

## THE SOCIETY'S LAND TITLES.

BY CHARLES A. CHASE.

SECOND PAPER.

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It was not many years after our new Hall was built that this also was found too small for the Society's needs. The following letter, addressed to the Council, shows how the emergency was met by our President and benefactor:—

WORCESTER, June 25, 1867.

*To the Council of the American Antiquarian Society:*

The increase of the Library of our Society has attracted the attention of its members and friends to the necessity of securing a provision for the sufficient enlargement of the Hall. The claims of the Publishing Fund to be made adequate to the demand resulting from the unprinted materials for History in the possession of the Society, and offered from time to time, which have been urged in the Reports, may be postponed in a confident expectation that their attractive character will ensure for them the moderate provision which is required. But it is impossible to disregard the necessity of securing a safe and acceptable accommodation for the addition of books, which the continued liberality of friends as well as members of the Society will soon make too numerous for convenient consultation in our Hall. This is very apparent in the department of the fugitive and characteristic literature of the passing day: the Pamphlets and Newspapers, of which a large mass unbound is on hand. Our treasury of 1900 bound volumes of newspapers may be greatly enlarged by binding other volumes, which have been kept unbound as long as is expedient, to take advantage of the opportunities of making them more complete. A perfect series of a newspaper is a rarity in any library.

As I have heretofore received your approbation of the proposal to take advantage of the willingness of the Honorable County Commissioners of the County of Worcester to convey to this So-

ciety so much of land recently purchased and not needed for the use of the County, as is well situated and suited for our purposes, I was not willing to neglect an opportunity which may not again occur. I have obtained, and now offer to the Society, a deed of conveyance of a quadrangle of land adjoining the west side of the lot of Antiquarian Hall, being of the same width as that west side on the line of junction, and containing 1782 square feet; and that quadrangle is bounded on the North by a street 50 feet wide, on the West by an open passage 24 feet wide, and on the south by an open space about 23 feet wide, which open space separates the lot purchased from the Brick County Court House,—twelve feet of the width of the open passage and the open space being conveyed to this Society.

I also offer to this Society eight thousand (\$8000) dollars, to be held and invested safely and productively as a Building Fund, until by the accumulation of income and otherwise, the Fund shall become sufficiently large to defray the expense of erecting the desirable addition to Antiquarian Hall.

Very Respectfully Yours,

STEPHEN SALISBURY.

This "additional act of munificent liberality" was gratefully acknowledged by the Council and by the Society.<sup>1</sup> In nine years the fund of \$8000 had increased to \$13,000, and a contract was made for the erection of the annex, which nearly or quite doubled the storage capacity of the building.

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#### ABSTRACT OF TITLES.

Indian Tribes of Pakachoge and Tataessit by John, alias Hoorawanponit or Quignonassett, Sagamore of Pakachoge, and Solomon, alias Woonaskochu, Sagamore of Tataessit, to Daniel Gookin, Senr., and the rest of the Genl. Courts Committee. July 13, 1674. With Middlesex Deeds. Book 8, Page 317.

Heirs of Pannasunet, another Sagamore [probably owning Wigwam Hill and neighborhood], to same grantees. Dec. 6, 1677. Mid'x Book 8, Page 318.

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<sup>1</sup> See Proceedings at Annual Meeting, Oct. 21, 1867.

## THE SUMMER STREET LOT.

Proprietors of Worcester to Messrs. Palmer, Oulton and Waldo. April 5, 1719. Proprietors' Records, Page 123.

PARTITION of lands owned in common by Thomas Palmer, Cornelius Waldo and John Oulton. Jan. 31, 1727. Book 27, Pages 14 to 66, Middlesex Registry. Palmer receives with other tracts, 51 acres bounded North by heirs of Daniel Henschman, East by Richard Wheeler, South by Wheeler and William Jennison, West by Mill Brook.

Thomas Palmer to John Chandler, jr.,<sup>1</sup> Feb. 23, 1737-8. Bk. 8, P. 538.<sup>2</sup>

John Chandler by will three-fifths to his son John and two-fifths to his son Gardiner. Probate Records of Supreme Court of Probate. With Suffolk Court Records, Vol. I.

Sarah Chandler, widow, release of dower to John Chandler and Gardiner Chandler, Sept. 10, 1762. B. 55, P. 206.

Gardiner Chandler to John Chandler, two-fifths, April 4, 1763. B. 55, P. 213.

State of Massachusetts to sundry persons; dower. Chap. 49, Province Laws of 1778-79.<sup>3</sup>

Judge of Probate to Mary Chandler: dower, Feb. 8, 1780.

Commonwealth of Massachusetts to Charles Chandler, Samuel Chandler, Sarah Stanton, Mary Sever, Lucretia, Thomas and Elizabeth Chandler: Fee.<sup>4</sup>

Aaron and Lucretia Bancroft to Charles and Samuel Chandler. Nov. 20, 1789. B. 108, P. 295.

John and Sarah Stanton to Same. Jan. 27, 1789.

B. 108, P. 297.

Thomas Chandler to Same. Dec. 24, 1789.

B. 108, P. 297.

William and Mary Sever to Same. Jan. 27, 1790.

B. 108, P. 298.

Ebenezer and Elizabeth Putnam to Same. July 10, 1794.

B. 122, P. 617.

<sup>1</sup> This is the second of the three John Chandlers who held the judicial and other offices in Worcester County; the father of "the honest Refugee."

The will of the first John Chandler was probated in the Probate Court of this county. The second John Chandler died on Aug. 7, 1762, and it was apparently more convenient and expeditious to take his will into the Supreme Court of Probate, consisting of the Governor and Executive Council. The will, dated Nov. 10, 1759, with codicil dated March 10, 1761, was approved and allowed Sept. 15, 1762. The two sons, John and Gardiner, were executors, and with Timothy Ruggles of Hardwick as surety, gave a bond for £3000.

<sup>2</sup> The references, unless otherwise stated, are to the Records in the Registry of Deeds for Worcester County.

<sup>3</sup> "An Act for confiscating the estates of certain persons commonly called Absentees." Pronouncing them aliens,—their estates to enure and accrue to the full use of the government and people of this State. Section 9 of this Act is as follows:—

"THAT WHERE the wife, or widow, of any of the persons afore described, shall have remained within the jurisdiction of any of the said United States, and in part [s] under the actual authority thereof, she shall be entitled to the improvement and income of one-third part of her husband's real and personal estate (after payment of debts), during her life and continuance within the said United States; and her dower therein shall be set off to her, by the Judges of Probate of wills, in

PARTITION of Land owned in common by Samuel Chandler and Sarah, infant, daughter of Charles Chandler, deceased, in which the "down town farm" of 203 acres is set off to Samuel. July 6, 1798. B. 186, P. 330.

Aaron B. Smith and Benjamin Smith, executors of the last will of Samuel Chandler to Isaiah Thomas (for \$500), lot bounded South by Second Parish, West by new road so called [Summer street], North by the Worcester [Boston] Turnpike, East by land sold to Francis Blake. May 9, 1814. Book 190, Page 588.

Isaiah Thomas, by his last will, probated May 3, 1831, to AMERICAN ANTIQUARIAN SOCIETY, to revert to his grandchildren generally and their heirs in case the Society should cease to use it for the library, cabinet, etc. In Worcester County Probate Registry.

Wm. A. Crocker and Frances C., his wife, quitclaim to AMERICAN ANTIQUARIAN SOCIETY. July 30, 1849. Book 457, Page 493.

Samuel L. Crocker and Caroline, his wife, to Same.	Nov. 18, 1848.	B. 457, P. 494.
William Jennison to Same.	Nov. 5, 1849.	B. 457, P. 494.
Pliny Merrick and Mary R., his wife, to Same.	Aug. 9, 1845.	B. 457, P. 495.
Abraham G. Randall and Elizabeth C., his wife, to Same.	Sept. 22, 1849.	B. 457, P. 496.
Albert G. Tarleton and Mary T., his wife, to Same.	Oct. 29, 1849.	B. 457, P. 496.
Edward I. Thomas, of New York city, to Same.	Aug. 9, 1845.	B. 457, P. 497.
Isaiah Thomas, of Springfield, O., to Same.	Aug. 17, 1849.	B. 457, P. 498.
Benjamin F. Thomas to Same.	Aug. 9, 1845.	B. 457, P. 498.
Moses Thomas, of Concord, N. H., to Same.	Aug. 22, 1845.	B. 457, P. 499.
William Thomas to Same.	Nov. 17, 1848.	B. 457, P. 499.
William S. and Almira L. Worthington to Same.	Dec. 17, 1849.	B. 457, P. 500.
Isaiah T. Williams to Same.	Dec. 26, 1849.	B. 457, P. 501.
Gideon D. Williams to Same.	Dec. 26, 1849.	B. 457, P. 501.

Charles and Samuel Chandler to the Second Parish, etc. June 16, 1791. Book 140, Page 440.

Executors of Will of Samuel Chandler to Francis Blake. April 27, 1814. Book 192, Page 231.

Francis Blake to Second Parish. July 12, 1815. Book 197, Page 420.

Worcester Second Parish to Samuel Damon. May 29, 1830. Book 277, Page 119.

Samuel Damon (triangular piece) to AMERICAN ANTIQUARIAN SOCIETY. Dec. 26, 1836. Book 336, Page 2.

like manner as it might have been if her husband had died, intestate, within the jurisdiction of this State."

Benjamin Flagg, Nathan Perry and Sam. Miller, a committee appointed by Hon. Levi Lincoln, Esq., Judge of Probate for Worcester County, to appraise the Real Estate of John Chandler, jr., made a return fixing the whole value of such estate at £76,515. One third thereof, including "the down town farm," valued at £25,506, was set off as dower by the Judge of Probate, Feb. 8, 1780. Mary Chandler and Joseph Allen the State's agent "on the estate of John Chandler an absentee" assented in writing.

\* Declaring them to be seized and possessed in fee simple and as tenants in common of all that part of their father's estate which was assigned and set off to their mother for her thirds, except that part which was set off by the Legislature for a Goal. Resolve: Chap. 47, May Session, 1786.

AMERICAN ANTIQUARIAN SOCIETY to Worcester Academy. July 4, 1854. Book 529, Page 362.

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OUR PRESENT HOME.

This is undoubtedly a part of the forty acre lot laid out "for the Minister at Worcester," granted by the Proprietors, May 20, 1714. Proprietors' Records, Page 72. Described as "lying on both sides mill brook on ye south side Capt. Wing's homestead now in ye possession of Mrs. Sarah Tomlin: bounded west by land in possession of Collr Winthrop, south by a lott laid out to Deacon John Haywood, East by common land, a highway running thro' part of this land." I have been unable to find how this came into the possession of William Jennison.

Heirs of William Jennison to Mary Stearns: Partition, Nov. 29, 1750. Probate Records.

Mary and Thomas Stearns to Edward Raymond, March 17, 1763. Book 50, Page 444.

Edward Raymond to Luke Brown (1)<sup>1</sup> Dec. 22, 1764. Book 56, Page 525.

Samuel Brooks, administrator of Luke Brown (1) to Luke Brown (2), reserving lot in northwest corner where Luke Brown (1) is buried, and store lot of Dr. William Shepard at southeast corner. Nov. 10, 1772. Book 69, Page 157.

Heirs of William Jennison to his grandchildren, Hannah, Samuel and Elizabeth Lydia Brown and Luke Brown (2). Partition and Decree as above.

Hannah and Samuel Brown to Luke Brown (1) one-half. Dec. 1, 1764. Book 53, Page 83.

Elizabeth Lydia Taylor to Andrew Duncan, one-fourth. Oct. 30, 1769. Book 62, Page 584.

Luke Brown and Luke Brown, jr., to Andrew Duncan south part of this lot, and Andrew Duncan to Luke Brown and Luke Brown, jr., the north part (adjoining Mary Stearns lot). Agreement and Releases. May 3, 1770. Book 61, Page 465.

[For tracts south of above, see Book 38, Page 406; Book 44, Page 288; and above-mentioned Partition and Decree.]

Samuel Brooks, executor of will of Luke Brown (2), to Isaiah Thomas. Dec. 16, 1781. Book 90, Page 191.

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<sup>1</sup> There were three generations of Luke Browns in Worcester:—

Luke Brown (1) came from Sudbury about 1745, and kept a tavern on the west side of Lincoln Street, just north of Lincoln Square, which was afterwards called "The Hancock Arms." He married Lydia, daughter of William Jennison, who was one of the leading citizens of Worcester. On a visit to New York he contracted the smallpox, and died on April 14, 1772.

Luke, Jr. (2), succeeded his father as tavern-keeper, and died Nov. 6, 1776, aged 31. He left one son, Luke (3), and two daughters.

Luke (3), born Oct. 18, 1772, was graduated at Harvard College in 1794, studied law and practised at Hardwick.

Isaiah Thomas to Clark Whittemore [part]. Nov. 24, 1807. Book 167, Page 225.

Clark Whittemore to Stephen Salisbury. March 22, 1833. Book 292, Page 157.

Luke Brown (3) heir of Luke Brown (2) to Samuel and Stephen Salisbury, north and west of last tract. April 12, 1797. Book 130, Page 45.

Samuel Salisbury to Stephen Salisbury. Oct. 22, 1812. B. 188, P. 3. Stephen Salisbury to Stephen Salisbury, only child. INHERITANCE.

Stephen Salisbury to AMERICAN ANTIQUARIAN SOCIETY. March 10, 1851. Book 476, Page 263.

WEST PART OF PRESENT LOT.

Isaiah Thomas to heirs of his daughter, Mary Ann Simmons, by will.

Worthington Williams to George A. Trumbull. Aug. 28, 1845. B. 401, P. 652.

Elizabeth C. and Abram G. Randall to same. March 18, 1848. B. 434, P. 256.

Isaiah T. Williams by guardian, &c., to Levi Jackson. Aug. 14, 1845. B. 402, P. 322.

Levi Jackson to William Jennison. Aug. 14, 1845. B. 402, P. 326.

Albert G. Tarleton, quitclaim to same. Jan. 4, 1847. B. 417, P. 546.

Same and Mary T. Tarleton to same. March 2, 1848. B. 435, P. 2.

Abigail Pride, life estate, to same. Feb. 4, 1848. B. 446, P. 402.

Isaiah Thomas to same. May 4, 1848. B. 446, P. 403.

Isaiah T. Williams to same. March 8, 1849. B. 446, P. 403.

Frances C. and William A. Crocker, Caroline and Samuel Crocker, and Mary C. Crocker to William Jennison. Feb. 20, 1849. B. 446, P. 404.

Benjamin F. Thomas to William Jennison, Moses Thomas and George A. Trumbull. April 18, 1849. B. 446, P. 63.

Thomas, Jennison and Trumbull to John E. Hathaway. April 27, 1849. Book 449, Page 341.

John E. Hathaway to Stephen Salisbury a strip. June 6, 1849. Book 452, Page 460.

Stephen Salisbury to AMERICAN ANTIQUARIAN SOCIETY with the lot fronting on Main street. March 10, 1851. Book 476, P. 263.

John E. Hathaway to Ebenezer Harrington. Sept. 4, 1849. Book 454, P. 219.

Executors of Harrington to AMERICAN ANTIQUARIAN SOCIETY, a triangular piece west of the Society's land, with a base of six feet on Highland street. May 27, 1852. Book 533, Page 390.

Executors of Harrington to Joseph S. Farnum, west of last. Nov. 28, 1854. Book 535, Page 429.

Joseph S. Farnum to County of Worcester. Jan. 8, 1866. B. 718, P. 156.

County of Worcester to AMERICAN ANTIQUARIAN SOCIETY. July 20, 1867. Book 749, Page 365.

This deed is here given for contrast with the interchanged deeds in our Proceedings, New Series, vol. xiv. Pages 208 *et seq.* :—

Exempt from revenue stamp.
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*County of Worcester to American Antiquarian Society.*

KNOW ALL MEN BY THESE PRESENTS that the INHABITANTS OF THE COUNTY OF WORCESTER by Charles A. Chase their Treasurer thereto lawfully authorized in consideration of two thousand three hundred and thirty-six dollars and twenty-five cents to us paid by the AMERICAN ANTIQUARIAN SOCIETY the receipt whereof is hereby acknowledged do hereby give bargain sell and convey unto the said AMERICAN ANTIQUARIAN SOCIETY its successors and assigns a tract of land on Highland Street in the City and County of Worcester, containing twenty-eight hundred and ninety and one-half feet and bounded as follows: Beginning at the Northeast corner thereof on Highland Street at land of grantees, thence running Southerly by land of grantees partly and partly across a passage way sixty-three feet five and one-half inches to a point a little Southerly of the middle of said passage way thence Westerly by a line parallel with an extension of the line of the Southerly wall of Antiquarian Hall and twelve feet distant therefrom to a point twelve feet Easterly of the land of Joseph Chamberlin thence Northerly by a line parallel with the East line of Joseph Chamberlin's land and twelve feet distant therefrom fifty eight and fifty five one hundredths feet to Highland Street thence by said Highland Street fifty feet to the point of beginning. Excepting and reserving to the grantors their successors and assigns a right to a passage way along the entire Southerly and Westerly lines of the tract above described and a right to have said twelve feet kept forever open and unobstructed and free from buildings. And hereby granting to said Society their successors and assigns a like right of a passage way over so much of the remaining land of the grantor as lies Northerly of an extension Westward of the line of the entire portion of the North face of the wall of the Brick Court House including the strip twelve feet in width between the tract above conveyed and land of Joseph Chamberlin, and also the strip between said land above conveyed and said last described line: all of said passage way so granted to be kept forever open and unobstructed.

TO HAVE AND TO HOLD the above granted premises with all the privileges and appurtenances to the same belonging to the said AMERICAN ANTIQUARIAN SOCIETY its successors and assigns to their use and behoof forever. And we the said Inhabitants do covenant with the said American Antiquarian Society its successors and assigns that we are lawfully seized in fee simple of the aforegranted premises that they are free from all incumbrances that we have good right to sell and convey the same to the said Society its successors and assigns forever as aforesaid and that we will warrant and defend the same to the said American Antiquarian Society its successors and assigns forever against the lawful claims and demands of all persons.

IN WITNESS WHEREOF we the said Inhabitants of the County of Worcester by Charles A. Chase our Agent authorized as aforesaid have signed these presents and set our seal hereto this twentieth day of July in the year of our Lord eighteen hundred and sixty seven.

Signed, sealed and delivered

in presence of

John A. Dana—^

Inhabitants of THE COUNTY OF  
WORCESTER (seal)

By CHARLES A. CHASE, Agent specially authorized

Worcester, ss. July 20, 1867. Then personally appeared the within named Charles A. Chase and acknowledged the foregoing instrument to be the free act and deed of the Inhabitants of the COUNTY OF WORCESTER,

Before me,

John A. Dana,

Justice of the Peace.

Recd. July 23d. 1867 at 2h. 5m. P. M.

Entd. & Exd. By Alex. H. Wilder, Regr.

Worcester, ss. A true copy of Record, recorded with Worcester District Deeds, Book 749, Page 365.

Attest:

DANL. KENT, Register.

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*CORRIGENDA.*

*The statement on page 195 of the Proceedings of this Society, New Series, vol. xiv., that the first Daniel Henchman built a house on the Lincoln street estate in 1683, was derived from tradition. A careful examination of such records as are extant, made since the former paper was written, make this appear extremely doubtful.*

*The first grant to Henchman, and the only one of record as made during his life-time, was of 25 acres on the north side of the country road, some two miles distant from what was afterwards known as the Henchman farm. Henchman died at Worcester Oct. 15, 1685, or about ten years later. Several grants were made subsequently "to the heirs of Daniel Henchman," including the Lincoln street estate, of which 150 acres were granted in Oct., 1716, and 104 acres two years later. It is of course possible that the last-named estate was selected by the pioneer during his life, and that he occupied it on sufferance; but this theory admits of historic doubt. The house described by Vice-President Hoar (page 163) was built by Henchman's grandson Daniel, the well-known bookseller of Boston, probably in 1742 or 1743, as appears from an instrument recorded in Book 46, Pages 396 et seq. in the Worcester District Registry.*

*On page 196 it should have been stated that the John Chandler, jr., who bought of Thomas Palmer, was the second of the name to wear the ermine, and was therefore the grandfather of Lucretia Chandler Bancroft. The estate passed by his will to his sons John and Gardiner: the latter conveyed his share to his brother John, Mrs. Bancroft's father, afterwards known as "the honest refugee."*



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