

**Development of Properties
Water St. (Marcy), Gates St., Washington St., Dock Lane (Hancock)
Portsmouth, New Hampshire
1651 – 1813**

By Jane D. Kaufmann

Introduction

The purpose of this study is to trace the ownership of the properties in Portsmouth, New Hampshire, in the area bounded by Water Street (now Marcy), Gates Street; Washington Street, and Dock Lane (now Hancock) on the 1813 map of Portsmouth, by J. G. Hales, from the time of their purchase from John Pickering or his heirs to 1813, and to make a tentative judgment about whether the houses that stand today on Marcy, Gates and Washington, and those that stood in 1961 on Hancock Street, are the same that stood there in 1813.

Wherever necessary the deeds have been followed from the present time, or from 1961, back to the first owner, but when information was available, generally from deeds to adjoin property, that made it possible to start at an early date, deeds were not followed any later than was necessary to establish the ownership in 1813.

By 1813 the boundaries of the lots had stabilized at substantially their modern measurements. Assessors Lot Plans #8 and 9, Portsmouth, New Hampshire, 1961, were used as guides because they are the most recent plans to show Hancock Street, formerly Dock Lane, before the houses were demolished and the street widened in 1962. The properties have been numbered as on these modern plans, and do not necessarily follow a numerical sequence. ¹ The descriptions begin with lots #63 and 64 at the southwest corner of Marcy and Hancock Streets on the modern plan, or Water Street and Dock Lane on the 1813 map, and proceed southward to Gates, westward to Washington, northward to Hancock or Dock Lane, and eastward on Hancock or Dock Lane to the point begun at, as in a walk around the block. A descriptive drawing or plan has been made of each lot, and this is accompanied by a discussion, and, where possible, photographs. The photographs of the demolished houses on Washington, Dock Lane, and Water Street are from the collection of Strawberry Banke, Inc.

The descriptive drawings or plans are meant only to represent the general outline and development of the properties rather than to be minutely accurate, although the lot lines shown have been taken from the deeds. Deed descriptions, particularly Pickering's, are frequently vague, and sometimes dimensions must be gleaned from adjoining lots or from later deeds. Then too, lot measurements sometimes seem to shrink or stretch a few inches or even feet over the years, a fact that may be explainable by encroachment of neighbors' fences and a lack of accurate surveying. The true north-south direction has been indicated on the Assessors Lot Plan, but on the drawings of the individual lots it is represented only in a general way.

Book and page numbers of deeds are designated on the descriptive drawings or plans by two numbers separated by a hyphen. For example, 215-334 refers to Book 215, Page 334, in the Rockingham County Registry of Deeds at Exeter, New Hampshire. Dates given indicate the date the deed was signed, which is not necessarily the same date on which it was filed. Buyers and sellers are residents of Portsmouth unless otherwise indicated.

Photographs of the area as it appears on two maps of Portsmouth are included. Hales' map of 1813 is the earliest existing map of the town. There are reports of the existence until fairly recent years of a mid 18th century map drawn up by a committee appointed to name the streets. The whereabouts of this map are unknown at the present time. Hales' map, although often out of scale, and occasionally inaccurate, is in general a fairly reliable representation of the town before the fire of 1813 (which did not affect the area being studied). ² From the photograph of the same area as shown on H. F. Walling's map of Portsmouth, published in 1850, it can be seen that there was not a great deal of change in the intervening thirty-seven years. A close-up from the 1877 "Birdseye View" by A. Ruger is also included to show the compactness and density of the area.

The street names used are those that appear on the 1813 map. In the earlier deeds, before the streets acquired their names, they were described by such things as landmarks, dimensions, or names of property owners. Pickering's early deeds refer to the Dock as the "Creek", and to Dock Lane as "a way 10 or 12' wide" to be left open through the property. ³ adjoining lots.⁴ Gates Street is "the highway that runs from the waterside between John Plaisted, Esq., his land and Capt. Furnalds land through the neck of land along by Clarks and Pikes houses".⁵ Washington Street is called "the street that comes over the cannon bridge" by Thomas Pickering in his deed to William Lowd. ⁶ Canoe bridge was a low bridge under which small boats could pass to reach the mill pond from the Dock at high tide. ⁷ These designations may change somewhat from deed to deed, but, are relatively easy to follow as there is usually a recognizable common denominator. The present name for the Dock is Puddle Dock.

The development of Wentworth Lane, a cross street between Gates and Dock Lane which may be clearly seen on the 1813 map, is discussed with lot #59. It is called Manning Street on the 1850 map and in the Birdseye View of 1877, was closed in 1962, and no longer exists.

Unfortunately, it was not possible to gain admittance to all of the existing houses, and even when entrance was gained, detailed examination of structural elements could not be made. Then, too, it is always possible that an existing structure is not original to its site but was moved onto it from another location. Although the dating of the houses is felt to be reasonably accurate, it is subject to revision as more information becomes available.

Footnotes

1. It should be noted here that the copy of a tracing of the Assessors Lot Plan included here is a Xerox copy and therefore slightly diminished in size.
2. In the general area covered by this study, the unshaded tetragonal section above the D in DOCK should have been shaded to represent water. Confirmation of this is found in the Prescott division plan of 1773 (see section of lots #40, 41, 43, 49, 50, 54 and 55), and in the map of 1850. Other possible discrepancies are discussed with their respective lots. Lot lines on the map of 1813 are general and, in some cases, follow the deeds only vaguely. Wood dwelling houses are shaded in with diagonal lines, barns and stables with straight lines, and water with wavy lines on this map.
3. Rockingham County Registry of Deeds, Exeter, New Hampshire, Book 6, page 137, 10/30/1697, Pickering to Frost.
4. Ibid. Book 9, page 335, 7/23/1715, Pickering to Peavey.
5. Ibid. Book 7, page 307, 7/6/1708, Pickering to Packer.
6. Ibid. Book 15, page 368, 6/7/1727.
7. Brewster, Charles, Rambles About Portsmouth, First Series, Portsmouth, New Hampshire, published by Lewis W. Brewster, Portsmouth Journal Office, 1873, 2nd ed. (first published in 1859), p.320.

Background

Portsmouth, New Hampshire, which will celebrate its 350th anniversary in 1973, is situated on the west bank of the Piscataqua River, on a fine deep water harbor, and was for over 200 years an important maritime community. In 1623 a fishery and salt works were established at Little Harbor, and in 1631 there was a second settlement at what was to be known as Strawberry Banke. The town was, in fact, called Strawberry Banke until 1653, and referred to as "the Banke" by its residents for many years.

Lumber and fish were exported from the 17th century onward, and shipbuilding was an important industry. Trade was at its peak in the years between the Revolutionary War and the War of 1812. When the United States Government purchased an island in the harbor for a Navy Yard in 1800, "Buildings went up, docks were built, and rope walks were planned. At this time Portsmouth merchants owned 28 ships, 47 brigs, 10 schooners, 2 sloops, and 1 bark".¹ Although a number of famous clipper ships were built in Portsmouth between 1843 and 1853, trade and shipbuilding had declined by 1855 and did not again recover.²

The area with which we are concerned is located in what is called the South End, and, is part of what was originally known as Pickering's Neck. The first John Pickering (d. 1669) came from England originally, and to Portsmouth by way of Massachusetts, and was in Portsmouth as early as 1636.³ He seems to have acquired Pickering's Neck at least by 1651, as the record of a town meeting held 7/7/1651 refers to a path toward the meethouse "... over John Pickrins grounds from over his mill dam ..."⁴ Pickering's Neck covered land bounded by the south side of the inlet known as the Creek or Dock, the South Mill Pond and the Piscataqua River. Pickering operated a mill at about the point where the South Mill Pond meets the river.⁵ He sold his neck of land to his son, John in 1665.⁶ It was this second John Pickering (d. 1720) who seems to have been responsible for dividing the property into house lots, which were sold by him and his heirs. The early Pickerings were important men in the community, active in government, church, and military affairs.

In the days of Portsmouth's prosperity, the Dock was a busy place. The smaller boats could enter, and wharves reached into it from various properties. These were backed by the warehouses, shops, or homes of their owners. When the prosperity faded, the Dock fell into disuse, became the city dump, and was filled in about 1900. The area surrounding the Dock became a slum. In 1936 and 1937 the Works Progress Administration did a study of the area, found it historically and architecturally significant, with most of its houses worthy of restoration. It was suggested that unemployed workmen be used for the job.⁷

This project, however, was never undertaken. During World War II the area deteriorated further, and in the 1950s it was slated to be demolished for urban renewal. Fortunately, this did not happen. Strawberry Banke, Inc., was named the developer of the area immediately around the Dock.⁸ Unfortunately, however, Dock Lane was widened, and its path somewhat changed, to provide access to Strawberry Banke, and the structures on either side of it demolished. The two aerial photographs show it as it existed before demolition in 1962, and after demolition when other structures had been moved onto it. Three of the houses in the post demolition view are modern private homes of no architectural value. The fourth, the gambrel roofed structure, is Stoodley's Tavern, moved from another part of town by Strawberry Banke, Inc., to prevent its demolition, and now awaiting restoration. Just beyond Stoodley's Tavern will be placed the Joshua Wentworth House, another 18th century building that is a fugitive from the current urban renewal project in the North End of Portsmouth.

Since the establishment of Strawberry Banke, Inc., the appearance of the surrounding area has greatly improved. Many owners are taking better care of their property, real estate prices have risen, and a number of houses have been sold to individuals who have either restored or renovated them.

Footnotes

1. Saltonstall, Wm. G., Ports of the Piscataqua, Harvard Press, Cambridge, 1941, p.137.
2. Ibid. pgs. 224-226.
3. Brewster, Rambles About Portsmouth, 1st series, p. 49.
4. Portsmouth Records, 1645-1656, a transcript of the first thirty-five pages of the earliest town book, Portsmouth, New Hampshire, with notes by Frank W. Hackett, Portsmouth, privately printed, 1886. p.16.
5. Brewster, 1st series, pages 49-54.
6. Rockingham County Registry of Deeds, Exeter, New Hampshire, Book 2, page 146A, 1665.
7. Portsmouth Restoration Project (Tentative) Book compiled by Donald Corley, Architectural Adviser, Architectural Research Section, Washington, D. C., W. P. A., 1936-37. Copy of typescript in possession of Strawberry Banke, Inc., Portsmouth, New Hampshire.
8. Marcy – Washington Streets Urban Renewal Project NH R-1 Portsmouth, New Hampshire.

POST-DEMOLITION AERIAL VIEW



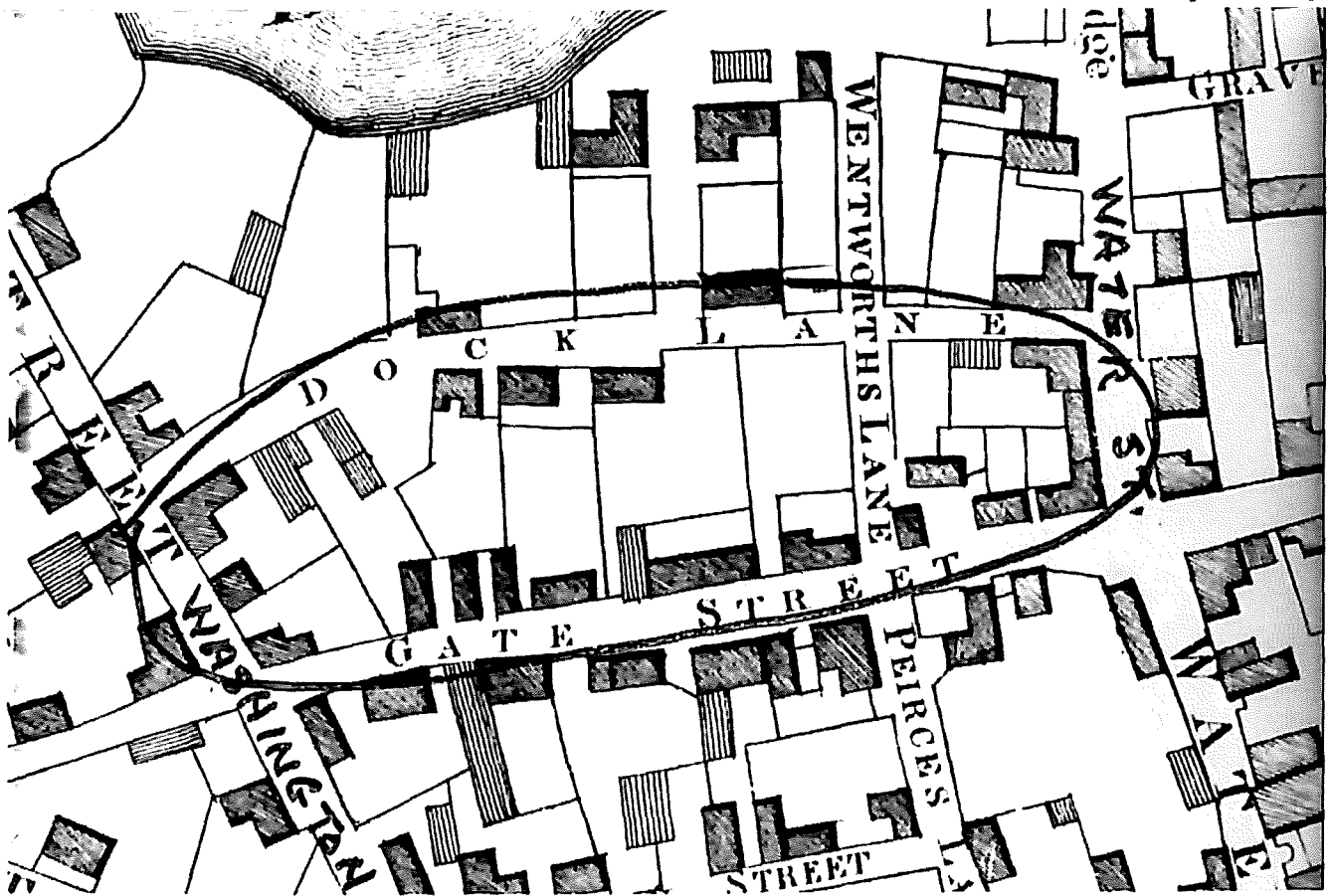
SHOWING BUILDINGS MOVED IN



PRE-DEMOLITION AERIAL VIEW



PICKERING'S NECK AREA - HALES' 1813 MAP



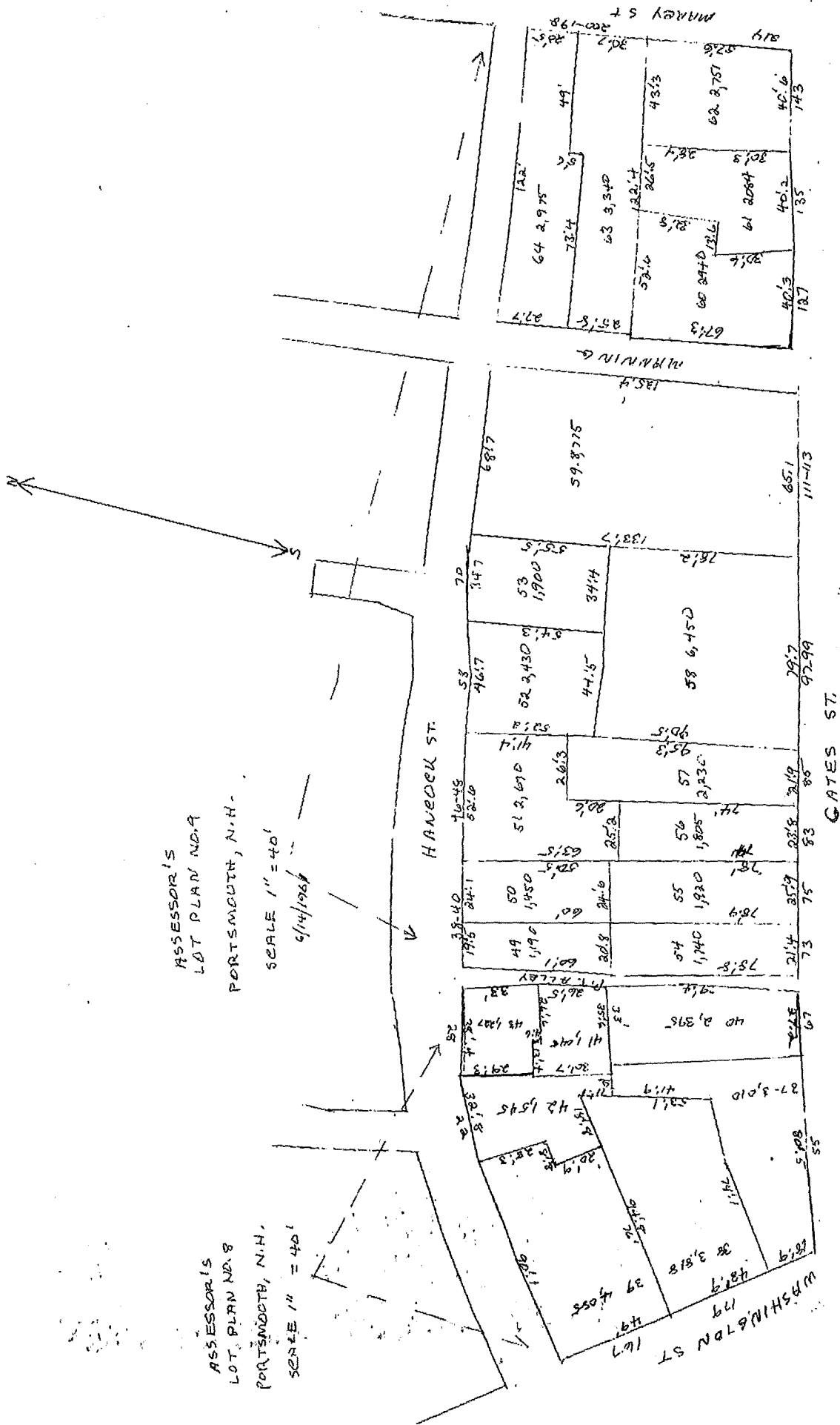
AREA OF STUDY - HALES' 1813 MAP



PICKERING'S NECK AREA - 1850 MAP



AREA OF STUDY - 1877 BIRDSEYE VIEW



Lots #63 and 64, Assessor's Lot Plan #9, Portsmouth, New Hampshire, 6/14/1961

Purchased from John Pickering by Wm. Peavey, Mariner, 7/23/1715

Owner in 1813: Benjamin Damrell, Mariner

The east-west division of this property into two lots is a relatively modern one, occurring in an 1890 will.¹ Up to that time it was a single piece and will be considered as such here. The property is at the southwest corner of Water Street and Dock Lane on the map of 1813, which shows a barn as well as the dwelling house.

The lot was sold by the second John Pickering to William Peavey of Portsmouth, a mariner, in 1715. No measurement of the property is given in this deed, but mention is made of two neighbors on the south, Samuel Clark and Phillip Pike, both of whose lots are 40' wide. It is interesting to note that Pickering refers to Clark's land as that "on which he (Clark) now lives".

Measurements are given for the first time in 1798 when Elizabeth Seaward sells the property to Charles Bellamy Grace. The next owner, Benjamin Damrell, adds to the lot when he purchases the piece on Wentworth Lane and Dock Lane from Josiah Akerman in 1813. This addition is not reflected on the map of 1813, but, is included here because the property remained this depth until the urban renewal changes of the 1960s.

William Peavery's will was proved in 1759. The administration of his estate was granted to his son, John.² John was called a "carpenter" when he purchased the "land and houses thereon in which the said John now dwells" from the other heirs in 1765. In 1771 when he sold "house and land where I now dwell which was heretofor the estate of my honored father" to Elizabeth Seaward, one of those from which he had purchased it, he was referred to as "ship carpenter". The plural "houses" in the first deed probably refers to the dwelling house and outhouses, rather than to more than one dwelling house.

Between 1771 and 1798 something apparently happened to whatever original structures were on the property. When Elizabeth Seaward sells to Charles Bellamy Grace for \$350.00 in 1798 the deed is for land only. However, when Grace sells to Benjamin Damrell in 1812 for \$1450.00, the deed reads "land with all the buildings". From this, it would appear that the hip roofed house in the pre-demolition aerial view went up shortly after Grace's 1798 purchase. Subsequent deeds to the property all include buildings. Unfortunately, this building was one of those destroyed, so this judgment cannot be verified by on-the-spot examination, but although the doorway has obviously been changed, there is nothing about the exterior of the house in the aerial view to suggest that it could not have been built within the span of years suggested by the deeds.

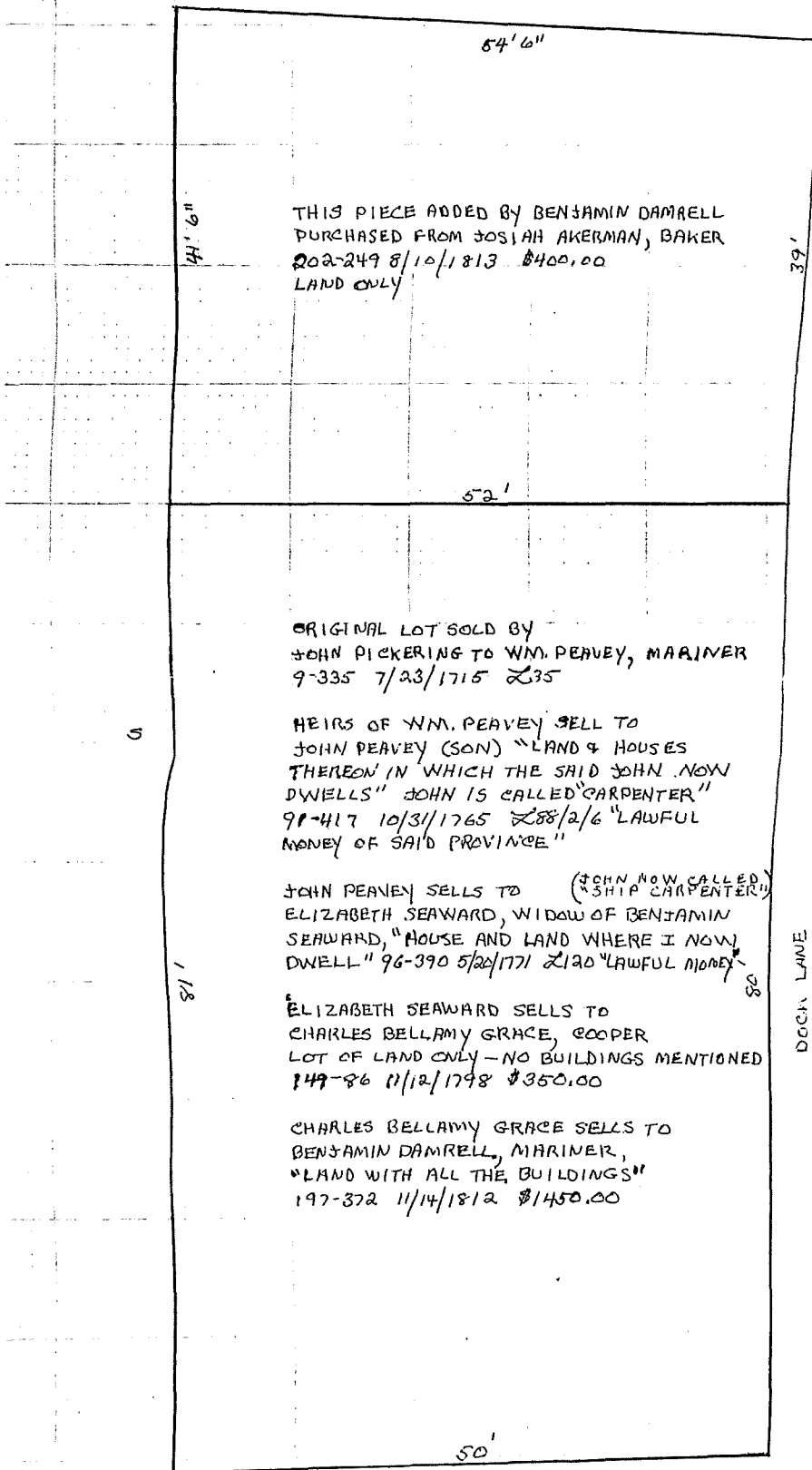
Footnotes

1. Rockingham County Registry of Probate, Exeter, N.H., Will of Martha O. Downs, File #6352, 2/25/1890.
2. State Papers of N.H., Vol. XXXVI, Probate Records, Vol. VI, 1757-1760, ed. By Otis G. Hammond, 1938, p.442.

Lots #63 and 64

LOTS #63 & 64. ASSASSORS LOT PLAN #9 PORTSMOUTH, N.H. 6/14/1961

W
WENTWORTH LANE



E
WATER STREET

Bounded by
North—Dock Lane (Hancock)
East—Water St. (Marcy)
South—
West—Wentworth Lane

This piece added by Benjamin Damrell purchased from Josiah Akerman, Baker 202-249 8/10/1813 \$400.00 Land only.

Original lot sold by John Pickering to Wm. Peavey, Mariner 9-335 7/23/1715 £35.

Heirs of Wm. Peavey sell to John Peavey (son) "Land & houses thereon in which the said John Now Dwells" John is called "carpenter" 91-417 10/31/1765 £88/2/6 "lawful money of said province".

John Peavey (now called "ship carpenter") sells to Elizabeth Seaward "House and Land where I now dwell" 96-390 5/20/1771 £120 "Lawful money".

Elizabeth Seaward sells to Charles Bellamy Grace, Cooper Lot of land only - no buildings mentioned 149-86 11/12/1798 \$350.00.

Charles Bellamy Grace sells to Benjamin Damrell, Mariner, "Land with all the buildings" 197-372 11/14/1812 \$1450.00.

Lot #62, Assessor's Lot Plan #9, Portsmouth, New Hampshire, 6/14/1961

Purchased from John Pickering, Sr., by Samuel Clark, Weaver, 8/2/1705

Owners in 1813: Josiah Smith, Mariner; Nathan Walden, Mariner; William Walden, Jr.,
Mariner

Samuel Clark purchased a 40' x 60' lot on Pickering's Neck from John Pickering, Sr., on 8/2/1705. It was to begin "at the easterly corner of Phillip Pike's lot of land where he (Pike) now liveth", and to run 40' easterly along "a highway I have allotted through said neck of land". This "highway" later became Gates Street. A deed from Pickering to Thomas Packer for other property on the same street (lot #58) indicates that Clark's house was here by July of 1708.¹ Pickering's deed to William Peavey (lots #63 and 64) of July 1715 also refers to Clark's land "on which he now lives".²

In 1762 Edmund Coffin, a mariner, bought house and land from Samuel Clark's heirs. The house was called "ye said Samuel Clark's in his lifetime and of which he died siezed which house was his mansion house." Coffin paid a total of £2300 "old tenor bills of credit of said province" for the property. This surprisingly large amount can be substantially explained by the depreciated condition of paper currency in the New England colonies. In 1750 the rate of exchange with London was £1100 old tenor for £100 sterling, or 11 to 1.³ New tenor had considerably more value than old as can be seen by Mark Hunking Wentworth's deed to Bartholomew Gooding, dated 1753, by which he sold a 50' x 100' lot with house for £200 "new tenor bills of public credit".⁴ The relatively high dollar prices paid for this property in the early years of the 19th century may represent the unstable banking conditions of that time.⁵

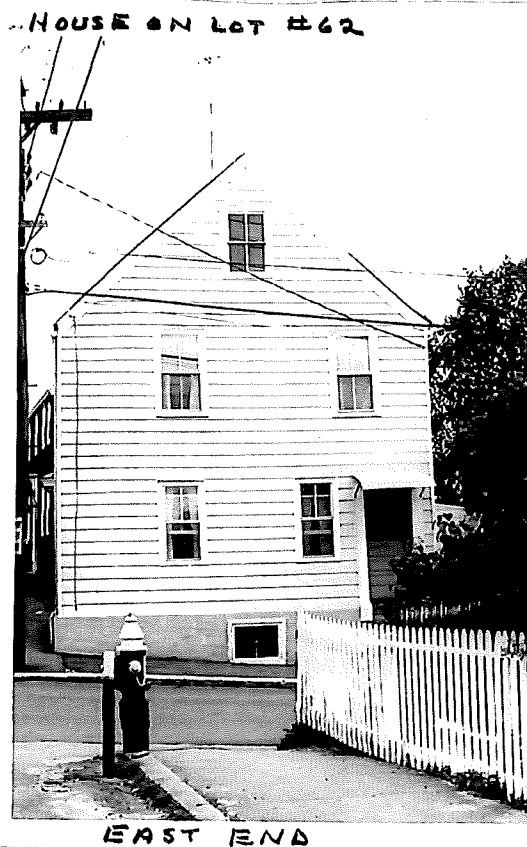
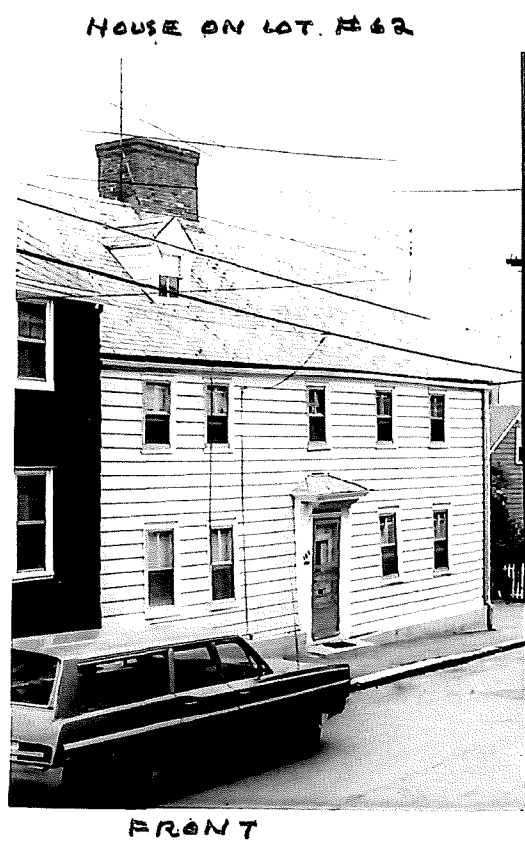
William Coffin purchased the "house lot, dwelling house, and all other buildings" from his father in 1800 for \$1500.00. In 1803 he sold the northerly portion on Water Street to Richard Tarlton for \$1525.00 with a dwelling house and other buildings. The wording of this deed and a later one indicate that his father's old house was on the other part of the property, which he kept for himself. Since the deed from his father mentions only one dwelling house, the "same land and house formerly the estate of Samuel Clark, of Portsmouth, weaver, deceased", the house sold to Tarlton was probably built between 1800 and 1803. This house is shown on the map of 1813, on Water Street, sandwiched between the houses on either corner. The Birdseye View of 1877 is rather unclear in this area, but the house seems to be there. It was no longer standing when the pre-demolition aerial view was made, having been taken down in the 1940s. An accurate description of it is not available, but local residents remember a small house with a center entrance standing here.

Varrell, Holmes and Davis, who bought the other house and land from William Coffin's estate and sold it to Nathan and William Walden, as well as Folsom and Dennet, who purchased Nathan Walden's half in 1815, were speculating in Portsmouth real estate. The deeds are not too clear about which side belonged to which Walden, but reference to the 1854 deed to Leonard Cotton seems to indicate that the easterly half was William's.

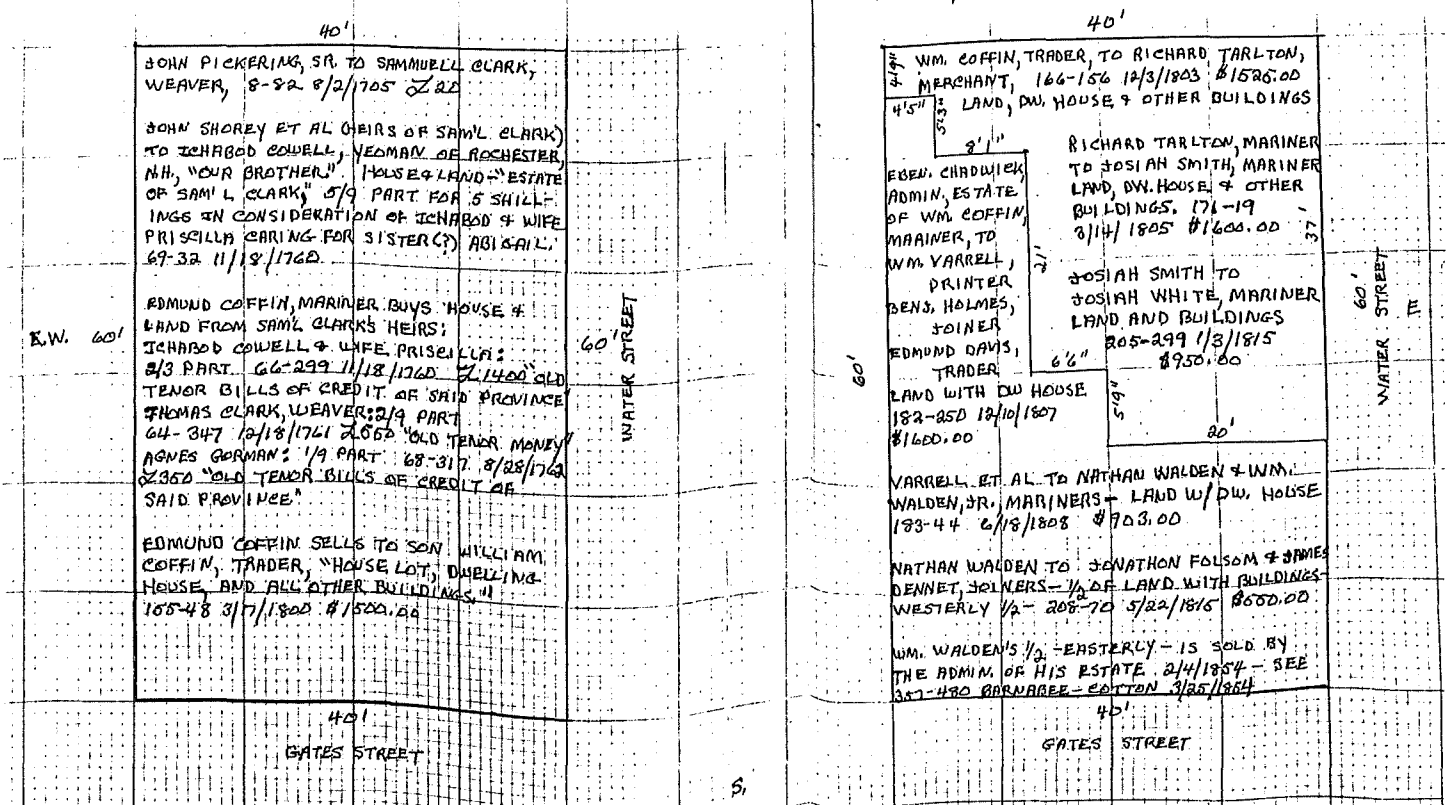
The house remained in double occupancy until recently. The present owner has removed old partitions, and it is a single dwelling again. When this work was done no attempt was made to interpret the structure of the house. However, in spite of the fact that the interior has been somewhat altered and "modernized", and the exterior covered with aluminum siding, there is still some visible evidence that suggests that this might be Samuel Clark's "mansion house" which Edmund Coffin bought in 1760. Reference to the photographs of the house will show that the chimney is off center, making the west side of the house smaller than the east, and that the roof is very steeply pitched. A brief examination of the interior showed summer beams and exposed chimney girts on both the first and second floors, and an exposed diagonal brace between a chimney girt and a rear girt on the second floor. The massive chimney base and the foundation are of stone. It is hoped that the house can sometime be the subject of a more careful examination.

Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H. Book 7, page 307, 7/16/1708. (Lot #58)
2. Ibid. Book 9, page 335, 7/23/1715. (Lots #63 - 64).
3. McKay, Geo. L., Numismatic Notes and Monographs, #104, Early American Currency, the American Numismatic Society, Broadway at 156th Street, N.Y., 1944. page 49.
4. Sumner, Wm. G., A History of American Currency, originally published by Henry Holt and Co., 1874. Reprinted by Greenwood Press, N. Y., 1968. pages 1-36.
5. Rockingham County Registry of Deeds, Exeter, N.H. Book 41, page 485, 5/2/1753, Wentworth to Gooding. (Lots #56-57).
6. Sumner, pages 59 - 71.



LOT # 62 ASSESSORS LOT PLAN #9 FOR SMOOTH, N.H. 6/14/1961



Lot #62

Bounded by
 East—Water St. (Marcy)
 North—Gates St.

John Pickering, Sr. to Sammuell Clark, Weaver, 8-82 8/2/1705 £20.

John Shorey et al (Heirs of Sam'l Clark) to Ichabod Cowell, Yeoman of Rochester, N.H., "our brother" House & land—"Estate of Sam'l Clark", 5/9 part for 5 shillings in consideration of Ichabod & wife Priscilla caring for sister (?) Abigail 69-32 11/18/1760.

Edmund Coffin, Mariner buys house & land from Sam'l Clark's heirs: Ichabod Cowell & wife Priscilla: 2/3 part 66-299 11/18/1760 £1400 "old tenor bills of credit of said province", Thomas Clark, Weaver: 2/9 part 64-347 12/18/1761 £550 "old tenor money". Agnes Gorman: 1/9 part 68-317 8/28/1762 £350 "old tenor bills of credit of said province".

Edmund Coffin sells to son William Coffin, trader, "House lot, Dwelling House and all other buildings 155-48 3/17/1800 \$1500.00.

Portion of lot on Water St.:

Wm. Coffin, trader, to Richard Tarlton, Merchant, 166-156 12/3/1803 \$1525.00 land, Dwelling house & other buildings.

Richard Tarlton, Mariner to Josiah Smith, Mariner Land, Dwelling house & other buildings 171-19 3/14/1805 \$1600.00.

Josiah Smith to Josiah White, Mariner Land and buildings 205-299 1/3/1815 \$950.00.

Portion of lot on Gates St.:

Eben. Chadwick, Admin., Estate of Wm. Coffin, Mariner, to Wm. Varrell, Printer, Benj. Holmes, Joiner, Edmund Davis, Trader Land with Dwelling house 182-250 12/10/1807 \$1600.00.

Varrell, et al to Nathan Walden & Wm. Walden, Jr., Mariners. Land w/Dwelling house 183-44 6/18/1808 \$903.00.

Nathan Walden to Jonathon Folsom & James Dennet, Joiners. $\frac{1}{2}$ of land with buildings westerly $\frac{1}{2}$ 208-70 5/22/1815 \$550.00.

Wm. Walden's $\frac{1}{2}$ easterly is sold by the Admin. Of his estate 2/4/1854 – see 357-480 Barnabee-Cotton 3/25/1854.



HOUSE ON LOT #62 - REAR

Lots #60 and 61, Assessor' Lot Plan #9, Portsmouth, N.H., 6/14/1961

Lot #60: Purchased from John Pickering, Sr., by Captain John Wentworth, 11/18/1711.

(Part of a larger piece)

Owner in 1813: Josiah Akerman, Baker.

Lot #61 Purchased from John Pickering, Sr., by Phillip Pike, "Taylor", 5/17/1705

Owners in 1813: Heirs of Nahum Akerman, Gentleman.

These two lots must be considered together since their ownership was for many years in one family. The thread of deeds is a difficult one to follow, made more so by a missing division plan of 1771.

Phillip Pike, a tailor, purchased a lot approximately 40' x 60' fronting on what Pickering called "the way that I have left out running from the river between John Plaisted's Esquire's land and Capt. Furnald's land westerly through my said neck of about 24' wide" from John Pickering, Sr., on 5/17/1705. This description of "the way" was one of Pickering's designations for what later became Gates Street. Pike was living on this lot by 8/2/1705, according to Pickering's deed to Samuel Clark of that date.¹ Lot #61 in the 1961 Assessor's Lot Plan covers the better part of this piece of property.

Pike sold this lot "where his dwelling house now standeth" to Benjamin Acreman, a laborer in 1713. In 1731, Akerman (so spelled in this and later deeds), now called a butcher, purchased a lot of land 40' wide and 120' deep that now contains most of Lot #60 and the west portion of #63-64 from Sarah Wentworth, widow of Lt. Gov. John Wentworth.

The inventory of the estate pf Benjamin Akerman, dated 5/13/1758,² shows, in addition to a lot elsewhere in Portsmouth and some acreage in Barrington, N. H., the "slaughter house and gardens", valued at £500, a "dwelling house and gardens adjoining and barn", valued at £3000, and a "little old house and the ground it stands on and the land let out with it", valued at £200. His will leaves the house "I now live in" to his wife, Mary, "with the slaughter house and gardens". After her decease, both properties with the land adjoining are to go equally to his sons, Nahum and Josiah. The "slaughter house and gardens" are on the south side of Gates Street, on a lot that was purchased from John Pickering in 1720.³ The "dwelling house" was probably located on lot #60, and the "little old house" may have been Phillip Pike's on lot #64.

In two confusing deeds in 1771, Nahum and Josiah quitclaim to each other the property in accordance with "a plan of division made by Samuel Penhallow and Vere Royce of the estate of our late father".⁴ Unfortunately, this division is nowhere to be found. The wording of these deeds suggests a third house on the #60-61 property, referring to a house belonging to each of the brothers, as well as to their late father's "mansion house". Without the plan of division, however, it is not possible to verify this, as it is not mentioned in subsequent deeds. The map of 1813 shows a third house on the property, but does not show a barn mentioned in the 1771 deeds, in the inventory of Josiah Akerman's estate in 1795,⁵ and in the inventory of his son in 1827.⁶

The 1850 map of Portsmouth does not show another structure, while the Birdseye View of 1877 shows a small building in the general area, which may be the old barn, which seems to show up in the aerial view, and which local residents claim to remember.

The division between lots 60 and 61, which I have shown is from the 1832 deed from Jonas Akerman to John Lock, and conforms more or less to the 1961 Assessor's Lot Plan. Since the 1771 deeds are not too clear and the plan of division is missing, this seemed the best solution.

The placement of the chimneys, and the interior trim, of the house on lot #61 seem to indicate an early 19th century house. The chimneys are supported by brick arches, the arch on the east side of the house being larger. Although the foundation visible on the exterior is of brick, the lower part in the cellar is of stone, indicating a possible partial replacement of a stone foundation with brick. The exterior of the house has been covered with an asbestos or asphalt siding, as has that of many other houses in the area. A much more thorough examination than was possible at this time would be necessary to determine whether or not the structure contains any remnants of Phillip Pike's early 18th century house, or whether, as might be theorized, this could be the mysterious third house, moved and remodeled after 1813 to replace Pike's possibly badly deteriorated house.

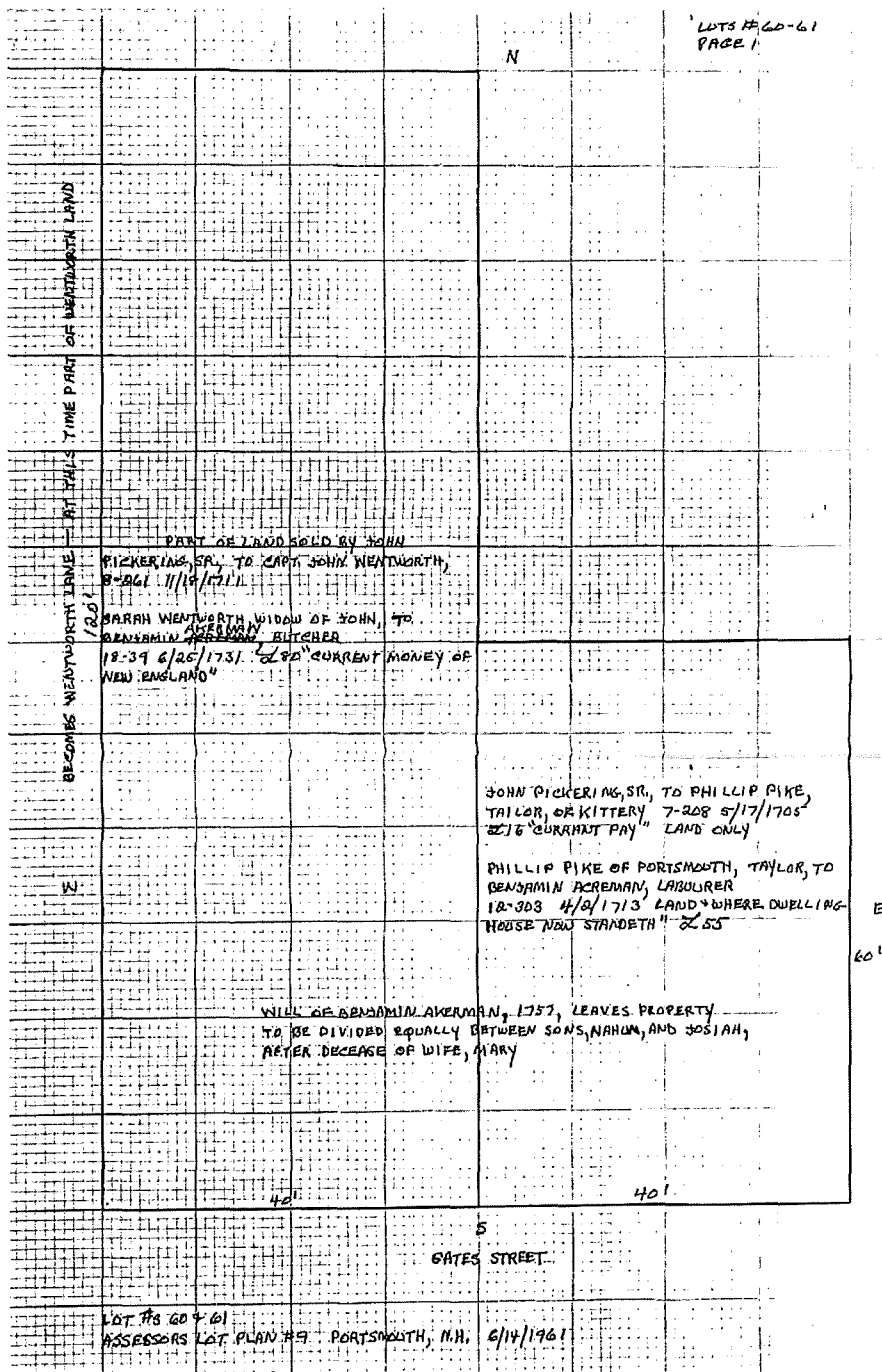
The house on lot #60 is difficult to assess. The exterior has been covered, fairly recently, with aluminum siding. It was not possible to gain entrance, and the owner could not furnish any pertinent information, except to state, on being questioned, that there was a chimney base in the cellar and closed off fireplaces in the house itself. Josiah Akerman's mortgage deed to James Lock in 1807 refers to the house "which formerly belonged to my father, and which I purchased of his heirs, and occupies 25' of land on said Gates Street, and 10' back on Wentworth's Lane". The present house has two small additions, one on the east side, and one on the north side. A tentative measurement of the house was made by pacing off the Gates Street side and the side which would have been on Wentworth Lane. If the additions are included, the measurements were approximately as given in the deed. However, until a careful interior examination of the house can be undertaken, no judgment of the age of the house can be safely made.

Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H. Book 8, page 82, 8/2/1705.
2. State Archives of New Hampshire, Concord, N.H., Probate file #2324.
3. Rockingham County Registry of Deeds, Exeter, N.H. Book 12, page 305, 6/5/1720.
4. Ibid. Book 101, pages 423-427, 8/9/1771.
5. Rockingham County Registry of Probate, Exeter, N.H. Estate of Josiah Akerman, Inventory, 10/21/1795.
6. Ibid., Estate of Josiah Akerman, Inventory, 9/11/1827.



HOUSE ON LOT #61-FRONT



Lots #60 and 61—Plan 1

Bounded by:

West—Part of Wentworth land becomes Wentworth Lane
South—Gates St.

Part of land sold by John Pickering, Sr., to Capt. John Wentworth, 8-261 11/18/1711.

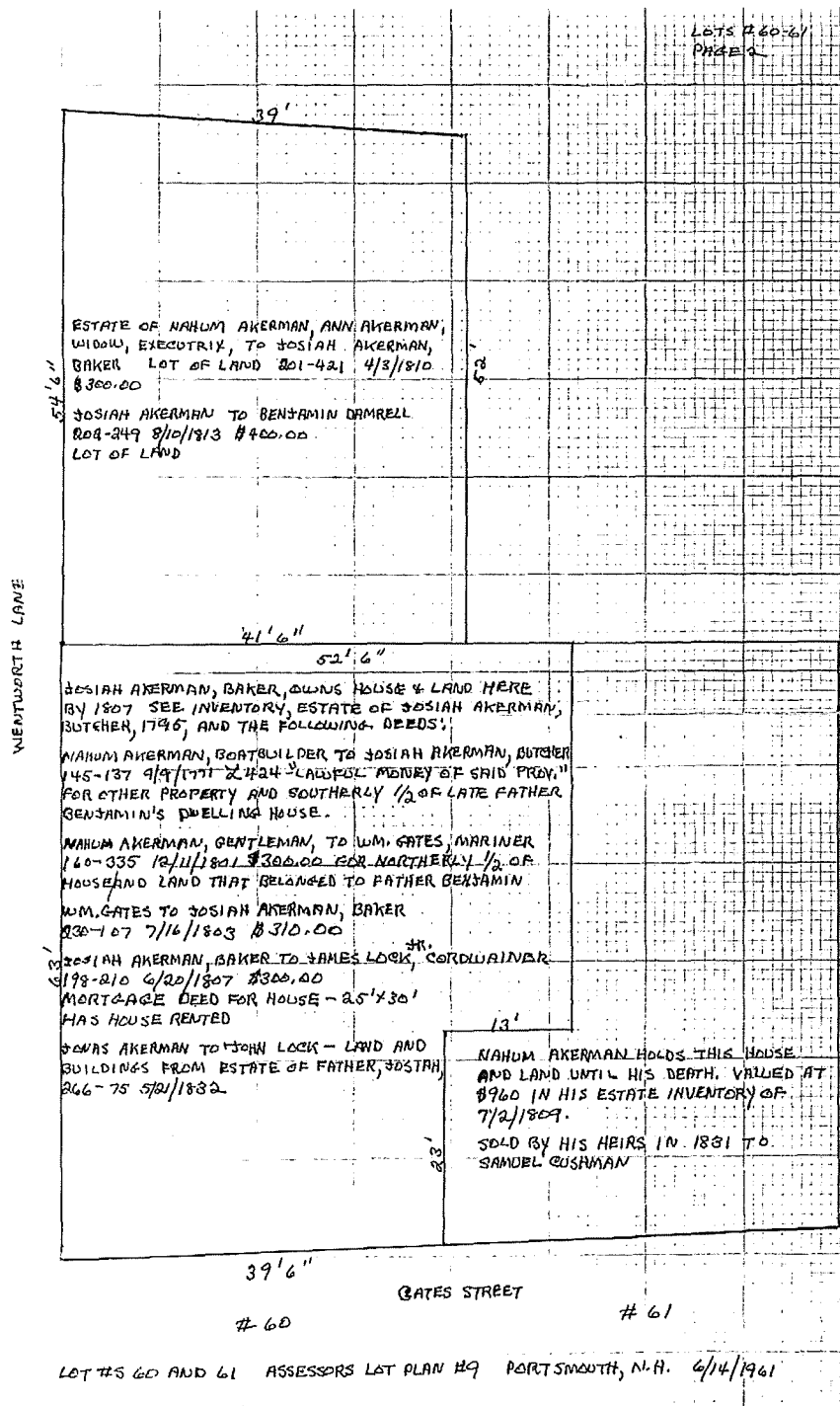
Sarah Wentworth widow of John, to Benjamin Akerman, Butcher 18-39 6/25/1731 £80 "current money of New England".

John Pickering, Sr., to Phillip Pike, tailor, of Kittery 7-208 5/17/1705 £16 "current pay" Land only.

Phillip Pike of Portsmouth, Taylor, to Benjamin Acreman, Labourer 12-303 4/2/1713 Land "where dwelling house now standeth" £55.

Will of Benjamin Akerman, 1752, leaves property to be divided equally between sons, Nahum, and Josiah, after decease of wife, Mary.

Lots #60 and 61—Plan 2



Bounded by:

West—Wentworth Lane

South—Gates St.

Estate of Nahum Akerman, Ann Akerman, widow, Executrix, to Josiah Akerman, Baker. Lot of land 201-421 4/3/1810.

Josiah Akerman to Benjamin Damrell 202-249 8/10/1813 \$400.00 Lot of land.

Josiah Akerman, Baker, owns house & land here by 1807. See inventory, Estate of Josiah Akerman, Butcher, 1795, and the following deeds:

Nahum Akerman, Boatbuilder to Josiah Akerman, Butcher, 145-137 9/9/1771 £424—"lawful money of said Prov." for other property and southerly 1/2 of late father, Benjamin's dwelling house.

Nahum Akerman Gentleman, to Wm. Gates, Mariner 160-335 12/11/1801 \$300.00 for northerly 1/2 of House & land that belonged to father Benjamin.

Wm. Gates to Josiah Akerman, Baker 230-107 7/16/1803 \$310.00.

Josiah Akerman, Baker to James Lock, Jr. Cordwainer, 198-210 6/20/1807 \$300.00 Mortgage deed for house—25' x 30' has house rented.

Jonas Akerman to John Lock—Land and buildings from Estate of Father, Josiah, 266-75 5/21/1832.

Nahum Akerman holds this house and land until his death. Valued at \$960 in his estate inventory of 7/2/1809.

Sold by his heirs in 1831 to Samuel Cushman.



HOUSE ON LOT # 60



REAR OF HOUSES ON LOTS 60 & 61

Lot #59, Assessor's Lot Plan #9, Portsmouth, N. H. 6/14/1961

Purchased from John Pickering by Capt. John Wentworth, 1711

Owners in 1813: Joshua Wentworth, Merchant, and his wife, Ann Tredick Wentworth

John Pickering's deeds are often vague in regard to the exact measurements of lots. It is usually possible, however, to work out the dimensions from later deeds, or from deeds to abutting properties. The east-west dimensions of this lot are not mentioned until Gregory Purcell sells to John Phillips in 1770, and then they are stated to be "about 83 feet".

This dimension shrinks as a result of the development of Wentworth Lane, later Manning Street, which originally led from Gates Street to John Wentworth's house, located across Dock Lane.¹ Its existence is first recognized, as far as this property is concerned, in the 1766 deed from Hugh Hall Wentworth to Gregory Purcell which describes the lot as "bounded westerly by a lot of land belonging to Thomas Packer, Esq., and on three other sides by streets".

However, the lane must have still been considered part of the property, as Purcell's 1770 deed to John Phillips mentioned above, gives Benjamin Akerman's land as the east boundary. In an 1832 deed by which William Tredick's grandchildren sell the property to Leonard Cotton, a width of 64' 9 ½" on Gates Street, is given.² This is close to the 1961 Assessor's Lot Plan width of 65.1'. On this plan, the original scale of which is 1" = 40', Manning Street, formerly Wentworth Lane, would measure about 15 ½' to 18 ½'. This added to the width would give a measurement of "about 83 feet", as in the Purcell – Phillips deed. The property is described in William Tredick's will, dated 1818, and although no measurement on Gates Street is given, it is very clearly stated that the property runs "eastwardly by said Gates Street by the southward side of said mansion to the corner of Wentworth's Lane".³

When John Wentworth, Esq., sold the property to Hugh Hall Wentworth in 1753, he included the "dwelling house with all the privileges, appurtenances, buildings, edifices, fences, cellar ways, passages and houses thereon standing". But in Hugh Hall Wentworth's sale to Gregory Purcell, only the land was mentioned. It was still land only with Ezekiel Pitman bought it from John Phillips in July of 1793, but it was sold by Pitman in December of the same year "with dwelling house and all buildings" to William Tredick. This would point to the latter half of the year 1793 as the date of the construction of the house, and the house on this property as it appears today does seem to be a conservative house of the late 18th century. Its doorway with triangular pediment is of a type often seen in Portsmouth houses of this period. Its center chimney, triple run staircase, and simple interior trim reflect a conservative viewpoint. Its most interesting feature is the raised paneled wainscoting of the stairway which reflects the square newell posts with short fluted "pilasters" at each turn of the stairs. The deeds give no hint of the time of construction, or use, of the small addition.

William Tredick's daughter, Ann, who inherited the house from her father, married Joshua Wentworth, son of Joshua and Sally Pierce Wentworth, in 1806. Wentworth died in 1816, and Ann married Samuel Furnald in 1817 and moved to Troy, N.Y., where she died in 1825.⁴ A later deed describes the property as "the house and land formerly owned and occupied by Mr. Joshua Wentworth, merchant, deceased".⁵

Footnotes

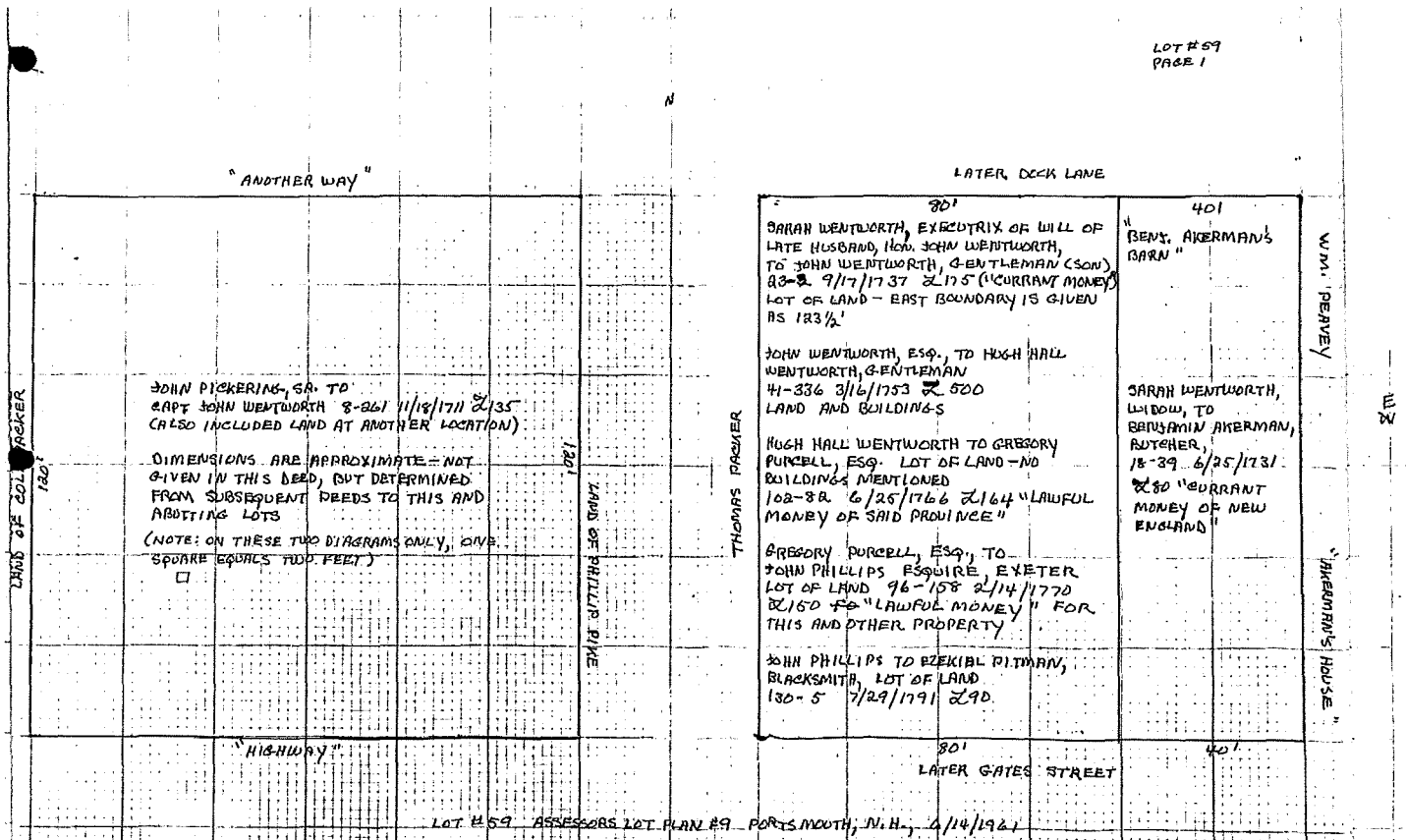
1. Rockingham County Registry of Deeds, Exeter, N.H. Book 133, page 309, 3/22/1793, Pitman to Pitman. Wentworth Lane is described as "the lane leading from Gates Street to the mansion house formerly in the possession of the late Maj. John Wentworth".
2. Ibid. Book 267, page 365, 12/4/1832.
3. Rockingham County Registry of Probate, Exeter, N.H., File #7628, 1808.
4. Wentworth, John, LLD, of Chicago, Ill., The Wentworth Genealogy, English and American, Boston, Little Brown & Co., 1878, 3 Vols. Vol. II, p. 321-2.
5. Rockingham County Registry of Deeds, Exeter, N.H. Book 267, p.365, 12/4/1832.



HOUSE ON LOT #59



WENTWORTH LANE (MANNING) - 1978



Lot #59—Plan 1

Bounded by

North—Another Way

East—Land of Phillip Pike

South—Highway

West—Land of Col. Packer

John Pickering, Sr. to Capt. John Wentworth 8-261 11/18/1711 £135 (also included land at another location).

Dimensions are approximate—not given in this deed, but determined from subsequent deeds to this and abutting lots.

(Note: on these two diagrams only, one square equals two feet).

Sarah Wentworth, executrix of will of late husband, Hon. John Wentworth to John Wentworth, Gentleman (son) 23-3 9/17/1737 £175 "current money" Lot of land—east boundary is given as 123 1/2'.

John Wentworth, Esq. to Hugh Hall Wentworth, Gentleman 41-336 3/16/1753 £500 Land and buildings.

Hugh Hall Wentworth to Gregory Purcell, Esq. Lot of land—no buildings mentioned 102-82 6/25/1766 £164 "Lawful money of said Province".

Gregory Purcell, Esq. to John Phillips, Esq., Exeter Lot of land 96-158 2/14/1770 £150 "lawful money" for this and other property.

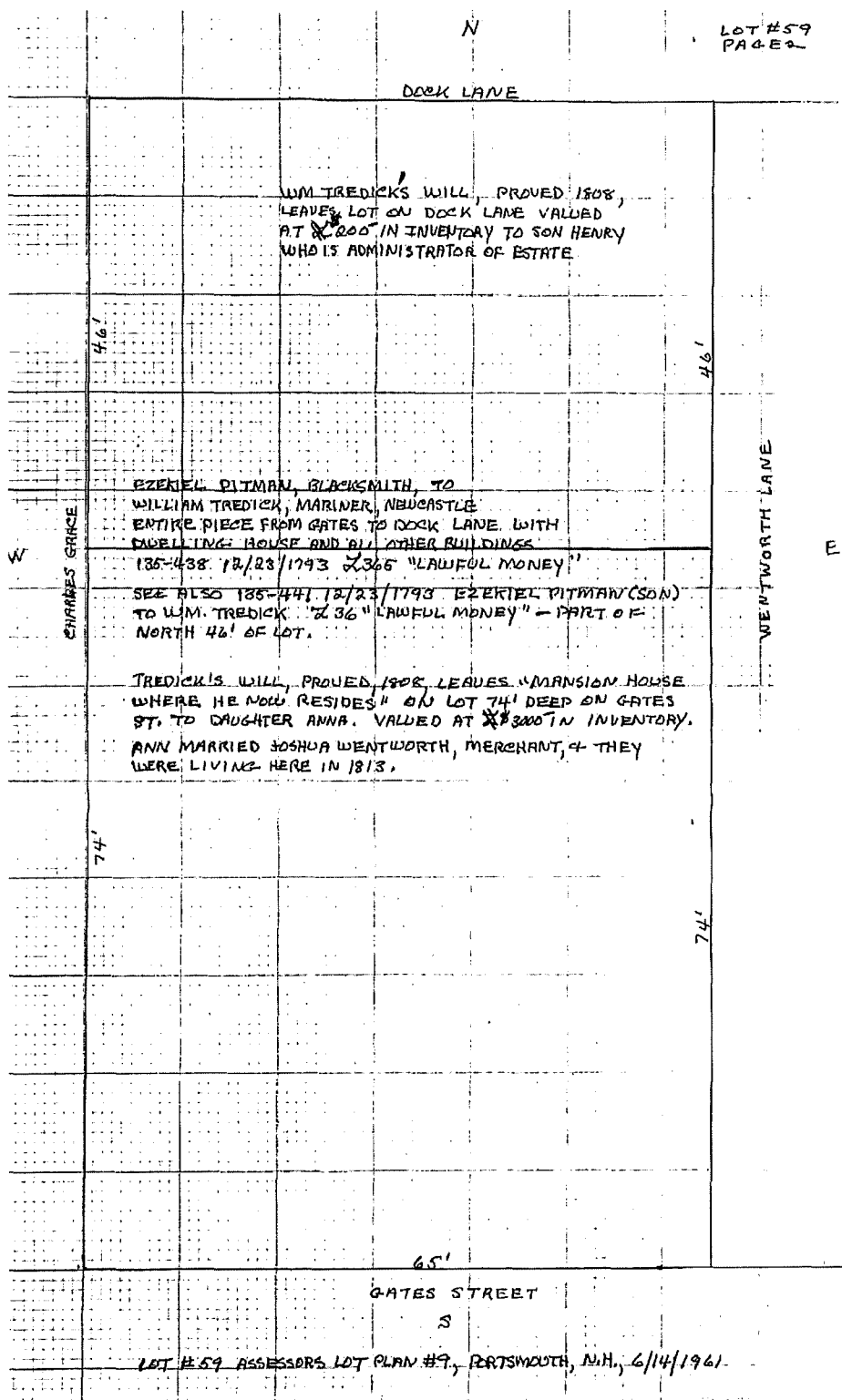
John Phillips to Ezekiel Pitman, Blacksmith, Lot of land 130-5 7/29/1791 £90.

"Benj. Akerman's Barn"

Sarah Wentworth, Widow to Benjamin Akerman, Butcher, 18-39 6/25/1731 £80 "currant money of New England"

LOT #59
PAGE 2

Lot #59—Plan 2



Bounded by
 North—Dock Lane
 East—Wentworth Lane
 South—Gates St.
 West—Charles Grace

Wm. Tredick's will, proved 1808, leaves lot on Dock Lane valued at \$200 in inventory to son Henry who is administrator of estate.

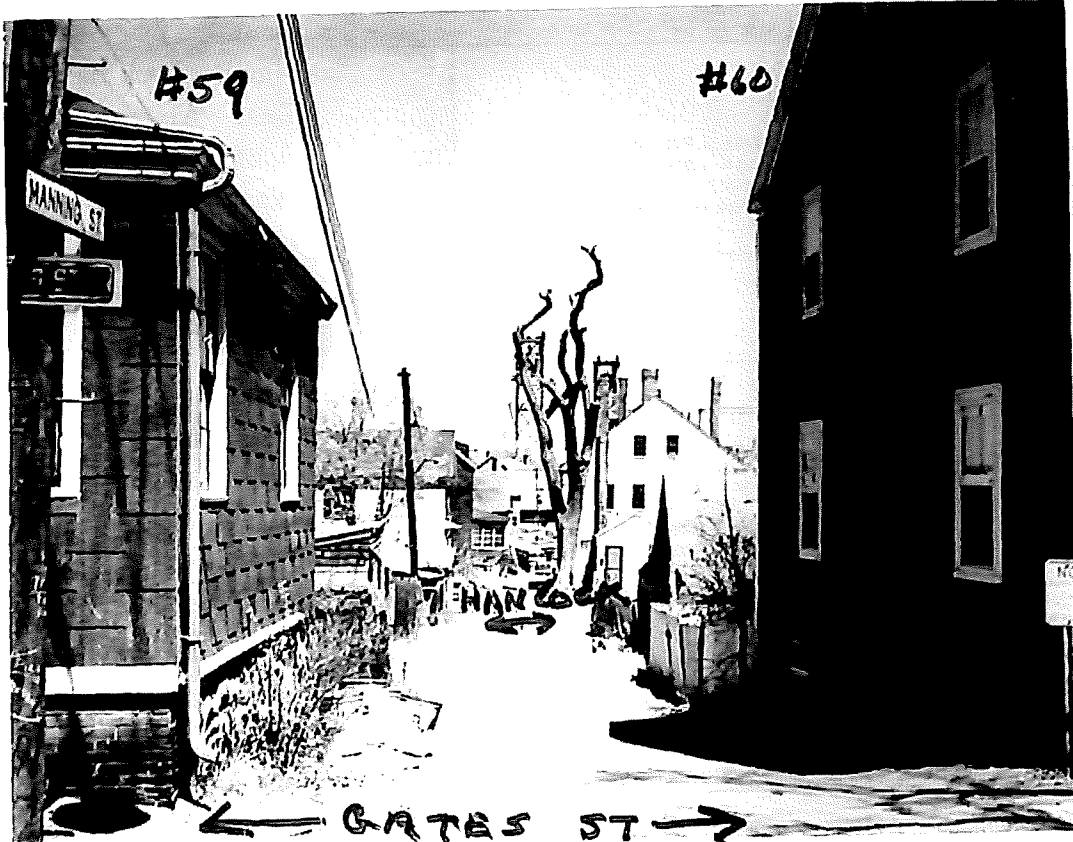
Ezekiel Pitman, Blacksmith to William Tredick, Mariner, Newcastle entire piece from Gates to Dock Lane with dwelling house and all other buildings 135-438 12/23/1793 £365 "lawful money"

See also 135-441 12/23/1793 Ezekiel Pitman (son) to Wm. Tredick £ "lawful money" - part of north 46' of lot.

Tredick's will, proved, 1808, leaves "mansion house where he now resides" on lot 74' deep on Gates St. to daughter Anna valued at \$3000 in inventory.

Ann married Joshua Wentworth, Merchant, and they were living here in 1813.

PRE-DEMOLITION VIEW-WENTWORTH LANE



← GATES ST →
(MANNING), LOOKING NORTH

PRE DEMOLITION VIEW-WENTWORTH



LANE (MANNING), LOOKING SOUTH

Lot #58, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering, Sr., by Thomas Packer, "Chirurgion", 7/16/1708.

Owner in 1813: Charles B. Grace, Cooper or Trader.

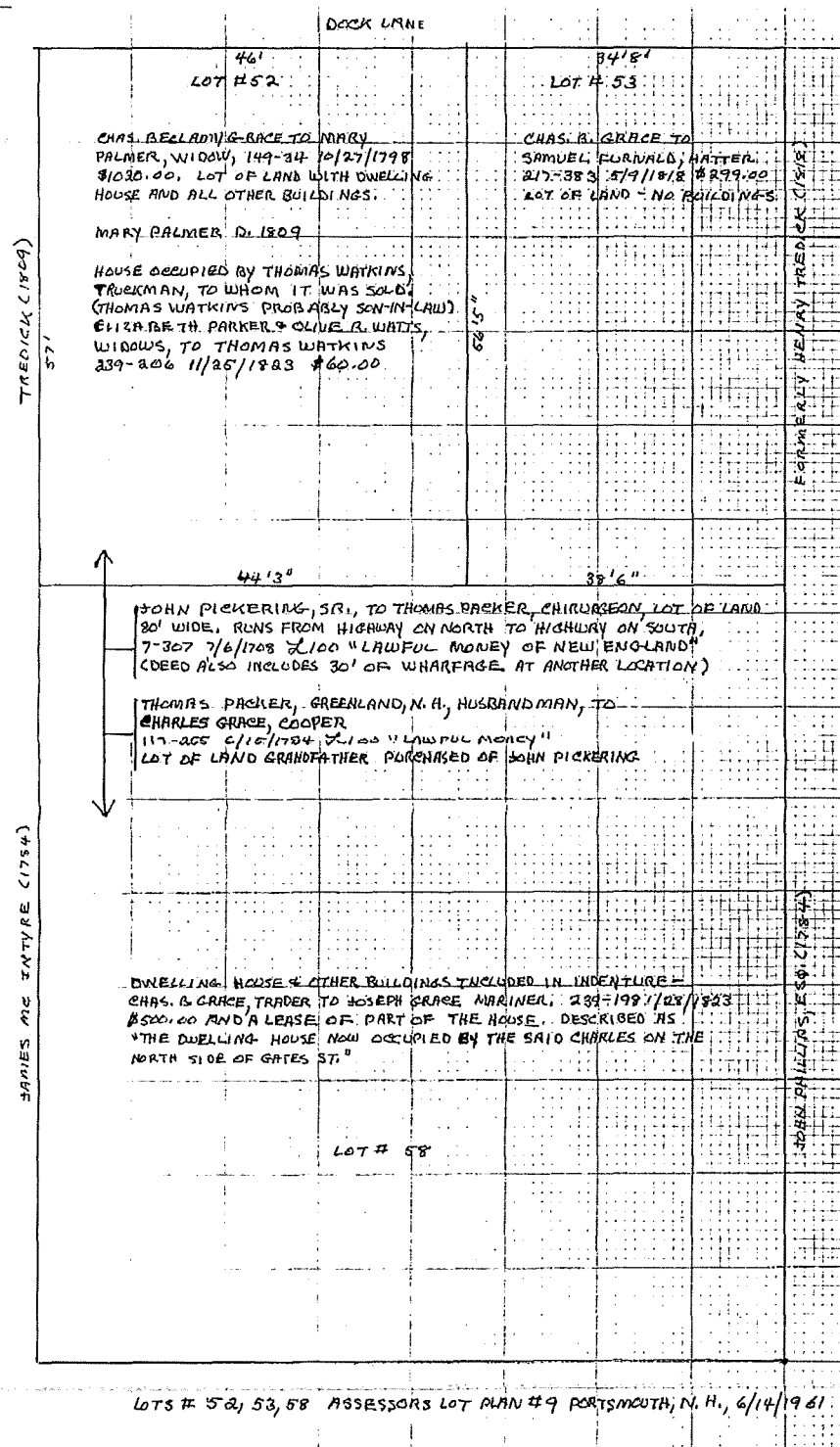
The lot of land was purchased from John Pickering, Sr., by Thomas Packer in 1708. The deed, difficult to read, describes it as follows: ". . . containing 80 foot front, bounded as followeth: Beginning at the southerly side of the highway that goes at the end of Capt. Wentworth's land, Joshua Pearce's and Mrs. Sarah Jaffrey's (?) land and thence through Lt. Frost's and his brother's land parallel with the end of Mrs. J ----- (?) house (?) on the westerly side of her land, and so to run on a straight line up to the north side of the highway that runs from the water side between Capt. Plaisted, Esq., his land, and Capt. Furnald's land through the neck of land along by Clark's and Pike's houses, and from a stake drove down at the said way on the north side parallel to the said Jaffrey House (?) aforesaid, from said stake along the said highway 44 feet (?) and thence carrying the bredth of 80 feet down to the south side of the way where it first began".

It is possible that the almost illegible 44' should be read 144'. An ad in the New Hampshire Gazette, dated 5/1/1784, reads as follows: "To be sold at public vendue on the premises on Thursday, the 6th of May next at 11 o'clock A.M. A lot of land, situate on Gates Street, adjoining James M'Intyre's, one hundred feet front, and one hundred and forty deep. It may be sold in one or two lots, as may best suit the purchaser, being well adapted for two house lots as fronts on two different streets".

This description would fit this lot in all but the "one hundred feet front". Since a width of 100' does not fit the abutting lots either, it is assumed for the purpose of this paper that this is an error of some sort. Lacking measurement of depth even in the 1823 deed, the figure of 140' more or less is used as the hypothetical depth of the property for the diagram.

The house with its two chimneys is of a type called a double house in Portsmouth, and could well have been built shortly after Charles Grace's 1784 purchase. The Benjamin inspired doorway would have been a later "improvement", as would a similar mantel which has been removed by the present owner, who is "improving" the house with interior and possibly exterior trim of the 1790s as found in the Keyran Walsh House at Strawberry Banke. Doorway removed and replaced 9/26/72 with a new one made and installed by Hank Madden. This has fluted pilasters and a segmental pediment. Although stating that no evidence for either a segmental or triangular pediment was found on the sheathing, the owner believes this restores the doorway to its original appearance.

The house was "improved" by the installation of aluminum siding by a previous owner. There is a small addition on the west side of the house, not shown in the photograph, which is of modern construction, replacing a porch of unknown date. A shop is mentioned in the 1823 deed wherein Chas. Grace leases the eastern half of the house from his son, Joseph. Whether this was in a room in the house, or in an addition no longer standing is not known. The 1813 map shows a barn or stable on the west side of the house. Perhaps the shop was here. The physical history of the house needs clarification by careful examination of its structure.



Lot #58

Bounded by

North—Dock Lane

East—John Phillips, Esq. 1784

formerly Henry Tredick 1818

South—Gates St.

West—James McIntyre 1784

Original property:

John Pickering, Sr. to Thomas Packer, Chirurgeon, Lot of land 80' wide, runs from Highway on North to Highway on South 7-307 7/6/1708 £100 "lawful money of New England". (Deed also includes 30' of wharfage at another location).

Thomas Packer, Greenland, N.H., Husbandman, to Charles Grace, Cooper 117-255 6/25/1784 £100 "lawful money" Lot of land Grandfather purchased of John Pickering.

Grace sells back lots:

#52 Chas. Bellamy Grace to Mary Palmer, widow 149-34 10/27/1798 \$1020.00. Lot of land with dwelling house and all other buildings.

Mary Palmer d. 1809.

House occupied by Thomas Watkins, Truckman, to whom it was sold. (Thomas Watkins probably son-in-law) Elizabeth Parker & Olive R. Watts, widows to Thomas Watkins 239-206 11/25/1823 \$60.00.

#53 Chas B. Grace to Samuel Fernald, Hatter 217-383 5/9/1818 \$299.00 lot of land—no buildings.

#58 Dwelling house & other building included in indenture—Chas. B. Grace, Trader to Joseph Grace, Mariner 239-198 1/28/1823 \$500.00 and a lease of part of the house. Described as "the dwelling house now occupied by the said Charles on the north side of Gates St."



DOORWAY - HOUSE ON LOT #58

Lots #56 and 57, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering by Timothy Waterhouse, "Cordwinder", 3/10/1710

Owners in 1813: #56, Wm. Thomas, Mariner

#57, Anthony Nowell, Mariner

The earliest reference to a house on this property occurs in a 1724 deed by which Thomas Packer sold Timothy Waterhouse "that piece of my land which the corner of his (Waterhouse's) house stands on" for 40 shillings.¹ Waterhouse's will, proved 12/28/1748, gives his "house and land at the bank of Portsmouth (sic)" to his son Timothy, and indicates that he does not occupy this house.² It was apparently occupied as a single house at least until Bartholomew Goodwin's heirs sold in 1774. The deed by which James McInter acquired the west side could not be found, but perhaps information will turn up in the future which will fill this blank.³ The Margaret Field who purchased the west portion from the widow Thomas was the mother of James T. Field, the publisher, who lived here as a boy. In a deed dated 11/3/1823, Mrs. Field deeds this part of the house to her two sons, James T., and George A., minors, for \$1.00⁴

The house is unquestionably very old, although it has undergone some structural changes. My husband and I examined the house some time ago under very adverse conditions, before it was purchased by the present owner, who has renovated it. A recent conversation with him added to and confirmed our observations. Although the chimney is gone and there are now two staircases, there is a large stone chimney base in the cellar, and the present owner feels that it was originally a four room house with a center entrance. He states that the frame of the house is very heavy, and that he found summer beams on the first and second floors, only one of which had been cased. The others being covered with many layers of wallpaper. On the west side of the house, he says, the summer beams run from east to west, which would be from chimney girt to end girt, and on the east side from north to south, which would be from front girt to rear girt. This framing can be plainly seen in the attic floor. The owner states that he found one wall of feather edge sheathing, but no other panelling.

Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H. Book 13, page 474, 5/1/1724.
2. State Papers of New Hampshire, Vol. XXXIII, Probate Records, Vol. III, 1741-1749, pages 564-565.
3. The deeds preceding Hickey's & Partridge's sales to William Thomas are as follows:
Oliver Whipple, Esq., to Benjamin Partridge Book 124, page 222, 6/16/1788.
Ammi Ruamah Cutter, Esq., to Benjamin Partridge Book 132, page 280, 7/28/1788.
Betty Hickey, widow, to James Hickey, mariner Book 126, page 133, 12/7/1787.
James Grouard, hatter, to James Hickey, mariner Book 130, page 111, 1/13/1791.
(Grouard was attorney for Jedediah Knox, "late of Portsmouth, yeoman".)
4. Rockingham County Registry of Deeds, Exeter, N.H. Book 237, page 169, 11/3/1823.

Lots #56 and 57—Plan 1

Bounded by:

North—Simon Frost

East—Col. Packer

South—Gates St.

West—John Frost

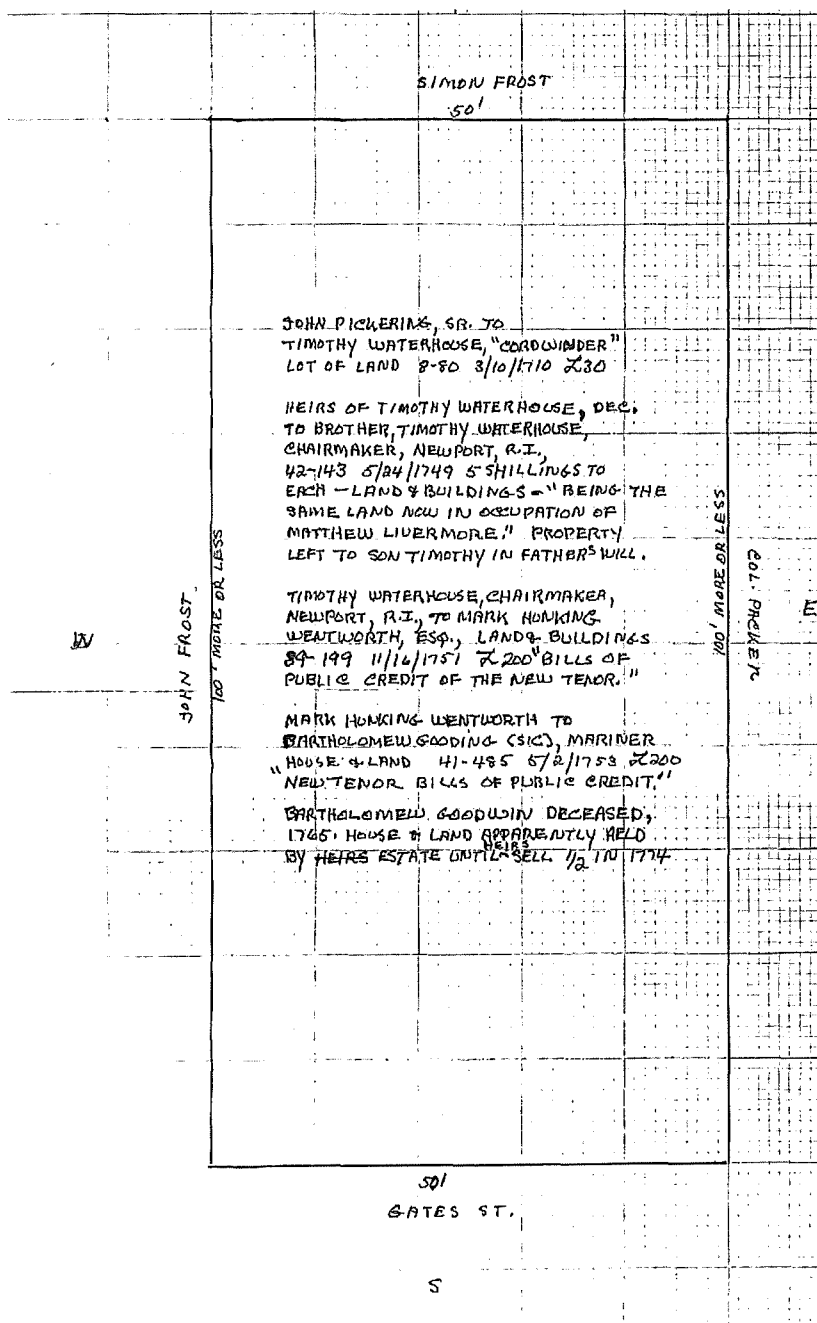
John Pickering, Sr. to Timothy Waterhouse,
"Cordwinder" lot of land 8-80 3/10/1710 £30.

Heirs of Timothy Waterhouse, dec. to brother
(son in deed), Timothy Waterhouse, Chair-
maker, Newport, R.I. 42-143 5/24/1749. 5
shillings to each—Land & buildings—"being the
same land now in occupation of Matthew
Livermore." Property left to son Timothy in
Father's will.

Timothy Waterhouse, Chairmaker, Newport,
R.I., to Mark Hunking Wentworth, Esq.,
land & buildings 39-199 11/16/1751 £200
"bills of public credit of the new tenor."

Mark Hunking Wentworth to Bartholomew
Gooding (sic, Mariner House & land 41-485
5/2/1753 £200 "new tenor bills of public cred-
it."

Bartholomew Goodwin, deceased, 1765.
House and land apparently held by estate
until heirs sell 1/2 in 1774.



LOTS #56 & 57 ASSESSORS LOT PLAN #9 PORTSMOUTH, N.H., 6/14/1961

Lots #56 and 57—Plan 2

#56

Subsequent deeds indicate that James McIntier owns this 1/2 also, but deed by which he acquired it could not be located. See right or east 1/2 below.

#57

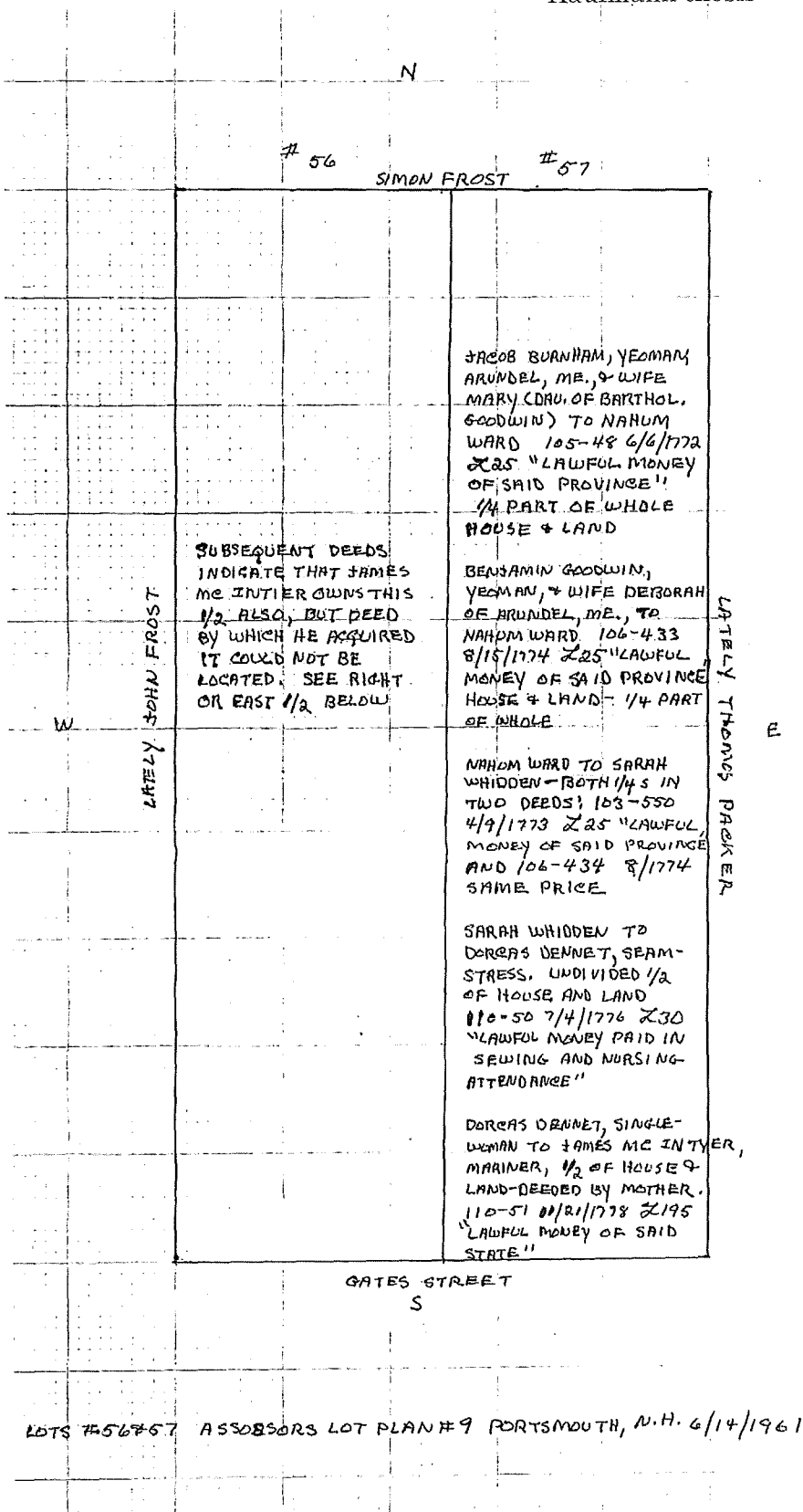
Jacob Burnham, Yeoman, Arundel, Me., and wife Mary (daughter of Bartholomew Goodwin) to Nahum Ward 105-48 6/6/1772 £25 "lawful money of said Province" 1/4 part of whole house & land.

Benjamin Goodwin, Yeoman and wife Deborah of Arundel, Me. To Nahum Ward 106-433 8/15/1774 £25 "lawful money of said Province" House & land—1/4 part of whole.

Nahum Ward to Sarah Whidden—both 1/4s in two deeds: 103-550 4.9/1773 £25 "lawful money of said Province" and 106-434 8/1774 same price.

Sarah Whidden to Dorcas Dennet, Seamstress. Undivided 1/2 of house and land 110-50 7/4/1776 £30 "lawful money paid in sewing and nursing attendance."

Dorcas Dennet, Single-woman to James McIntyer, Mariner, 1/2 of house and land deeded by Mother 110-51 11/21/1778 £195 "lawful money of said State."



Lots #56 and 57—Plan 3

Bounded by
 North—Edw. Gove
 East—Thos. Packer, Later Chas. Grace
 South—Gates St.

#56

Back—Set off to John Jackson, Physician 12/27/1790 Jackson sells to Edward Gove, Tanner, 134-249 4/17/1792 £6,10 "lawful money". See Lot #51.

James McIntier apparently in financial difficulty—property set off by execution to creditors in 1786.

This portion of house & land finally in possession of Wm. Thomas, Mariner.

E James Hickey, Mariner to Wm. Thomas 129-320 6/1/1791 £45 "lawful money".

Benjamin Partridge, Mariner, to Wm. Thomas 133-35 7/28/1792 £39/1 "lawful money".

In 1823 Thomas' widow sells "part of dwelling house bounded southerly on Gates St. to Margaret Field 237-168 10/31/1823 includes land \$500.00.

#57

James McIntier to Reuben Snell, Boat-builder 114-520 12/6/1782 £150 "lawful money of said State".

Reuben Snell to Benj. Partridge, Mariner 1/2 house & land 123-315 6/6/1788 £150 "lawful money"

Benj. Partridge to Henry Trefethen, Mariner easterly 1/2 of house & land 140-459 1/27/1796 \$450.00.

Henry Trefethen to Anthony Nowell, Mariner 160-279 12/4/1801 \$600.00.

Still "occupied by & in the possession Anthony Nowell" in 1823. See 237-168 10/31/1823 Thomas to Field.

| | | |
|--|---|---|
| | | |
| | SET OFF TO JOHN JACKSON, PHYSICIAN 12/27/1790 JACKSON SELLS TO EDWARD GOVE, TANNER, 134-249 4/17/1792 £6.10 "LAWFUL MONEY" SEE LOT # 51 | |
| | JAMES MC INTIER APPARENTLY IN FINANCIAL DIFFICULTY - PROPERTY SET OFF BY EXECUTION TO CREDITORS IN 1786. | JAMES MC INTIER TO REUBEN SNELL, BOAT-BUILDER, 114-520 12/6/1782 £150 "LAWFUL MONEY OF SAID STATE" |
| | THIS PORTION OF HOUSE & LAND FINALLY IN POSSESSION OF WM. THOMAS, MARINER. | REUBEN SNELL TO BENJ. PARTRIDGE, MARINER 1/2 HOUSE & LAND 123-315 6/6/1788 £150 "LAWFUL MONEY" |
| | JAMES HICKEY, MARINER TO WM. THOMAS 129-320 6/1/1791 £45 "LAWFUL MONEY" | BENJ. PARTRIDGE TO HENRY TREFETHEN, MARINER, EASTERLY 1/2 OF HOUSE & LAND 140-459 1/27/1796 \$450.00 |
| | BENJAMIN PARTRIDGE, MARINER, TO WM. THOMAS 133-35 7/28/1792 £39/1 "LAWFUL MONEY" | HENRY TREFETHEN TO ANTHONY NOWELL, MARINER, 160-279 12/4/1801 \$600.00 |
| | IN 1823 THOMAS' WIDOW SELLS "PART OF A HOUSE BOUNDED SOUTHERLY ON GATES ST TO MARGARET FIELD. 237-168 10/31/1823 INCLUDES LAND - \$500.00 | STILL "OCCUPIED BY & IN THE POSSESSION ANTHONY NOWELL" IN 1823. SEE 237-168 10/31/1823 THOMAS TO FIELD. |

THOS PACKER, LATER CHAS. GRACE

GATES STREET

S

LOTS # 56 & 57 ASSESSORS LOT PLAN # 9 6/14/1961 PORTSMOUTH, N.H.



HOUSE ON LOTS # 56-57

Lots included in the Division of the Real Estate of the Late Mrs. Mary Prescott. 11/4/1773

Lots #40, 41, 43, 49, 50, 54, 55, a portion of #37, and probably a portion of #42, were all part of a larger piece of property inherited by Mary Prescott from her first husband John Frost, of New Castle, N.H., who died 2/25/1732-3. She was the eldest sister of Sir William Pepperell. Her second husband was the Rev. Benjamin Coleman of Boston, who died in 1747, and her third husband was Rev. Benjamin Prescott, of Danvers, Massachusetts, who died in 1777. She died in 1766 at the age of eighty.¹

The property was divided among the Frost heirs by a plan of division in 1773.² It extended across Dock Lane, In Pickering's deed of 1697 to Mary Frost, widow of Maj. Charles Frost who was the father of John Frost,³ the subsequent opening of Dock Lane is provided for as follows: ". . . it is hereby understood that the said Mary Frost, her heirs and assigns forever, shall have a highway of ten or twelve foot wide straight through said piece of land, even with the way that is to be left through Charles Frost's land, whenever the said Pickering, his heirs or assigns, shall see cause to demand the same."

The property extends to the "Dock" and runs along the easterly side of the extension of the Dock not shaded on the 1813 map. A copy of the division is included with the diagrams. Lots #41, 43, 49 and 50 are on Dock Lane and are discussed in sequence with the other Dock Lane properties, while 40, 54, 55, and the portion of lot #37 are included in the progression of Gates Street and Washington Street properties.

Footnotes

1. Wentworth Genealogy, Vol. 2, p. 51-55.

2. Rockingham County Registry of Probate, Exeter, N.H. Estate of Mary Prescott, File #3839, 3/27/1771.

3. Wentworth Genealogy, Vol. 2, p. 51-55.



Lots #40, 41, 43, 49, 50, 54, 55,
part of 37

Bounded by
North—The Creek
East—Chas. Frost
South—Highway of 26' (later Gates St.)

John Pickering to Mary Frost, widow of
Maj. Chas. Frost, Kittery, Me. 6-159
11/9/1697 £30 "currant money of N.E."
land—with provision for a way 10 or 12'
wide which later becomes Dock Lane.

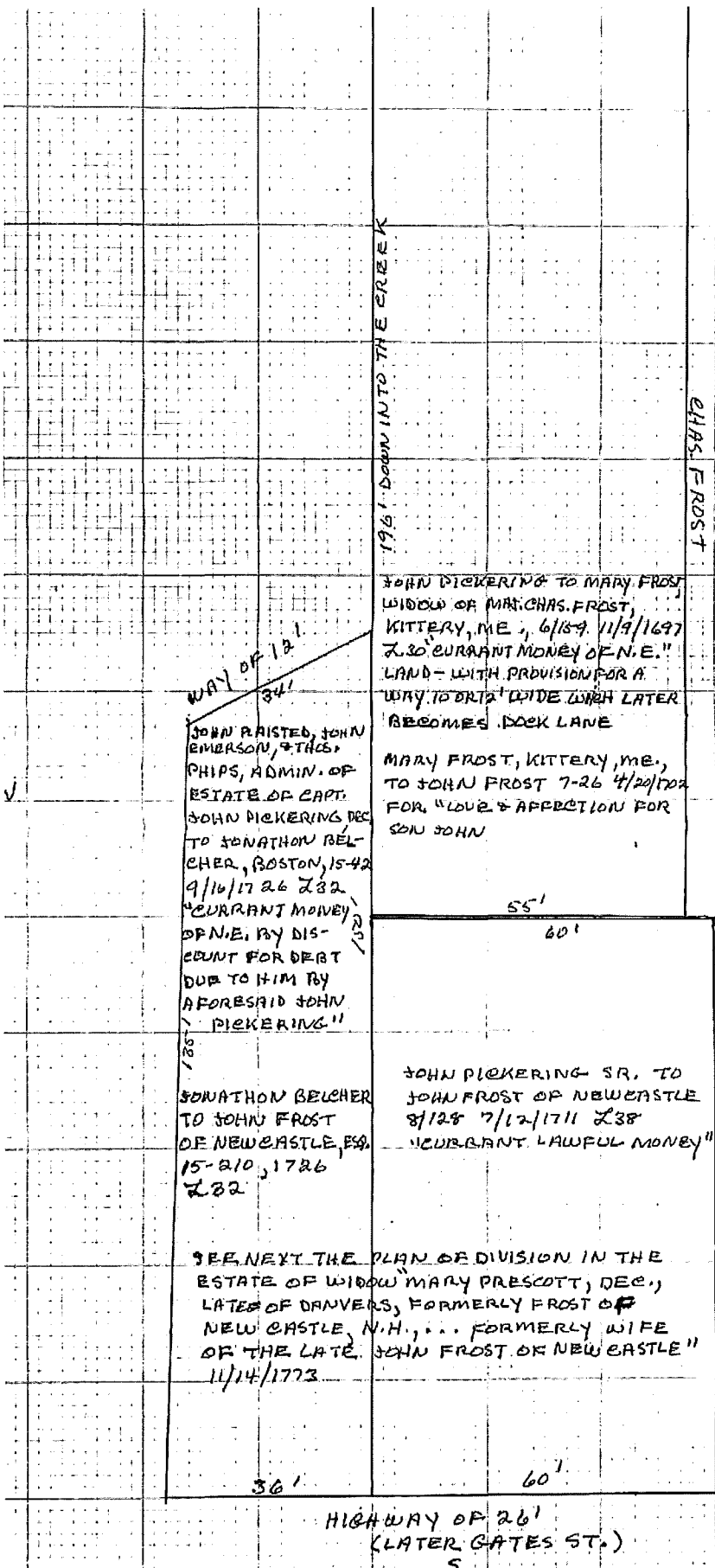
Mary Frost, Kittery, Me. To John Frost
7-26 4/20/1702 for "love & affection for
son John".

John Pickering Sr. to John Frost of
Newcastle 8-128 7/12/1711 £38 "currant
lawful money".

John Plaisted, John Emerson & Thos.
Phips, Admin. Of estate of Capt. John
Pickering, dec. to Jonathon Belcher,
Boston, 15-42 9/16/1726 £32 "currant
money of N.E. by discount for debt due
to him by aforesaid John Pickering".

Jonathon Belcher to John Frost of New-
castle, Esq. 15-210, 1726 £32.

See next the plan of division in the
estate of widow "Mary Prescott, dec.,
late of Danvers, formerly Frost of New
Castle, N.H., . . . Formerly wife of the
late John Frost of New Castle"
11/14/1773.



LOTS #40, 41, 43, 49, 50, 54, 55, & PART OF 37
ISSUED LOT PLAN #9, PORTSMOUTH, N.H., 6/14/1961

Lot #54, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering partly by Mary Frost, Widow of Maj. Charles Frost, of Kittery, Me., 11/9/1697, and partly by John Frost of New Castle, N.H., 7/12/1711

Part of the division of the Estate of Mary Prescott, 1773.

Owner in 1813: Thomas Odiorne, Mariner.

Phillip Yeaton bought two lots, each 22' wide from the Frost heirs in 1781. When he sold the one on the west, in 1791, it was with buildings, and was where he lived. Here as in Lot #55, the map of 1813 shows a house with its south end on Gates Street. It is possible that the house on the property today is this house, although it has undergone some major changes.

The entrance is in the center of the north side of the house, on a narrow passageway between it and #55. The house is being extensively remodeled by the present owner, who states that the second floor frame was a modern one, and that he believes that the house was originally of only one story. There was a large stone chimney base in the cellar, which has been removed. The chimney had been modified from the base up sometime ago. The stairway was modern, and there was little, if any remaining interior or exterior trim. However, the stone foundation, and the sills, corner posts, and girts still remaining indicate that 1781-91 is not an impossible dating for this structure.

Lot #55, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering partly by Mary Frost, Widow of Charles Frost, of Kittery, Maine, 11/9/1697, and partly by John Frost, of New Castle, New Hampshire, 7/12/1711

Part of the Division of the Estate of Mary Prescott, 1773.

Owner in 1813: James Hickey, Mariner

It is interesting that a house went on this property between December 15, 1790, and June 11, 1791, while it was in the possession of George Nutter, a joiner. Unfortunately, what was probably this house, described by the owner of the present house, who grew up in the neighborhood, as a small center entrance, center chimney house, was destroyed in 1927 when the present stone block store front structure was erected. The 1813 map shows a house sitting end to Gates Street at this location.



HOUSES ON LOTS # 40, 54, & 55

Lots #54 and 55

| | |
|---|---|
| Wm. BLUNT, SAM'L BOWLES | |
| SEE PRESCOTT DIVISION | |
| MIRIAM RAITT, WIDOW, WM RAITT, YEOMAN, ANDREW RAITT, YEOMAN, REUBEN FURGOSON, YEOMAN, AND WIFE, MARY, IN HER RIGHT OF DIVISION, MIRIAM RAITT SINGLEWOMAN, ALL OF KITTELY, ME. (PROBABLY HEIRS OF JOHN FROST—SEE PRESCOTT DIV.) TO PHILLIP YEATON, MARINER, 113-171 5/14/1781 £1800 "LAWFUL MONEY" - 2 LOTS OF LAND. | |
| PHILLIP YEATON TO THOMAS ODIORNE, MARINER, 1/2—"ON WHICH I LIVE"—LAND WITH BLDGS. SHOP WHICH IS "2 OR 3' ON THE OTHER 1/2 IS TO BE REMOVED AT THE REQUEST OF SD YEATON." 125-288 7/20/1789 £78 "LAWFUL MONEY OF SD STATE" | PHILLIP YEATON TO GEO. HOW, JR., MARINER, LOT OF LAND - 127-237 8/4/1790 £30 "LAWFUL MONEY" |
| SOLD BY ODIORNE'S HEIRS—LAND WITH DWELLING HOUSE—IN 1862: ODIORNE (sic) TO BERRY 408-71 AND TWOMBLY ET AL TO BERRY 396-230 | GEO. HOW TO GEORGE NUTTER, JOINER PIECE OF LAND 127-371 12/15/1790 £30 "LAWFUL MONEY" |
| 22' | GEO. NUTTER TO JAMES HICKEY, MARINER, 129-509 6/11/1791 £112 "LAWFUL MONEY" LAND WITH DWELLING HOUSE AND ALL OTHER BUILDINGS. |
| GATES STREET | IN POSSESSION OF WIDOW HICKEY IN 1823 PER DESCRIPTION 237-168 THOMAS TO FIELD 10/23/1823. DESTROYED 1927 |
| #55 | 22' |

Bounded by

North—Wm. Blunt, Sam'l Bowles

East—James McIntyre, Benj. Partridge

South—Gates St.

East—Alley or passageway—6' wide

See Prescott division

Miriam Raitt, widow, Wm. Raitt, Yeoman, Andrew Raitt, Yeoman, Reuben Furgosen, Yeoman, and wife, Mary, in her right of division, Miriam Raitt, Singlewoman, all of Kittery, Me. (probably heirs of John Frost—see Prescott Div.) to Phillip Yeaton, Mariner 113-171 5/14/1781 £1800 "lawful money" - 2 lots of land.

#54

Phillip Yeaton to Geo. How, Jr., Mariner lot of land 127-237 8/4/1790 £30 "lawful money".

Geo How to George Nutter, joiner piece of land 127-371 12/15/1790 £30 "lawful money".

Geo. Nutter to James Hickey, Mariner 129-509 6/11/1791 £112 "lawful money" land with dwelling house and all other buildings.

In possession of widow Hickey in 1823 per description 237-168 Thomas to Field 10/23/1823.

Destroyed 1927.

Phillip Yeaton to Thomas Odiorne, Mariner, 1/2—"on which I live" land with bldgs. Shop which is 2 or 3' on the other 1/2 is to be removed at the request of sd. Yeaton." 125-288 7/20/1789 "lawful money of sd. State".

Sold by Odiorne's heirs—Land with dwelling house—in 1862 Odion (sic) to Berry 408-71 and Twombly et al to Berry 396-230.

Lot #40, Assessor's Lot Plan #8, Portsmouth, N.H., 1961

Purchased partly from John Pickering, Sr., by John Frost, of New Castle, N.H., 7/12/1711, and partly from the administrators of the estate of Capt. John Pickering by Jonathon Belcher, of Boston, 9/16/1726

Part of the Division of the Estate of Mrs. Mary Prescott, 1773

Owner in 1813: Amos Fernald, Trader

When Amos Fernald acquired this property from the Tibbetts in 1801, no house was mentioned in the deeds. The map of 1813 show a house here, similar in shape and size to the two houses east of it. However, the inventory of Amos Fernald's estate, taken 9/13/1830, does not list a house here.¹ There is no evidence that Fernald sold the property, or that it left the possession of his heirs until much later.

By her will, dated 1/10/1867, Amos Fernald's daughter, Isabella S. Fernald, left all her interest in land and buildings numbers 4, 5, and 6 on Gates Street to her niece, Cornelia Blunt.² Numbers 4 and 6 are the old street numbers for what are now 55 and 67 Gates Street, or lots #37 and 40. Number 5 is on the south side of the street.³

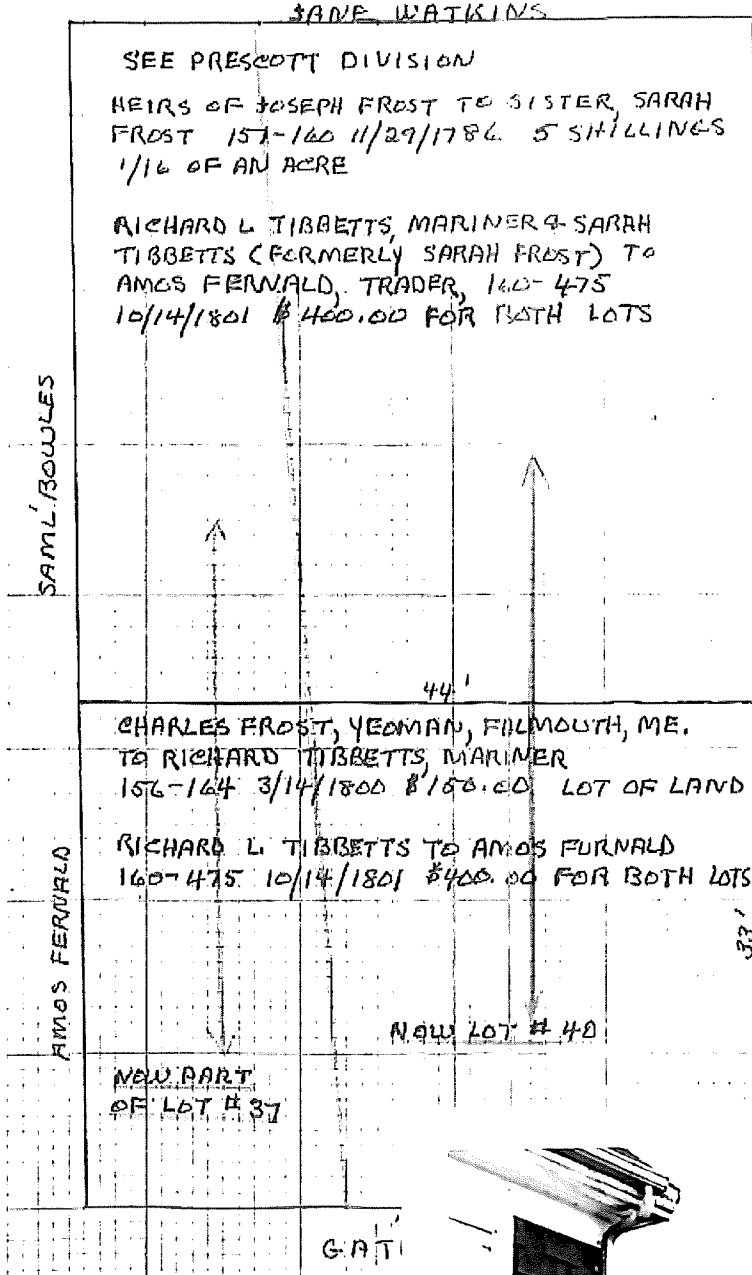
This would seem to indicate that a house was placed on this property between 1830 and 1867, and the exterior appearance of the present structure seems to point to the later part of this span of years.⁴ The building shown on the map of 1813 may have been meant to represent a barn listed in Fernald's inventory, or a building later destroyed, or may have simply been an error. While the present owner was friendly, she did not offer to permit an interior examination, which would be necessary to confirm the date of the house. She did state that at the time she and her husband purchased the house in 1946 it had, in addition to the entrance on Gates Street, an entrance in the center of the north side. This would have opened on the old "6' alley or passageway", which in late years was known as "Pig Turd Alley", and which was closed by the city when Strawberry Banke acquired the property on Hancock Street.

Footnotes

1. Rockingham County Register of Probate, Exeter, N.H. Estate of Amos Fernald, file #12028, 7/13/1830.
2. Ibid. Estate of Isabella S. Fernald, File #20576, 1867.
3. From an old undated copy of Lot Plans #8 and 9 in the office of John W. Durgin, Surveyors, Portsmouth, N.H.
4. In attempting to complete the history of this property, tax records of the city of Portsmouth were also checked, but were of no help, as holdings of individual owners were not broken down by location during this period. The first Portsmouth city directory is dated 1821, and does not give house numbers.

#40

Lot #40



Bounded by
 North—Jane Watkins
 East—Alley or passageway—6' wide
 South—Gates St.
 West—Amos Fernald (front)
 Sam'l Bowles (back)

See Prescott Division
 Heirs of Joseph Frost to sister, Sarah Frost
 151-160 11/29/1784 5 shillings 1/16 of an
 acre.

Richard L. Tibbetts, Mariner & Sarah Tib-
 betts (formerly Sarah Frost) to Amos Fer-
 nald, Trader
 160-475 10/14/1801 \$400.00 for both lots

Charles Frost, Yeoman, Falmouth, Me. To
 Richard Tibbetts, Mariner 156-164
 3/14/1800 \$150.00 lot of land.

Richard L. Tibbetts to Amos Fernald
 160-475 10/14/1801 \$400.00 for both lots.



HOUSE ON LOT #40

Lots #37, 38, 39 and 42, Assessor's Lot Plan #8, Portsmouth, N.H., 1961

Purchased from Thomas Pickering by William Lowd, Cordwainer, 6/7/1727

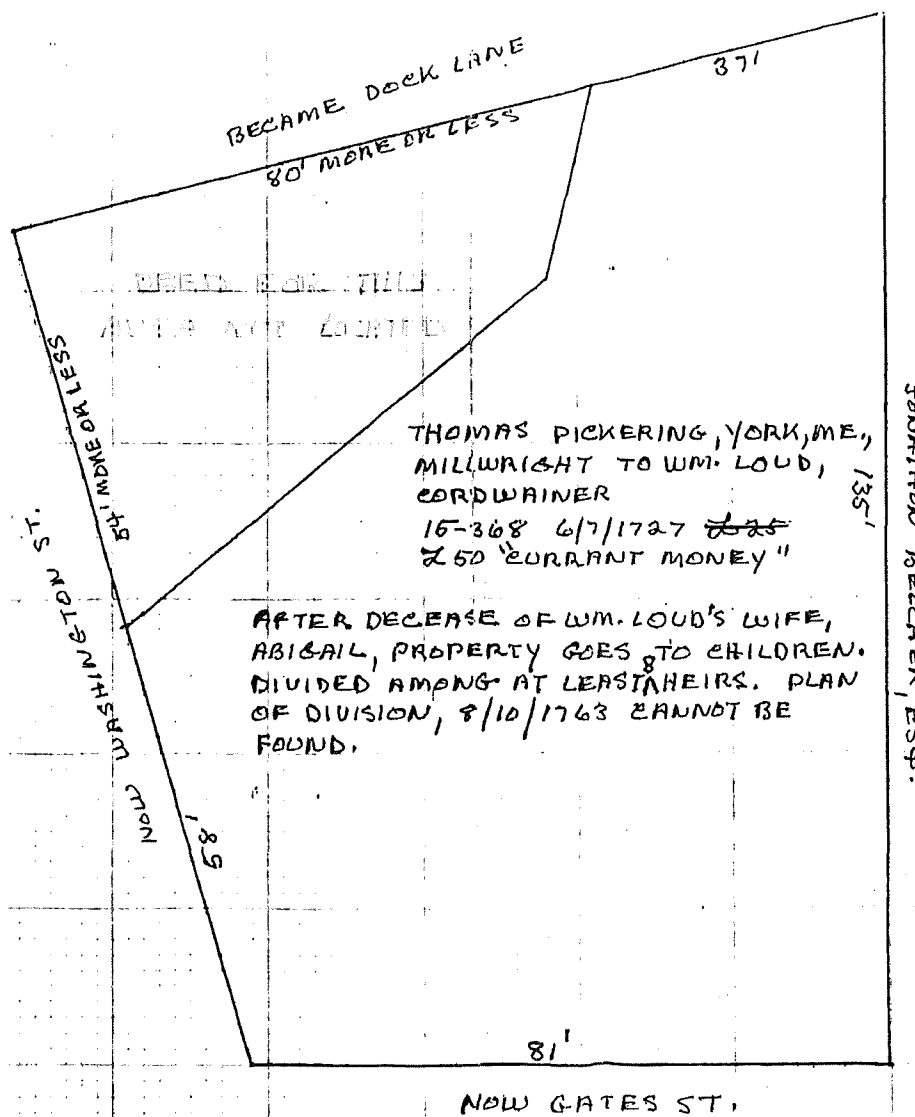
Owners in 1813: See individual lots

Lots #37, 38, 39 and 42 presented a difficult problem. The Property seems to have been purchased from Thomas Pickering in 1727. Thomas Pickering had received the property as heir to his grandfather, John Pickering.¹ The deed from Thomas Pickering to William Lowd is a confusing one, and a corner of the property seems to be missing. Although Lowd owned other property, there was no other deed to him that fit this piece, nor did he appear to have inherited it. It is, of course, possible that the deed was carelessly transcribed.

William Lowd's will, proved 4/27/1743, left his estate to his children, to be divided among them at his wife's decease.² The property was divided by a plan of division dated 8/10/1763.³ Unfortunately, this plan could not be found, either in the deeds, or in the probate file.⁴ At least eight heirs seem to have shared in it, resulting in numerous transactions over many years. Compounding this confusion is the fact that in two instances on Dock Lane the evidence of the deeds does not agree with the map of 1813. In addition, the name Lowd appears in several spellings. It was written Laud, Loud, or Lowd, and two deeds had been incorrectly indexed under Lord. For these reasons it has not been possible to piece all this together as clearly as would have been preferred, and it is to be hoped that the plan of division will one day be found.

Footnotes

1. Will of John Pickering, 1720 Probate Records of the Province of New Hampshire Vol. II, 1718-1740, State Papers Series, Vol 32 Ed. By Henry Harrison Metcalf and Otis Grant Hammond, published by the State of New Hampshire, 1914, pages 114-121.
2. Will of Wm. Loud, proved 4/27/1743 Vol. III, 1741-1749, State Papers Series, Vol 33 Ed. As above, pages 151-152.
3. Rockingham County Registry of Deeds, Exeter, N.H., Book 149, page 6, 9/16/1789, Broughton to Grouard.
4. Original Probate records prior to 1771 are in the State Archives at Concord, N.H. The file and index were checked.



PROPERTY OF WILLIAM LOUD, CORDWAINER, D. ABOUT 1743

LOTS # 37, 38, 39, 42. ASSESSORS LOT PLAN # 8 PORTSMOUTH, N. H., 6/14/1961
Lots #37, 38, 39, 42

Bounded by

North—Became Dock Lane

East—Jonathan Belcher, Esq.

South—Gates St.

West—Washington St.

Thomas Pickering, York, Me., Millwright to Wm. Loud, Cordwainer 15-368
6/7/1727 £50 "currant money".

After decease of Wm. Loud's wife, Abigail,
property goes to children. Divided among at least 8 heirs. Plan of division
8/10/1768 cannot be found.

Lot #37, Assessor's Lot Plan #8, Portsmouth, N. H., 1961

Purchased from Thomas Pickering by William Lowd, Cordwainer, 6/7/1727 and from the Administrators of the Estate of John Pickering by Jonathon Belcher, Esquire, Boston, 9/16/1726.

Owner in 1813: Amos Fernald, Trader

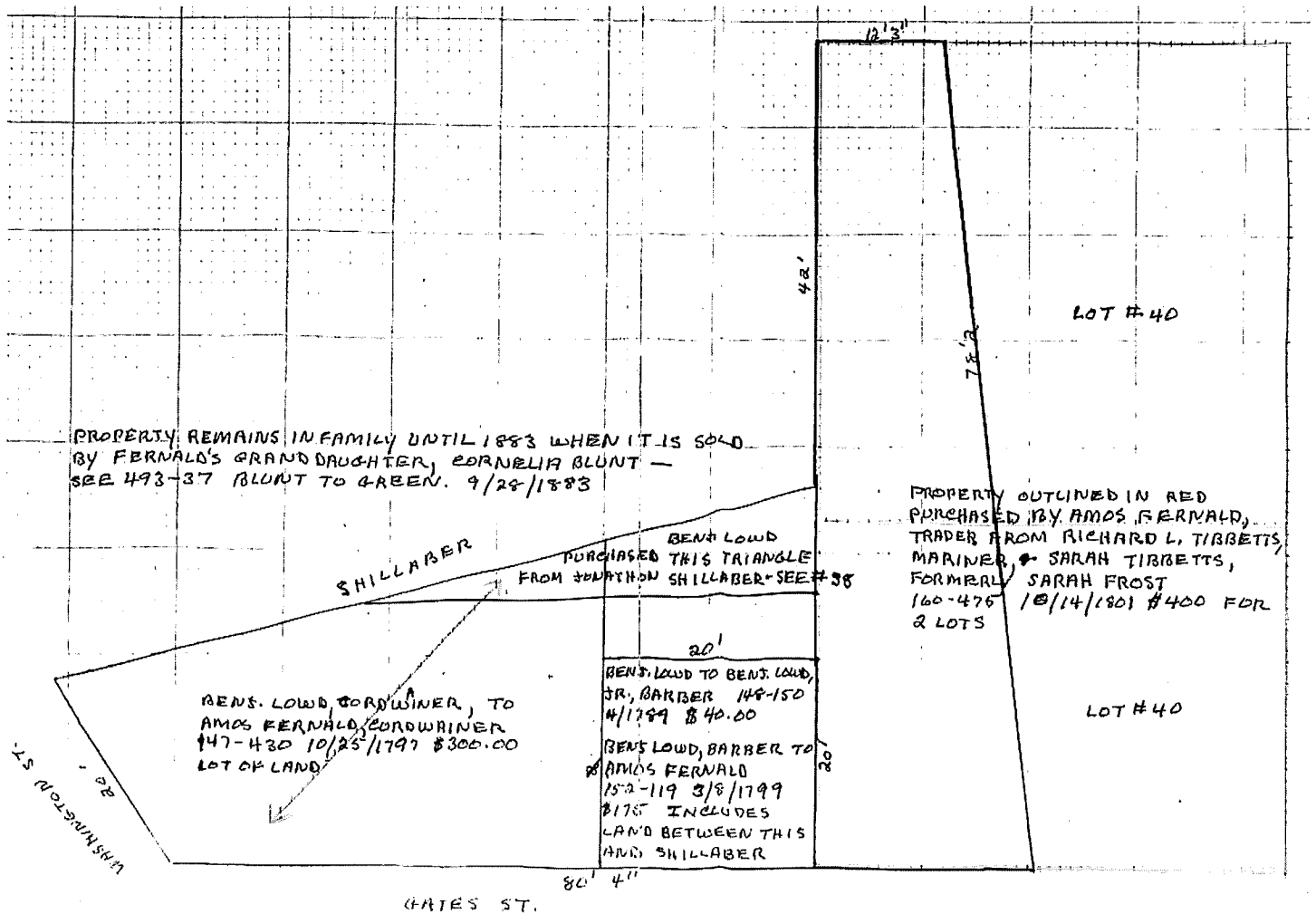
A house is shown here on the 1813 map, and one stands on the property today, but its age is difficult to assess.

In 1768 Benjamin Lowd advertised for sale the house where he lived, two story, on a 60' x 24' lot, in the South End, near the meeting house.¹ A check through the grantor and grantee indexes for that time did not indicate that he owned other property or that this was sold. In 1789 he sold to Benjamin Lowd, Jr., a piece of land 20' x 20' “. . . beginning at the south east corner of land adjoining my dwelling house . . . “ with the stipulation that “. . . Benjamin Lowd, Jr., furnishes me with a comfortable room to dwell in till my de- cease in his dwelling house, which is to be placed on the above mentioned premises, whenever I stand in need thereof or shall demand the same.” There is a confusing reference to the son's house in the elder Lowd's 1797 deed of the larger part of the lot to Amos Fernald, but no mention of it when the younger Lowd sells the smaller piece to Fernald in 1799. Benjamin Lowd, Senior's 1797 deed to Fernald does not mention his own house, either. It is certain, however, that a house stood on the property in 1800 because a deed from Jonathon Lock (Lot #38) gives Amos Fernald “. . . a certain privilege of ½ the passageway of 5' at the southerly end of my dwelling house on Washington Street. . . “, and also the privilege of letting the nor- therly room of his house come in 1” on this passageway.²

The house on the northeast corner of Gates and Washington Street today gives the appearance of a later house. However, there is a narrow area between it and the gambrel roofed house north of it which could be the 5' passageway, and the corner of one room does seem to intrude on this area. (See photograph.) There seems to be a dip in the center of the ridge line of the roof which usually indicates removal of a center chimney. A neighbor stated that many years ago the house underwent substantial remodeling, including the removal of a center chimney. The owner's wife was unsympathetic, so determination of the age of the house from interior evidence could not be attempted.

Footnotes

1. Unpublished file of early Portsmouth newspaper notices assembled by Ray Brighton, Portsmouth, N.H. New Hampshire Gazette, 9/14/1764.
2. Rockingham County Registry of Deeds, Exeter, N.H., Book 156, page 163, 4/29/1800.



LOT #37, ASSESSORS LOT PLAN #8 PORTSMOUTH, N.H., 6/14/1961

Lot #37

Bounded by
 North—Shillaber
 East—Lot #40
 South—Gates St.
 West—Washington St.

Property remains in Lowd family until 1883 when it is sold by Fernald's granddaughter, Cornelia Blunt—See 493-37 Blunt to Green 9/28/1883.

Benj. Lowd, Cordwainer to Amos Fernald, Cordwainer 147-430 10/25/1797 \$300.00 lot of land.

Benj. Lowd purchased this triangle from Jonathon Shillaber See #38.

Benj. Lowd to Benj. Lowd, Jr. Barber 148-150 4/1789 \$40.00.

Benj. Lowd, Barber to Amos Fernald 152-119 3/8/1799 \$175 includes land between this and Shillaber.

Property outlined in red purchased by Amos Fernald, Trader from Richard L. Tibbetts, Mariner & Sarah Tibbetts, formerly Sarah Frost 160-475 10/14/1801 \$400 for 2 lots. (Left triangle of Lot #40).

HOUSE ON LOT #37



FRONT AND WEST END
HOUSE ON LOT #37



FRONT AND EAST SIDE



HOUSE ON LOT #37 - WEST END

POSSIBLE OLD PASSAGEWAY



HOUSE ON LOT #37 - ROOF LINE

BETWEEN 37 & 38

Lot #38, Assessor's Lot Plan #8, Portsmouth, N.H., 1961

Purchased from Thomas Pickering by William Lowd, Cordwainer, 6/7/1727

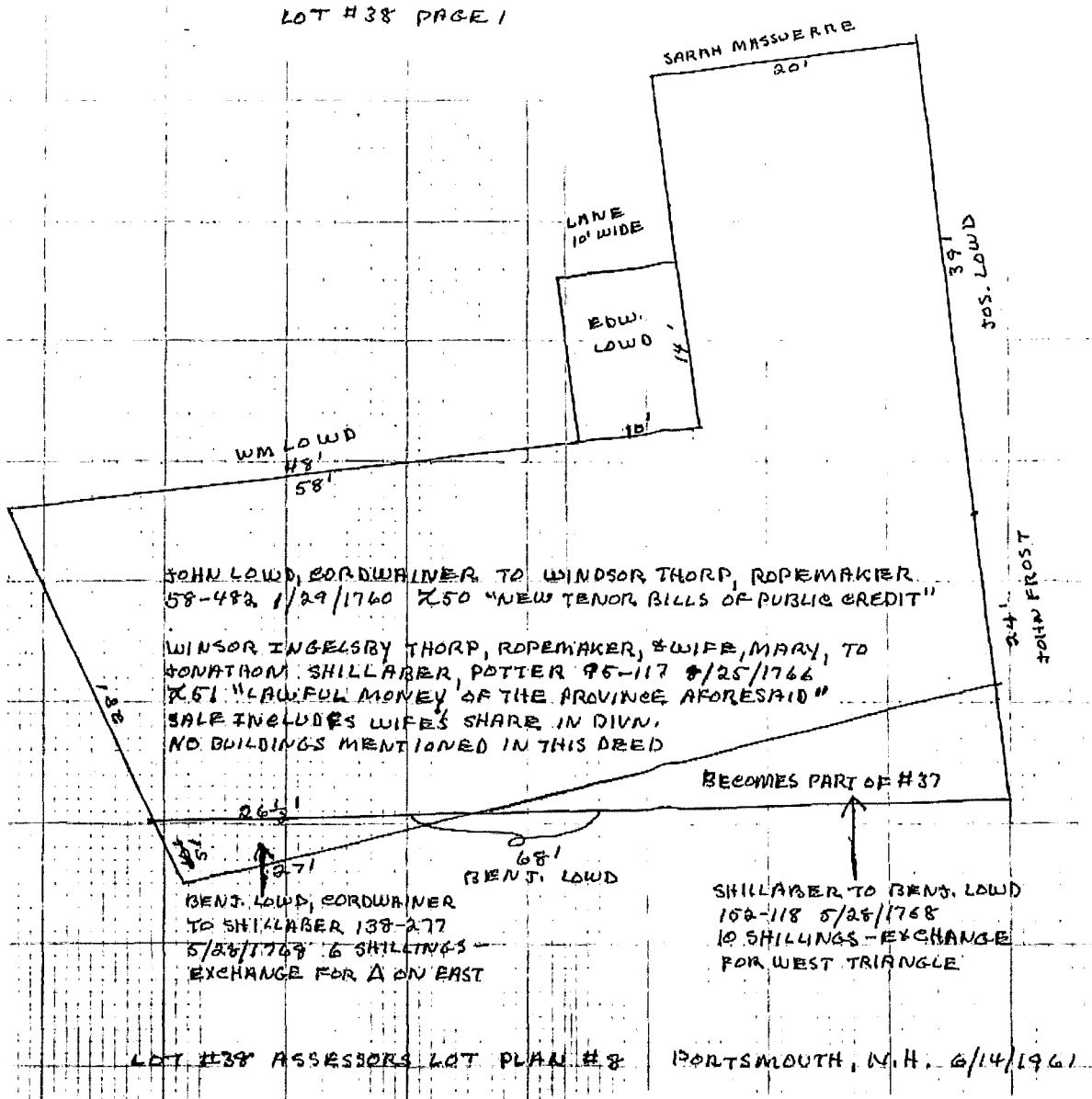
Owner in 1813: Samuel Bowles, Merchant

John Lowd's deed to Windsor Thorp describes William Lowd's entire lot, of which he is selling a single share, "... together with all my right, claim, and demand to ye buildings thereon. . . .". It is probably reasonable to assume that he is talking about buildings standing anywhere on the entire property, since the date of the deed, 1760, is earlier than that of the plan of division, 1763, and the extent of his share is not described. The plan of division may have shown the property as Thorp's, as John Lowd is not mentioned in Thorp's deed to Shillaber (1766). Thorp's wife, Mary, seems to have been an heir (possibly a daughter) of William Lowd. Thorp's deed to Shillaber does not refer to any buildings, but the 1791 deed of Joseph Stacey, as administrator of Shillaber's estate, to Edward Sargent describes the property as "...where the said Jonathan Shillaber lived at the time of his decease".

It seems safe to say that the house was built during Shillaber's occupancy, probably shortly after he bought the property in 1766. The house is still standing, now divided into apartments. Houses in this gambrel roofed style were being built in Portsmouth in the 1760s. Although its original doorway has been replaced with a Victorian one, and the bay windows are late, the stairway with its heavy handrail, square fluted newel post, turned balusters in three designs, and paneling, is typical of Portsmouth of that period. It would be interesting to know the history of each of the additions.



HOUSE ON LOT #38 - FRONT & NORTH END



Lot #38—Plan 1

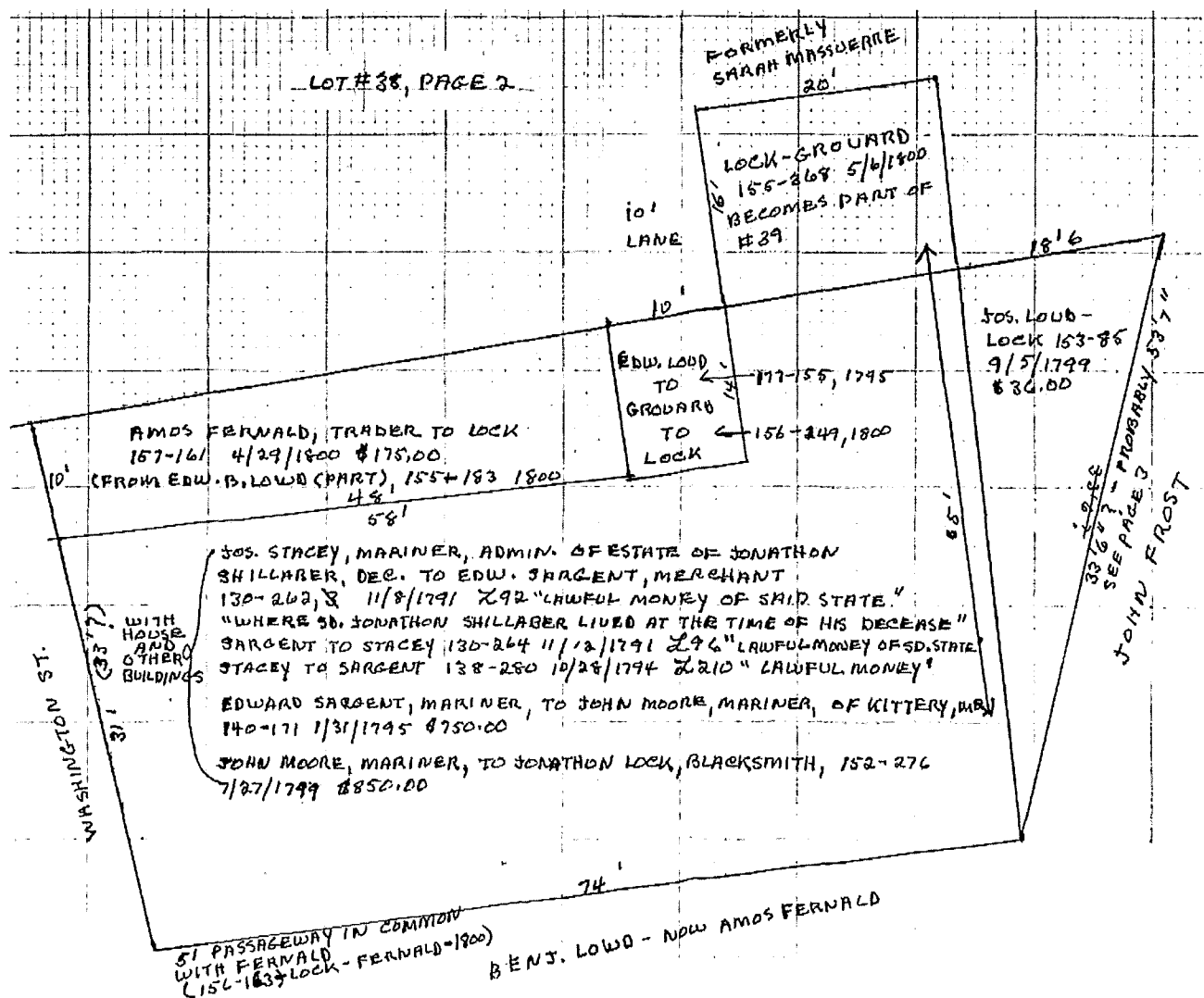
Bounded by
 North—Wm. Lowd, Lane 10' wide, Sarah Masuerre
 East—Jos. Lowd, John Frost
 South—Benj. Lowd
 West—Washington St.

John Lowd, Cordwainer to Windsor Thorp, Rope-
 maker 58-482 1/29/1760 £50 "new tenor bills of
 public credit"

Winsor Ingelsby Thorp, Ropemaker, & wife, Mary to
 Jonathon Shillaber, Potter 95-117 3/25/1766 £51
 "lawful money of the Province aforesaid" Sale in-
 cludes wife's share in divn. No buildings mentioned
 in this deed.

Benj. Lowd, Cordwainer to Shillaber 138-277
 5/28/1768 6 shillings—exchange for triangle on
 east.

Shillaber to Benj. Lowd 152-118 5/28/1768 10
 shillings—exchange for west triangle.



LOT #38 ASSESSORS LOT PLAN #8 PORTSMOUTH, N.H., 6/14/1961

Lot #38—Plan 2

Jos. Stacey, Mariner, Admin. of estate of Jonathon Shillaber, dec. to Edw. Sargent, Merchant 130-262 11/3/1791 £92 "lawful money of said State." "Where sd. Jonathon Shillaber lived at the time of his de- cease." Sargent to Stacey 130-264 11/12/1791 £96 "lawful money of sd. State." Stacey to Sargent 138-280 10/28/1794 £210 "lawful money".

Edward Sargent, Mariner to John Moore, Mariner of Kittery, Me. 140-171 1/31/1795 \$750.00.

John Moore, Mariner to Jonathon Lock, Blacksmith 152-276 7/27/1799 \$850.00.

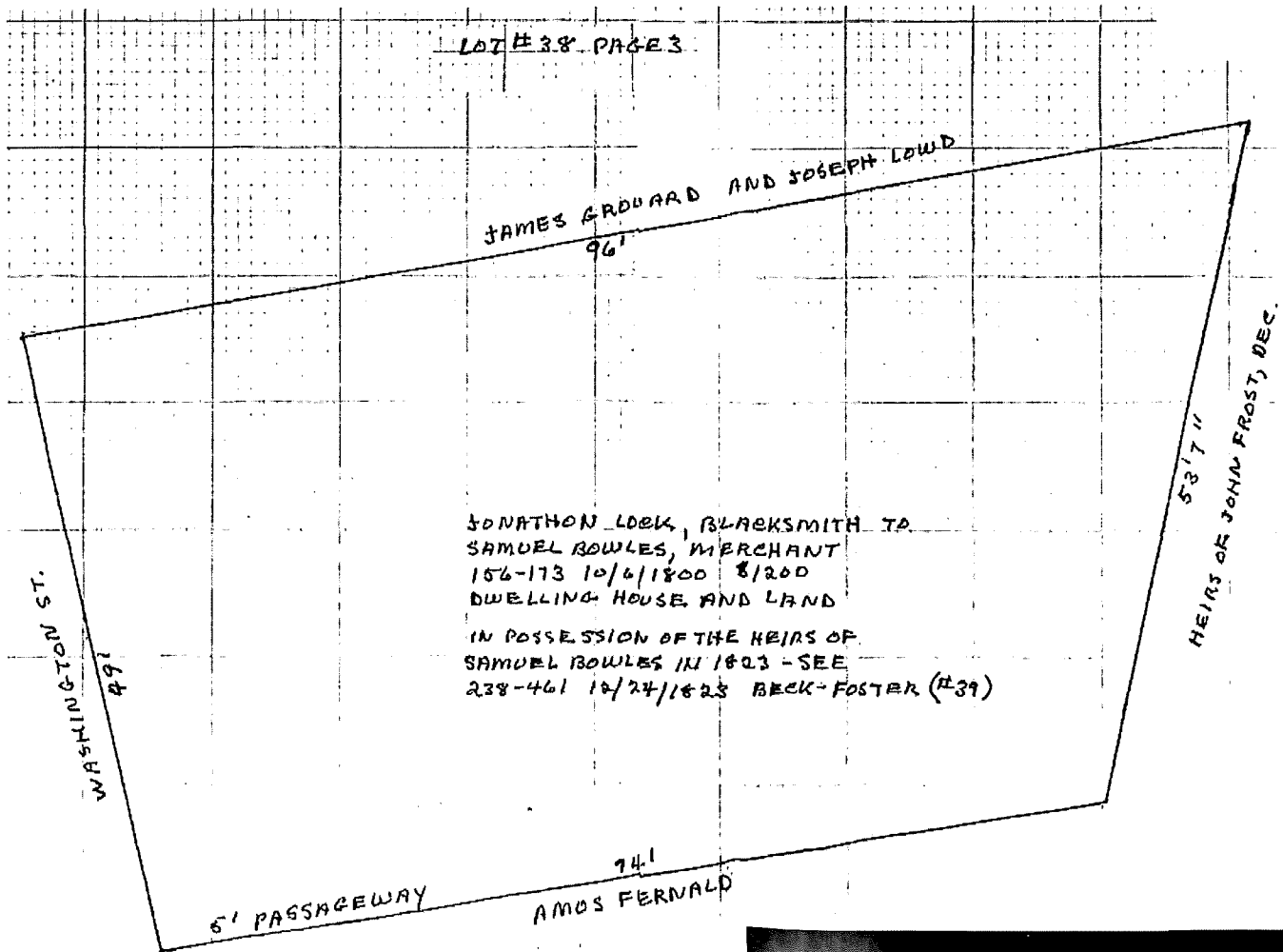
Other small pieces of land:

Amos Fernald, trader to Lock 157-161 4/29/1800 \$175.00 (from Edw. B. Lowd (part) 155-183 1800.

Edw. Loud to Grouard 177-155 1795
Grouard to Lock 156-249 1800.

Lock to Grouard 155-268 5/6/1800 becomes part of #39.

Jos. Loud to Lock 153-85 9/5/1799 \$36.00.



LOT #38 ASSESSORS LOT PLAN #8

Lot #38—Plan 3

Bounded by

North—James Grouard and Joseph Lowd

East—Heirs of John Frost, dec.

South—Amos Fernald

West—Washington St.

Jonathon Lock, Blacksmith to Samuel Bowles, Merchant 156-173 10/6/1800 dwelling house and land.

In possession of the heirs of Samuel Bowles in 1823—
See 238-461 12/24/1823 Beck to Foster (#39).



HOUSE ON LOT #38 - STAIRWAY IN FRONT ENTRY



HOUSE ON LOT #38 - FRONT & SOUTH END



HOUSE ON LOT #38 - REAR & NORTH END

Lot #39, Assessor's Lot Plan #8, Portsmouth, N.H., 1961 West of 10' Lane

Purchased from Thomas Pickering by William Lowd, Cordwainer, 15-368 6/7/1727

Owner in 1813: Joseph Cutts, Merchant, Kittery, Maine

This lot is part of the northwest corner of William Lowd's property which did not seem to be included in Thomas Pickering's confusing deed, but for which no other source has been found. It will be discussed in two parts, that property to the west of the 10' common lane apparently set up by the missing plan of division, and that property to the east of it? The following refers to the property lying on the west. The east and west portion of lot #39 were consolidated by Gideon Beck and David C. Foster, printers, in 1817.¹

James Grouard acquired the property on the west of the 10' lane from Edward Lowd, Amos Fernald, and through his wife Eunice, whose mother, Sarah Massuerre, was a daughter of William Lowd. It appears to have been the site of William Lowd's house, as Edward Lowd's 1794 deed to James Grouard refer to it as "... beginning at the northwest corner of land where on the old mansion house which was formerly the estate of my late father, William Lowd, dec., stood". From the use of the past tense and because no other house is mentioned in this deed, which covered property running 31' on Washington Street and 48' on Dock Lane, it can be assumed that the old house no longer existed. The southwesterly corner of Grouard's house is referred to in Fernald's deed of 1800 to Grouard, so a new house must have gone up between 1794 and 1800. When James Grouard sells land and building to Joseph Cutts in 1808, it is "... the same premises where on I lately lived".

The house in the old photograph would fit the date 1794-1800 very well. The doorway, interior cornice detail, and kitchen fireplace are typical of that time. Since Joseph Cutts id "of Kittery" when he buys the property, and when he loses it in 1817, there was probably a tenant in the house during those years.

Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H.,
Book 215, page 334, 10/23/1817, Fernald - Beck & Foster.
Book 215, page 333, 10/23/1817, Hutchings - Beck & Foster.
Book 223, page 41, 10/16/1818, Webber - Beck & Foster.

HOUSE ON LOT # 39 W



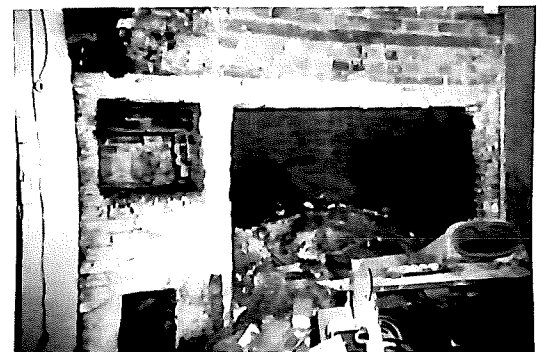
FRONT AND NORTH SIDE

HOUSE ON LOT # 39 W



OLD WALL PAPER &
CORNICE MOLDING

HOUSE ON LOT # 39 W



KITCHEN FIREPLACE & OVEN
GIVEN HOUSE

Lot #39, Assessor's Lot Plan #8, Portsmouth, N. H., 1961

Purchased from Thomas Pickering by William Lowd, Cordwainer 6/7/1727

Owner in 1813: Joseph Jackson, Mariner, Samuel Hutchings, Mariner,
Wm. Webber, Tanner of Penobscott, Me.

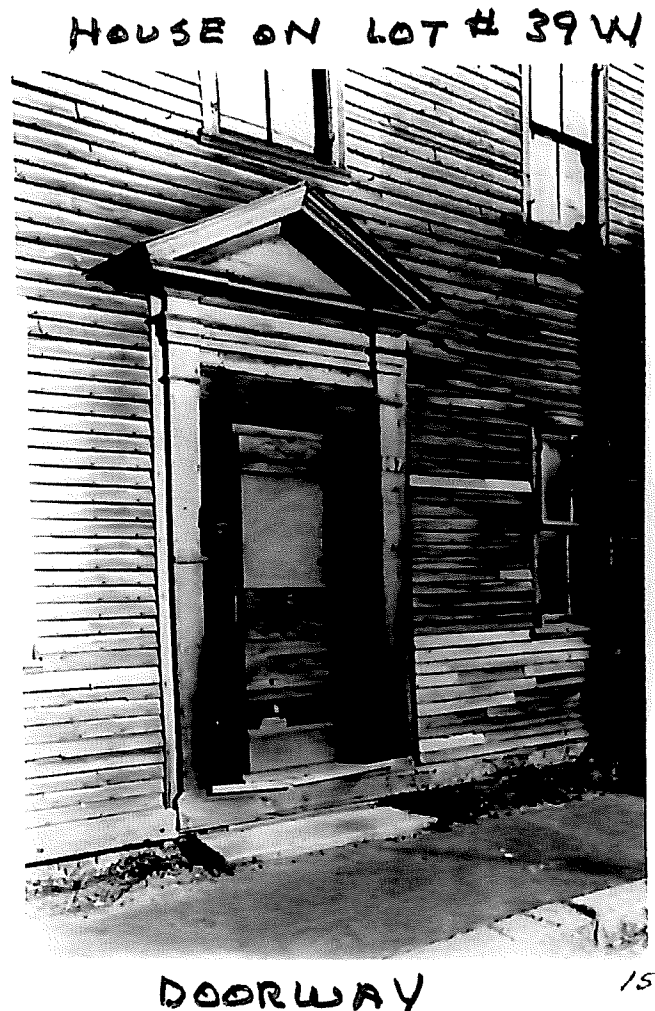
The map of 1813 shows a barn or stable east of the 10' lane also, while deeds seem to indicate that there was a house here. It is possible that the shape on the map should have been shaded to represent a house. It is at this point on the map (just above the D in DOCK) that the tetragonal area should have been shaded to represent water.

In 1765 William and Abigail Broughton sold a small piece of land here to Peter Massuerre.¹ A search of deeds produced no other property owned by Massuerre, so it is probably safe to assume that it was of a house here that he sold portions to Joseph Jackson² and Lewis Hurtel in 1787.³ James Grouard's deed from the estate of Eunice Grouard to Issac Nelson in 1809 indicates a house here,⁴ as does Nelson's deed to Sam'l Hutching.⁵ It should be remembered that Eunice Grouard was a daughter of Sarah Massuerre. Both Hutchings and Jackson are selling parts of a house in 1817.⁶ Lew Hurtel has disappeared by this time, but Elizabeth Parker, who sells part of what seems to be this house in 1807 may have been his heir.⁷

The old photograph looking into Dock Lane from Washington Street, shows a shed attached to the corner house on the right (#39 west), and beyond this an old house which may have been the one referred to in the deeds.

Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H., Book 124, page 38, 1/8/1765, Lot of Land, £100, "Bills of public credit".
2. Ibid. Book 121, page 284, 3/12/1787, Part of a house, £12, "lawful money".
3. Ibid. Book 124, page 16, 12/5/1787, Part of a house, £20, "lawful money".
4. Ibid. Book 186, page 412, 11/29/1809, Land and part of a house, \$215.00.
5. Ibid. Book 186, page 416, 12/6/1809, Land, \$65.00.
Book 188, page 9, 11/29/1809, Land and part of a house, \$145.00.
6. Ibid. Book 215, page 332, 10/17/1817, Jackson-Fernald, Land and part of a house,
Book 215, page 333, 10/23/1817, Hutchings - Beck & Foster, \$200.00, land and part of a house.
7. Ibid. Book 224, page 33, 6/9/1807, Parker to Webber, \$500.00, part of a house and land.



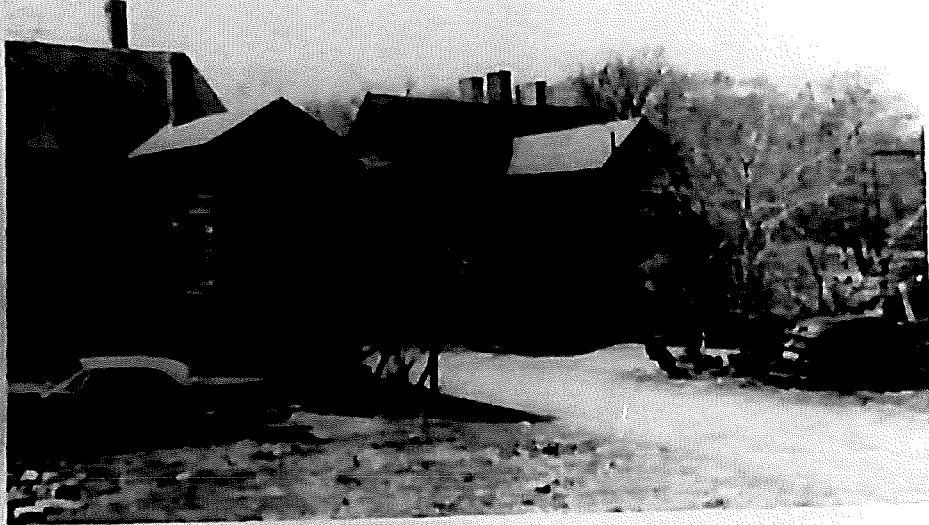
OLD PHOTO - DOCK LANE (HANCOCK) - 1930's



LOOKING IN FROM WASHINGTON ST.

HOUSE ON LOT # 39 W

39W



61. REAR OF GREEN AND PEIRCE HOUSES.

Lot #42, Assessor's Lot Plan #8, Portsmouth, N.H., 1961

Purchased from Thomas Pickering by William Lowd, Cordwainer, 6/7/1727

Owner in 1813: Edward Cole, Porter

This was apparently Joseph Lowd's share in the division of William Lowd's property. The 1813 map is shaded to represent a barn or stable at this location (beneath the letter D in DOCK), but deeds suggest that a house should have been represented.

Joseph Lowd sold a 12' strip of land, with buildings, on the west side to Louis Hurtel, possibly to provide a yard for the portion of the neighboring house Hurtel (or Hurtill) had purchased from Peter Massuerre.¹ Joseph Lowd must have had a house on the property before 1765, as the Broughton's deed to Massuerre describes the property they are selling as "beginning at the northwesterly corner of Joseph Lowd's house".² What buildings were on the land sold to Hurtel by Joseph Lowd is impossible to say. They may have been a barn or other out-buildings.

Lowd's deed of the property to his son Joseph Lowd, Jr., in 1802 says that it is "... the same premises where I now live". The junior Lowd's sale to Edward Cole the same year is of the same premises purchased of his father, and there is an 1809 mortgage deed from Cole to Amos Fernald which refers to land and buildings,³ and an 1827 deed to the next property east, (lots #41 and 43) refers to "Mrs. Bowles' and Cole's house" on the west.⁴ Although Cole's deed to John Mosley in 1816 is for "one-half of a certain tract or parcel of land", and does not mention buildings, the house may have stood on the other half of the property.

The pre-demolition aerial view does not give a clear idea of what stood here at that time, and no specific photographs have been found to date.

Footnotes

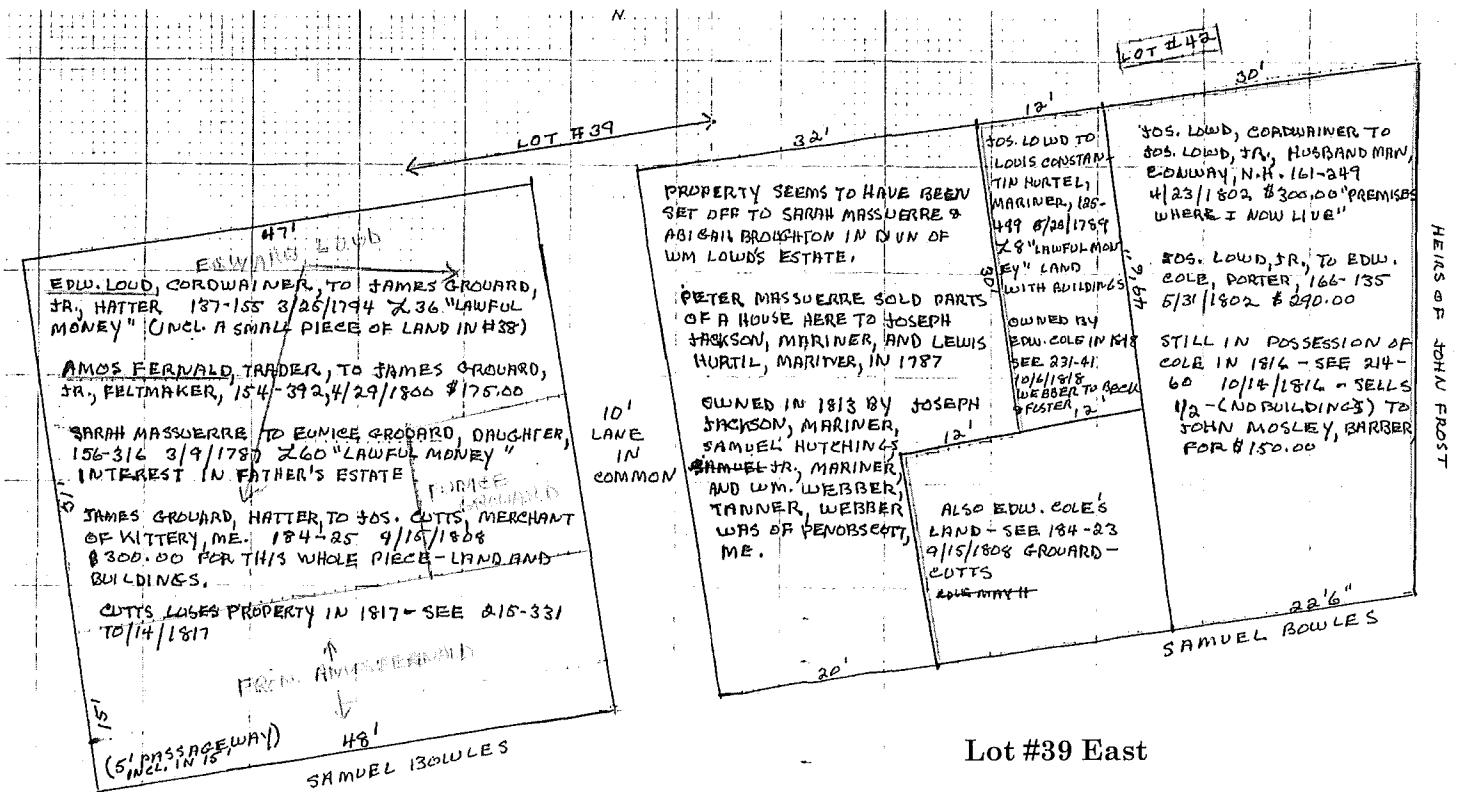
1. Rockingham County Registry of Deeds, Exeter, N.H., Book 125, page 16, 12/5/1787.
2. Ibid. Book 124, page 38, 1/8/1765.
3. Ibid. Book 186, page 398, 10/14/1809.
4. Ibid. Book 256, page 35, 12/25/1827.



HANCOCK ST. - LOOKING WEST - SEPT. 1972



HANCOCK STREET



Bounded by
 North—Dock Lane
 East—Heirs of John Frost
 South—Samuel Bowles
 West—Washington St.

Lot #39 West

Edw. Loud, Cordwainer to James Grouard, Jr., Hatter 137-155 3/25/1794 £36 "lawful money" (incl. a small piece of land in #38).

Amos Fernald, Trader to James Grouard, Jr., Feltmaker 154-392 4/29/1800 \$175.00.

Sarah Massuerre to Eunice Grouard, Daughter 156-316 3/9/1787 £ "lawful money" interest in father's estate.

James Grouard, Hatter to Jos. Cutts, Merchant of Kittery, Me. 184-25 9/15/1808 \$300.00 for this whole piece—land and buildings.

Cutts loses property in 1817—See 215-331 10/14/1817.

Lot #39 East

Property seems to have been set off to Sarah Massuerre & Abigail Broughton in Divn. of Wm. Lowd's estate.

Peter Massuerre sold parts of a house here to Joseph Jackson, Mariner and Lewis Hurtil, Mariner in 1787.

Owned in 1813 by Joseph Jackson, Mariner, Samuel Hutchings, Jr., Mariner, and Wm. Webber, Tanner. Webber was of Penobscott, Me.

Lot #42

Jos. Lowd to Louis Constantin Hurtel, Mariner 125-499 5/28/1789 £8 "lawful money" land with buildings.

Owned by Edw. Cole in 1818 See 231-41 10/6/1818 Webber to Beck & Foster.

Jos. Lowd, Cordwainer to Jos. Lowd, Jr., Husbandman, Conway, N.H. 161-249 4/23/1802 \$300.00 "premises where I now live".

Jos. Lowd, Jr. to Edw. Cole, Porter 166-135 5/31/1802 \$290.00.

Still in possession of Cole in 1816—See 214-60 10/14/1816—Sells 1/2 (no buildings) to Jon Mosley, Barber \$150.00.

See also Edw. Coles's land 184-23 9/15/1808 Grouard to Cutts.

Lots #41 & 43, Assessor's Lot Plan #8, Portsmouth, N.H., 1961

Purchased from John Pickering partly by Mary Frost, of Kittery, Me., 1697, John Frost, of New Castle, N.H., 1711, and Jonathon Belcher, of Boston, (from Pickering's Estate), 1726.

Part of the Division of the Estate of Mary Prescott, 1773.

Owner in 1813: Andrew Watkins Bell

These two modern lots are made up of lots 8 and part of lots 9 and 10 on the Plan of Division of the estate of Mary Prescott. Andrew Watkins Bell purchased lot #8 in 1804 from Dorothy Bell, who appears by the deed to have been a daughter of Jane Watkins.¹ Dorothy Bell, a widow, may have been Andrew's mother. There seem to be missing deeds to complete the 1827 acquisition of the other two small lots, but the entire piece seems to have been in the hands of Bell by the time the inventory of his estate was taken in 1841.² This shows, along with a great deal of other property, "House and land, Hancock Street, and House and land, Hancock Street, back of the above".

The measurements of these two lots first appear in the 1847 deed of Ball (not Bell) to Tucker, and the 1845 deed of Emery to Cheever, both of which are for land and buildings. The north-south shrinkage of the lot may be ascribed to the gradual widening of Dock Lane from Pickering's original 12 feet. The cause of the east-west shrinkage is more difficult to determine, but it is possible that a strip on the west was sold at some time to one of the owners of lot #42, the deeds for which were not found.

The 1813 map show nothing in the area occupied by this property, just below the O in DOCK, although the 1850 map and the 1877 Birdseye View seem to show a house here. The pre-demolition aerial view seems to show two houses, one facing on Hancock Street (Dock Lane), and one behind it facing east. In the view looking west into Hancock Street a house with two skinny chimneys, which may have been on Lot #43, is barely visible. There are no buildings mentioned in the deeds to Andrew Watkins Bell (1804 & 1827), so for lack of better evidence it will probably have to be assumed that the map of 1813 is accurate here, and that the buildings went on the property after 1813, but before 1841. No other photographs of the property have been found to date.

Footnotes

1. The deeds to this property from 1804 – 1847, to be found in the Rockingham County Registry of Deeds, Exeter, N.H., are as follows:
Book 169, page 103, 10/30/1804, Dorothy Bell to Andrew Watkins Bell, \$80.00.
Book 253, page 353, 12/17/1827, George Frost, Jr., of Durham N.H. to Andrew W. Bell, \$30.00.
Book 256, page 35, 12/25/1827, Jeremy Mead of Newmarket, N.H., and wife Mary to Andrew W. Bell, \$15.00.
Book 316, page 433, 10/19/1843, Andrew W. Bell and James Emery, executors of the estate of Andrew W. Bell to Albert R. Hatch, \$35.00.
Book 316, page 431, 1/15/1844, Albert R. Hatch to James W. Emery, \$535.00 (included a piece of land at another location).
Book 351, page 70, 6/14/1845, James W. Emery to Charles C. Cheever, \$50.00.
Book 329, page 277, 12/16/1847, True M. Ball (not Bell) and wife Octavia A. Ball, Boston to Timothy Tucker, \$350.00.
2. Rockingham County Registry of Probate, Exeter, N.H., Estate of Andrew W. Bell, Inventory, 1841, file #14166.

Lots #49 & 50, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering by Mary Frost, 11/9/1697, of Kittery, Me., and
John Frost, of New Castle, N.H., 7/12/1711.

Part of the Division of the Estate of Mary Prescott, 1773.

Owners in 1813: George Long Merchant of Portsmouth
Daniel Goodwin, Merchant of Kittery

No photograph of this house was found, although the front of it, in deteriorated condition, can be seen in the view of the east side of the house on lot #52 looking westward into Dock Lane, or Hancock Street. It would have been the third house from the left, just beyond the hip roofed house on lot #51. The photograph of the hip roofed house, #51, shows a pile of rubble here, indicating its recent demolition, which had evidently taken place before the aerial photograph was made. Gove purchased the major part of the land in 1793. The first mention of buildings is in the 1807 deed to Tredick (Lot #51). Which refers to "Gove's new house" and a 6' lane can be seen just below the C in DOCK on the map of 1813. Since other deeds indicate that Gove was bankrupt in 1804,¹ and the 1807 deed calls this the new house, it must have been built shortly before 1804.

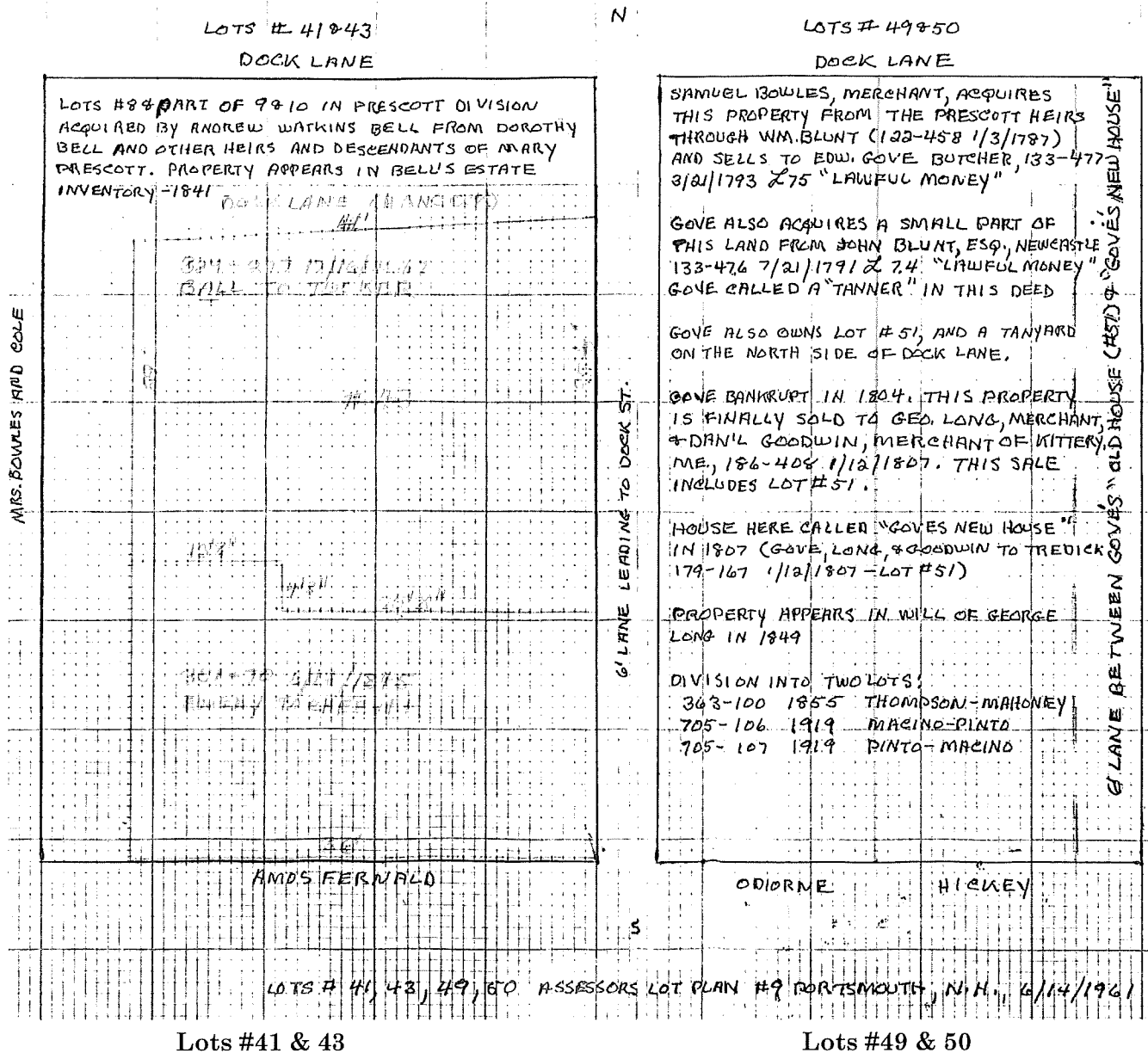
Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H., Book 165, page 212, 1/7/1804 Samuel Hutchings, Portsmouth, Gentleman, assignee of the estate and effects of Edward Gove, bankrupt, to Robert Ham.

PRE-DEMOLITION VIEW



HANCOCK ST. - LOOKING WEST



Lots #8 & part of 9 & 10 in Prescott Division acquired by Andrew Watkins Bell from Dorothy Bell and other heirs and descendants of Mary Prescott. Property appears in Bell's estate inventory 1841.

Ball to Tucker 324-277 12/16/1847.

Emery to Cheever 307-70 6/14/1845.

Property appears in will of George Long in 1849.

Division into two lots:

363-100 1855 Thompson to Mahoney.

705-106 1919 Macino to Pinto.

705-107 1919 Pinto to Macino.

Samuel Bowles, Merchant acquires property from Prescott heirs through Wm. Blunt 122-458 1/3/1787 and sells to Edw. Gove, Butcher 133-477 3/21/1793 £75 "lawful money".

Gove also acquires a small part of this land from John Blunt, Esq. Newcastle 133-476 7/21/1791 £7.4 "lawful money". Gove called a "Tanner" in this deed. Gove also owns lot #51 and a Tanyard on the north side of Dock Lane.

Gove bankrupt in 1804. This property finally sold to Geo. Long, Merchant & Dan'l Goodwin, Merchant of Kittery, Me. 186-408 1/12/1807. This sale includes lot #51.

House here called "Goves new house" in 1807 (Gove, Long & Goodwin to Tredick 179-167 1/12/1807—Lot #51).

Lot #51, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering, Sr., by Charles Frost of Kittery, Me., 10/30/1697

Owner in 1813: Henry Tredick, Merchant

The deed to Henry Tredick in 1807 refers to the house on this lot in the following way: "...said dwelling house being the same wherein the said Gove lately lived, and has been called the Old House ...". The 6' passageway between the "Old House" and "Gove's new house" (on Lot #49-50) went with the new house. However, the privilege of the use of this passageway in common with the owner of that house went to Tredick.

On the 1813 map the house may be located beneath and just to the left of the K in DOCK. The pre-demolition photographs show a dilapidated but comfortably proportioned hip roofed house, with a symmetrical façade and a central chimney. No photographs of other details of this house were found, although it can be seen in the photographs of the house on lot #52 which stood to its east. The doorway is visible in one of these photographs, but it is not possible to tell whether any of its original elements still existed. The evidence of the deeds would date this house shortly after Gove's purchase of the property in 1788. He was bankrupt in 1804,¹ and at that time had a new house on lot #49-50 which he had purchased vacant in 1793.

Footnotes

1. Rockingham County Registry of Deeds, Exeter, N.H., Book 165, page 212, 1/7/1804.
Samuel Hutchings, Portsmouth, gentleman, assignee of the estate and effects of Edw. Gove, bankrupt, to Robert Ham.

HOUSE ON LOT #51

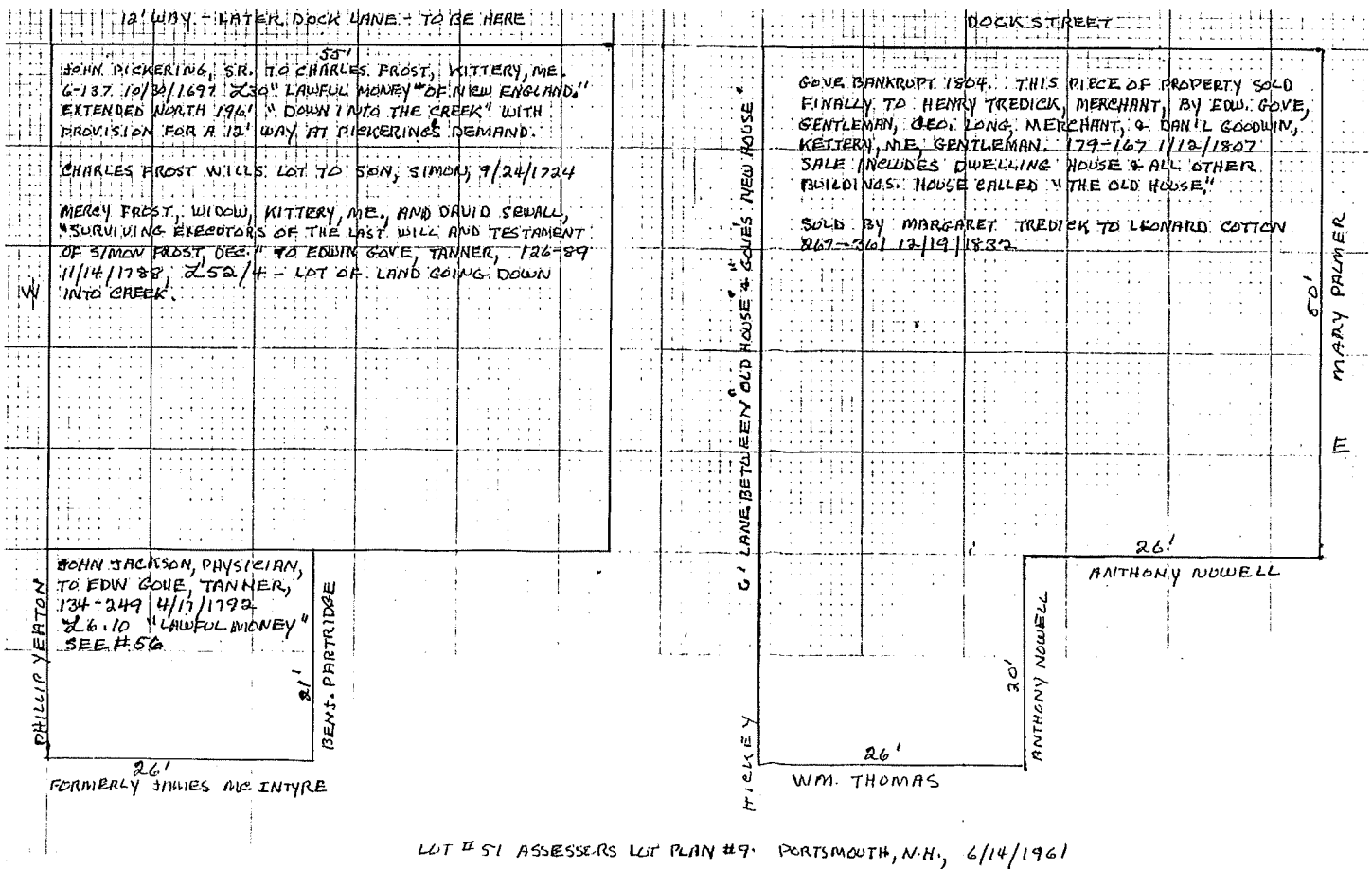


HOUSES ON HANCOCK STREET
REAR & WEST SIDE

HOUSE ON LOT #51



FRONT & WEST SIDE



Lot #51

Bounded by

North—12' way later Dock Lane

East—Mary Parker

South—formerly James McIntyre, Wm. Thomas, Anthony Nowell

West—Phillip Yeaton, Hickey, 6' lane between "old House" & "Gove's new house".

John Pickering, Sr. to Charles Frost, Kittery, Me. 6-137 10/30/1697 £30 "lawful money of New England." extended north 196' "down into the Creek" with provision for a 12' way at Pickering's demand.

Charles Frost wills lot to son, Simon 9/24/1724.

Mercy Frost, widow, Kittery, Me. and David Sewall "surviving executors of the last will and testament of Simon Frost, dec." to Edwin Gove, Tanner 126-89 11/14/1788 £52/4—Lot of land going down into Creek.

John Jackson, Physician to Edw. Gove, Tanner 134-249 4/17/1792 £6.10 "lawful money". See #56.

Gove bankrupt 1804. This piece of property sold finally to Henry Tredick, Merchant by Edw. Gove, Gentleman, Geo. Long, Merchant & Dan'l Goodwin, Kittery, Me., Gentleman 179-167 1/12/1807. Sale includes dwelling house & all other buildings. House called "The old house".

Sold by Margaret Tredick to Leonard Cotton 867-361 12/19/1832.

Lot #52, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering, Sr., by Thomas Packer, "Chirurgion", 7/06/1708

Owned in 1813 by the Estate of Widow Mary Palmer, occupied by Thomas Watkins, Truckman.

The house on this property must have been built between 1784, when Charles Grace purchased the entire lot of land (see #58), and 1798, when he sold this small lot with a house to widow Mary Palmer. The pre-demolition photographs of Dock Lane show a small, plain, center chimney house in what appears to be this location. It is typical of many small houses built in the late 18th century in Portsmouth. This is the house between the K of DOCK and the L of LANE on the map of 1813.

The heirs of widow Mary Palmer were Elizabeth Parker, widow of John Parker, Susan Watkins, wife of Thomas Watkins, and Olive Watts, widow. The real estate was left to them. It was appraised in 1823 at \$475.00, and quitclaimed to Thomas Watkins who had lived in the house and provided for the care of Mary Palmer, who was "old and infirm and for the most part of the time deprived of the use of her mind". Watkins had also made the necessary repairs to the house.¹ This explains the price of \$60.00 in the 1823 deed.

Footnotes

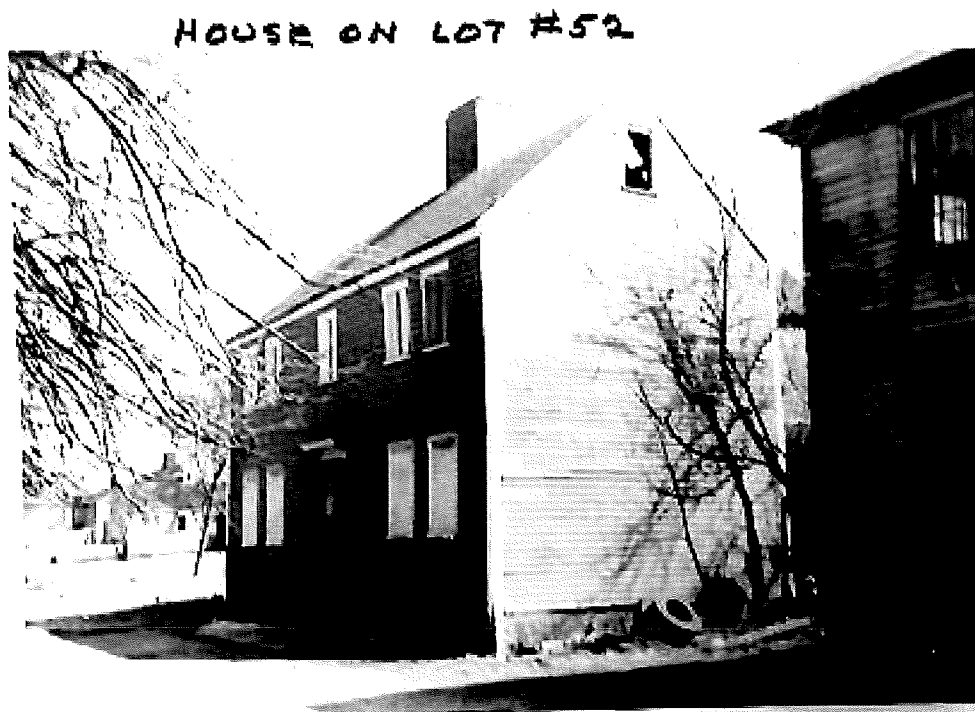
1. Rockingham County Registry of Probate, Exeter, N.H., File #10746, Mary Palmer, d. Portsmouth, 7/25/1809.

Lot #53, Assessor's Lot Plan #9, Portsmouth, N.H., 6/14/1961

Purchased from John Pickering, Sr., by Thomas Packer, "Chirurgion", 7/16/1708.

Owner in 1813: Charles Bellamy Grace, Cooper or trader

There is no evidence from the deeds or the 1813 and 1850 maps that any buildings stood on this lot in those years. There was evidently a later building here, as suggested by the 1877 Birdseye View and the pre-demolition aerial photograph.



FRONT AND WEST SIDE

Lot #52 and 53—Plan 1

Bounded by
 North—Dock Lane
 East—Formerly Henry Tredick (1818)
 South—Chas. B. Grace
 West—Tredick (1809)

Grace sells back lots:

#52

Chas. Bellamy Grace to Mary Palmer, widow 149-34 10/27/1798 \$1020.00. Lot of land with dwelling house and all other buildings.

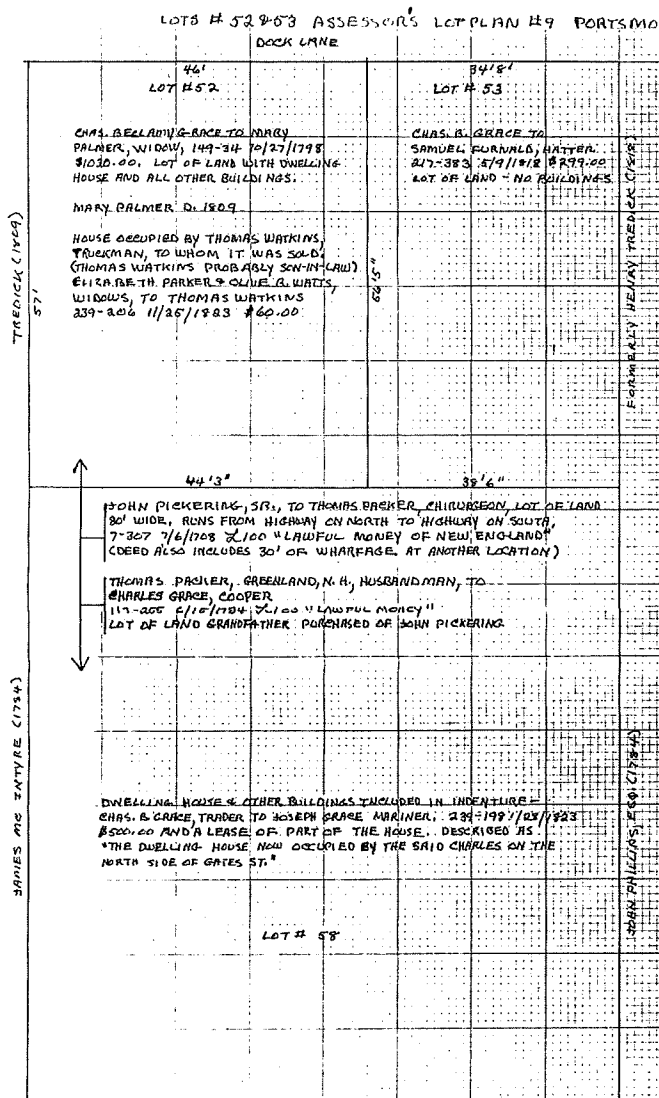
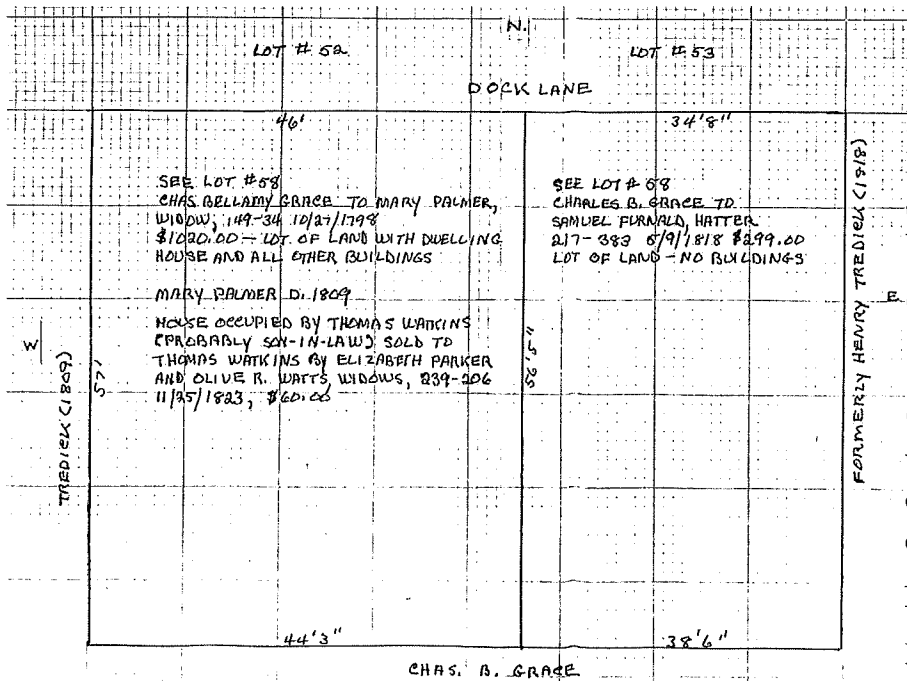
Mary Palmer d.1809.

House occupied by Thomas Watkins, Truckman, to whom it was sold.
 (Thomas Watkins probably son-in-law)
 Elizabeth Parker & Olive R. Watts, widows to Thomas Watkins 239-206 11/25/1823 \$60.00.

#53

Chas B. Grace to Samuel Furnald, Hatter 217-383 5/9/1818 \$299.00 lot of land—no buildings.

See also information with Lot #58 (shown here).



LOTS # 52, 53, 58 ASSESSOR'S LOT PLAN #9 PORTSMOUTH, N.H., 6/14/1961

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