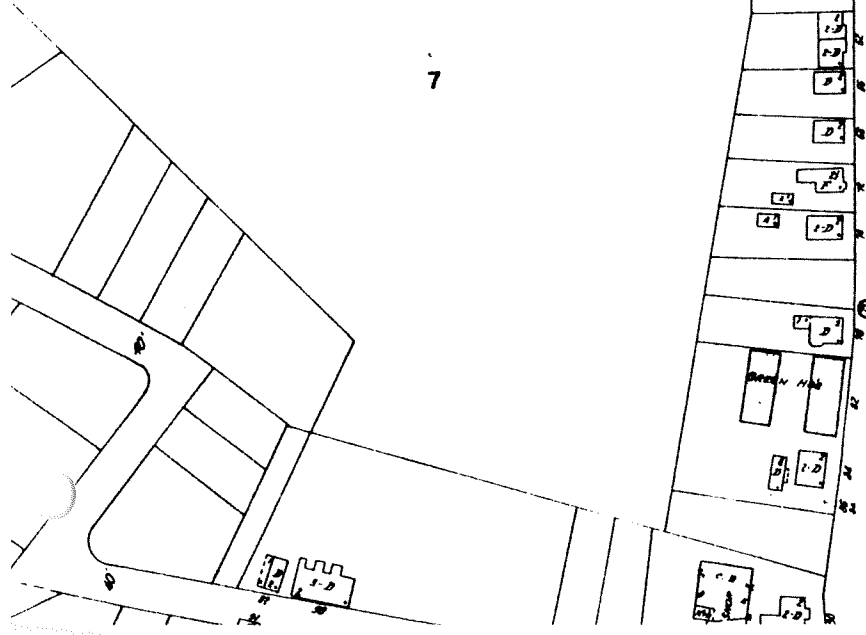
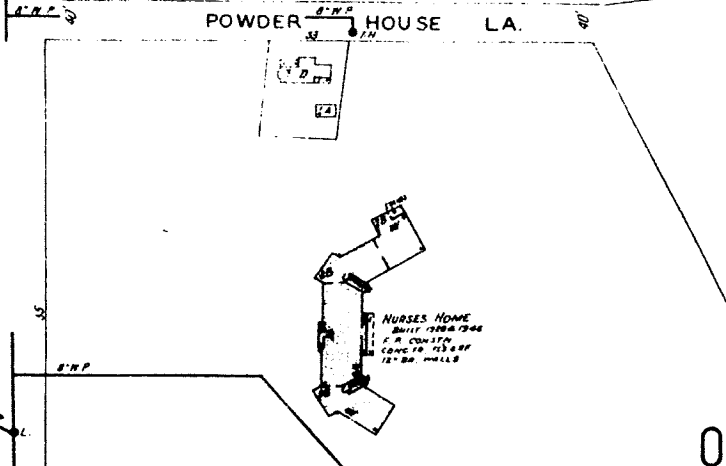
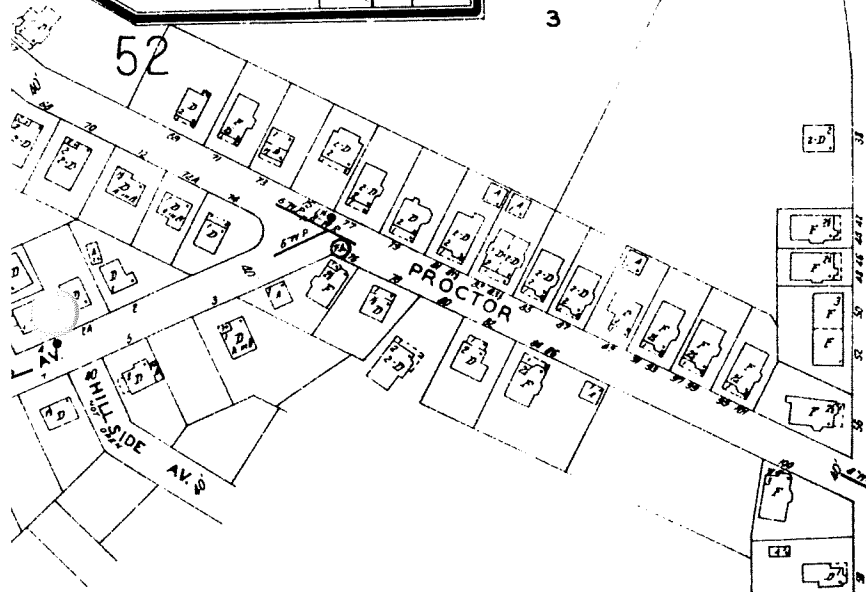
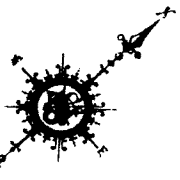
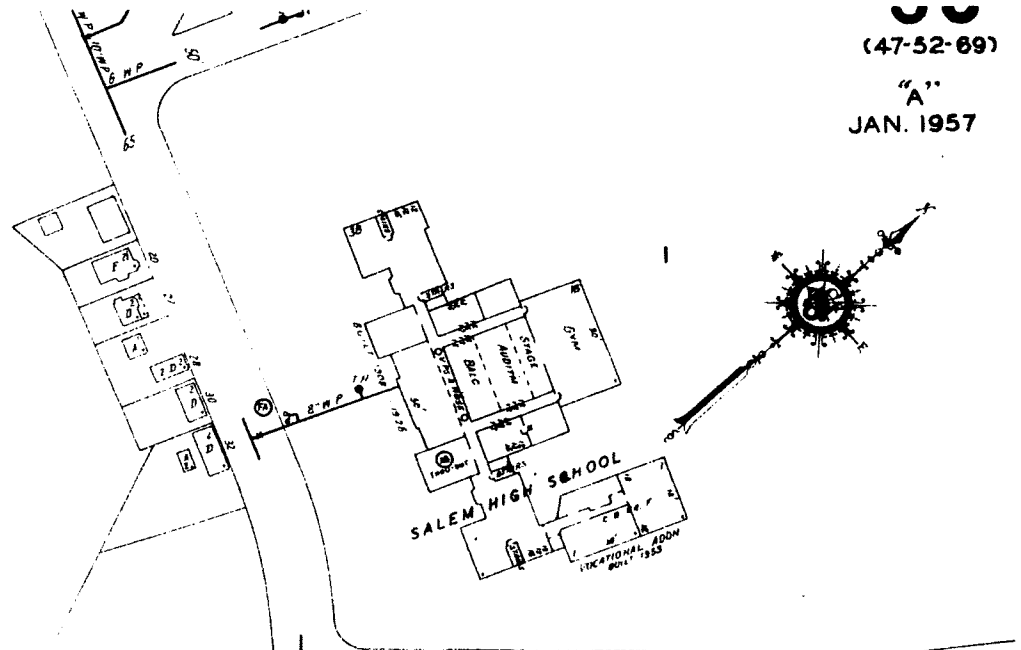
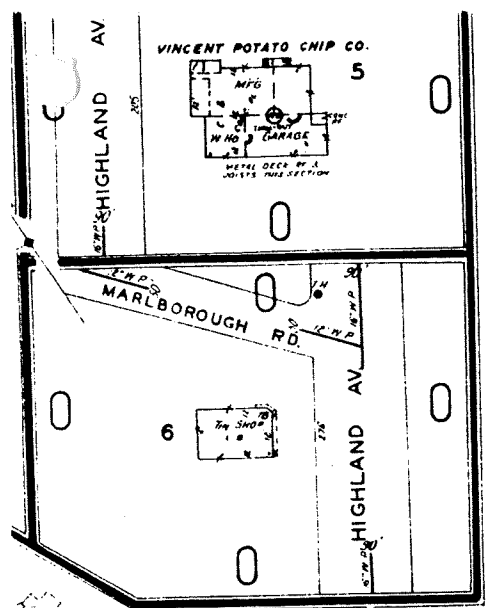
1.
5675 ± S.F.

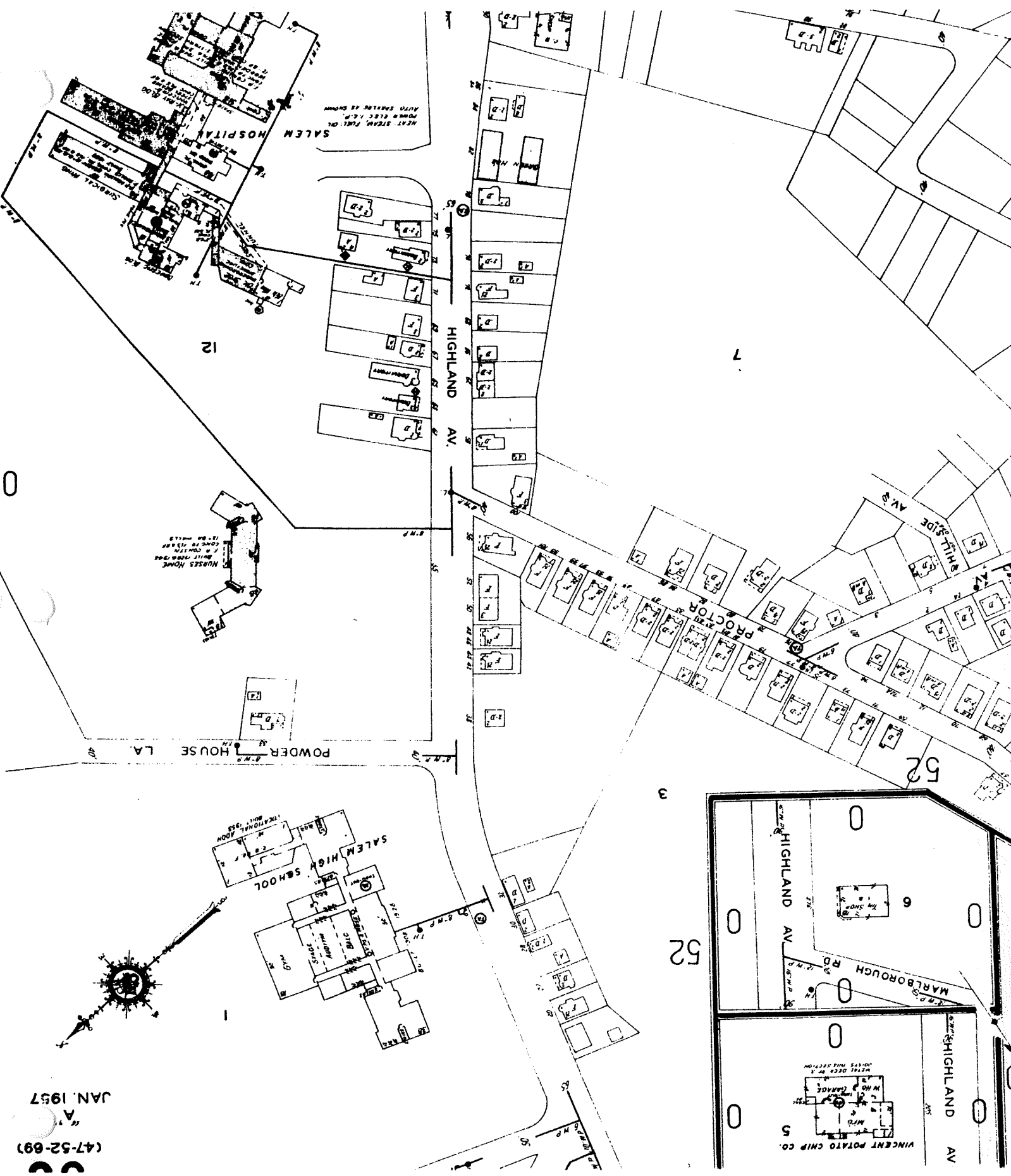
JOHN C. CUNNEY ESTATE
SALEM, MASS.
SCALE 1/4" = 30 FT.

JULY, 1950.
Thomas A. Applegate
C.E.

NOW OR FORMERLY LOONEY

(47-52-69)
"A"
JAN. 1957





(47-52-69)
 A 7
 JAN 1957