

New Revelations from Old Deeds:

The Property Holdings of Cuff Slocum, Paul Cuffe and Michael Wainer

by

David C. Cole, Richard Gifford and Betty F. Slade

With maps drawn by

Raymond C. Shaw

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New Revelations from Old Deeds

Introduction

Over the last few decades, there has been growing interest in and research on the lives of Paul Cuffe, his father, Cuff Slocum, and his brother-in-law, Michael Wainer. Various authors have speculated as to where they lived and what properties they owned. As new sources have become available and more accessible, we have found that the properties attributed to the three of them have been incorrect in many cases. The most significant discovery is that the property at 1504 Drift Road in Westport, recorded as “Paul Cuffe’s Farm” on both the National Register of Historic Places and the Massachusetts Historical Commission’s Inventory of Historic Assets of the Commonwealth, was in fact not his farm/homestead. A portion of this paper is devoted to identifying his correct homestead.

In the process of researching these matters, during which we spent considerable time in the Bristol County Registry of Deeds offices in Taunton and New Bedford as well as the Probate Records in Taunton, we also collected much additional information that we felt shed light on not only the properties owned by Paul Cuffe, Cuff Slocum and Michael Wainer, but also on the families and activities of the prior and contemporary residents and property owners of this South Coast Region. This paper provides that information including sources so that others who are interested can trace those records and verify or question our findings. Three other families, the Sowles (Soules), the Eddys and the Allens, were particularly important to our research and we have added some additional information about them in appendices.

Origins of Cuff Slocum

Two and a half centuries ago, on December 15, 1766, Cuff Slocum and his wife Ruth purchased a farm in Dartmouth, Massachusetts from David Brownell.¹ They moved with their ten children from the island of Cuttyhunk to this property in the spring of 1767 and it remained in the family’s possession for the next 50 years. Reliable information on Cuff Slocum and Ruth Moses is limited but we have referenced the documented records concerning them where available and have tried to be clear when we are making informed guesses. Our most reliable information is based on property, probate and vital records, and recent genealogical records for the Wampanoag people.²

¹ The deed for sale of the farm by David Brownell of Dartmouth, MA, to Cuff Slocum of Chilmark (sic), MA, signed December 11, 1766 is recorded in Book 8, P. 226, New Bedford Registry of Deeds (NBRD). The island of Cuttyhunk, where the Cuff Slocum family was living, was a part of the town of Chilmark at that time. The record of the purchase of wood shingles from David Brownell is in the Paul Cuffe Manuscript Collection (PCMC) Book 1, P. 8. Digital images of all the documents from the Paul Cuffe Manuscript Collection at the New Bedford Free Public Library, and from the Paul Cuffe Document Collection at the New Bedford Whaling Museum are now available on the Town of Westport, Massachusetts website in the section entitled *Historical Documents*.

² Pierce, Richard A. and Segel, Jerome D. *Wampanoag Families of Martha's Vineyard: The Wampanoag Genealogical History of Martha's Vineyard, Massachusetts*, Volume II, Heritage Books, 2016.

The most credible record of the origins of Cuff Slocum is found in the opening sentences of a memoir of his son, Paul Cuffe, where it is stated:

“The father of the subject of this memoir, was a native of Africa, and brought as a slave into Massachusetts; he was owned by a person named Slocum, and remained in slavery a considerable portion of his life.”³

The first public document relating to Cuff Slocum is a bill of sale between Ebenezer Slocum of Dartmouth and his nephew, John Slocum, also of Dartmouth, that records the selling of “a negro man of about twenty-five years of age named Cuff for one hundred and fifty pounds in 1742.”⁴

Over the next few years Cuff Slocum became a free man. It appears that John Slocum purchased Cuff from his uncle Ebenezer Slocum with the intent to grant him his freedom and that he followed through on this intention. The strongest confirmation is the opening passage of Cuff Slocum’s will where he stated: “I Cuf Slocum formerly a cervant of John Slocum and thence by him sett free and now a free man,” which makes clear that he was granted his freedom by John Slocum in the years following his purchase in 1742.⁵ His subsequent life is better documented by marital and birth records and property deeds.

On January 31, 1745 intentions of marriage between Cuffe Slocum and Ruth Moses, both of Dartmouth, were entered with the Town Clerk of Dartmouth, Benjamin Akin.⁶ On July 7th, 1747, Cuffe(e) Slocum, a negro man, and Ruth Moses, an Indian woman, both of Dartmouth, were married by Phillip Taber, a minister in Dartmouth.⁷ Over the next 18 years they had 10 children, whose birth dates are recorded in several documents and all of whom appear to have lived to maturity.⁸ Their second daughter, Mary, born in 1753, married Michael Wainer (also known as Micah Quebbin) a Wampanoag man, in 1772, and they produced a remarkable family. Cuff and Ruth Slocum’s fourth son, Paul Cuffe, married Alice (Abel) Pequit a Wampanoag woman in 1783 and went on to achieve great fame on the world stage.

Cuff Slocum, his wife Ruth and their first two children, David and Jonathan who had been born in Dartmouth, moved to Cuttyhunk Island at the west end of the Elizabeth Islands between 1749

³ This memoir was first compiled by James Brian and other members of the Delaware Abolitionist Society in 1807 based upon their direct contact with Paul Cuffe who was bringing cargo into Wilmington for delivery to Mr. Brian. Copies of the memoir were forwarded to abolitionist groups in England where it was initially published in the April 1807 issue of the *Monthly Repository of Theology and General Literature*. It was subsequently published in various journals in 1811 after Paul Cuffe sailed into Liverpool from his first visit to Sierra Leone and met with leaders of the Africa Institution, namely William Wilberforce, Thomas Clarkson and William Allen. See Lamont D. Thomas, “Memoirs of an African Captain,” *Negro History Bulletin*, 43 (January 1980), Pp.11-12.

⁴ Bill of Sale, Ebenezer Slocum to John Slocum. Paul Cuffe Manuscript Collection (PCMC) New Bedford Free Public Library (NBFPL), Roll 1, Frame 155.

⁵ Cuff Slocum’s Will. Bristol County Probate Records (BCPR) Vol. 21, Pp. 325-26.

⁶ Intentions of Marriage. Paul Cuffe Manuscript Collection (PCMC), New Bedford Free Public Library (NBFPL), Book 1, Frames 79-102.

⁷ Records of Town of Dartmouth, Marriages, 1667-1787 and Deaths, 1687-1781, P. 48.

⁸ Cf. Exercise Book and Book of Accounts of Cuff Slocum. PCMC, Book 1, Frames 79-102.

and 1753.⁹ We believe that Cuff Slocum was engaged primarily in shepherding the sheep and cattle of Holder Slocum and his neighbors that were brought from Dartmouth to the three westernmost of the Elizabeth Islands, that were owned by Holder Slocum, for grazing during the summer months. Their next eight children, including son Paul Cuffe, were all born on Cuttyhunk between 1753 and 1766. During this period, they were living and socializing mainly within the Wampanoag community on Martha's Vineyard and the other Elizabeth Islands to the east of Cuttyhunk.

Cuff Slocum's Properties

In 1766, Cuff and Ruth Slocum purchased a farm from David Brownell for 650 Spanish milled silver dollars. The locus and nature of this farm have been mistakenly described in many of the books about Paul Cuffe.¹⁰ The story, as we have been able to determine and verify, is as follows:

- The farm was located along the south side of what was referred to in the deeds as "a country road" but is now known as Old County Road, a well-travelled route in early times from New Bedford to Newport.
- In 1766 this area was all part of the Town of Dartmouth. When the Town of Westport was divided off from the Town of Dartmouth in 1787, the boundary line was drawn along what is now known as Fisher Road and the eastern boundary of the Cuff Slocum farm was roughly along that road.
- A family cemetery, that was located in the northeast corner of the farm and is believed to contain the graves of many descendants of Cuff and Ruth Slocum, has been cut off from the original farm by the rerouting of Fisher Road in 1988 that left the cemetery on the southeast corner of the intersection of Fisher Road and Old County Road and within the Town of Dartmouth.

⁹ Their first two children, David and Jonathan were born in Dartmouth, MA in 1747 and 1749, but the rest of their ten children, starting with Sarah in 1752 and ending with Freeloove in 1766, were all born on Cuttyhunk Island.

¹⁰ Salvador, George, *The Black Yankee, 1759-1817*, New Bedford, Reynolds-DeWalt Printing, 1969, p.12, states, "Paul's father purchased a farm of one-hundred sixteen acres on the island of Cuttyhunk for six-hundred and fifty 'Spanish Silver mill dollars' in 1766;" Westgate, Michael, *Captain Paul Cuffe (1759-1817) A One-Man Civil Rights Movement*, mimeographed papers issued by Museum of the National Center of Afro-American Artists and Education and Resources Group, Boston, 1989 in Vol. II "Cuffe Chronology" repeated Salvador's statement; Devlin, Edward W. *A Man Born on Purpose; Captain Paul Cuffe of Westport, Mariner, Educator, African-American, 1759-1817*, Westport Historical Society, 1997, P. 1, stated: "In 1776 Paul's father, apparently after he was manumitted, bought a farm on the west shore of the east branch of the Westport River." (Note: Paul's father died in 1772 and the farm he purchased was not on the Westport River.) Thomas, Lamont D. *Paul Cuffe: Black Entrepreneur and Pan-Africanist*, University of Illinois Press, 1988, Pp. 5-6 stated: "In 1766 Coffe bought a 116-acre farm in Dartmouth, 'with appurtenances, buildings, and fences,' from David and Grace Brownell for 650 Spanish-milled dollars." The name recorded on the deed is "Cuff Slocum," not Coffe. Diamond, Arthur, *Paul Cuffe: Merchant and Abolitionist*. New York, Chelsea House Publishers, 1989. Diamond provides a mix of fact and fiction as follows, Pp.21-22. "As Cuffe Slocum's business prospered, he was able to afford better housing for his family. He moved them (from Cuttyhunk) first to Martha's Vineyard and then to the mainland, where, in 1766, he purchased a 120-acre farm near Westport. Paul, who was seven years old at the time, joined his brothers and sisters in helping to clear the land and to erect the family's impressive farmhouse." Diamond did, however, provide a copy of a map of Cuffe Slocum's farm...drawn in 1769. This plan is included in the Paul Cuffe Manuscript Collection (PCMC) preserved at the New Bedford Free Public Library (NBFPL) and has been helpful in identifying the property.

- The acreage of the farm is uncertain. In the deed from Brownell to Slocum it is stated as 120 acres more or less. Later it was depicted in a map of “Cuff Slocum’s Farm” drawn up by S. Smith on 12 April 1769 as containing 116 acres and three-quarters.¹¹
- The date of construction of the original house is also uncertain, but it probably was built during the period that Enos Gifford owned the property from 1736 to 1763.¹²
- At the time that he purchased the farm in 1766, Cuff Slocum also entered into an agreement with David Brownell to provide shingles to re-shingle the north and south sides of the house, further suggesting that the house had been in existence long enough to require re-shingling.¹³
- It is likely that the land around the house and out-buildings had been at least partially cleared and farmed by the time Cuff Slocum and family moved in.
- Enos Gifford had previously granted two approximately 100-acre properties to his two daughters, Rachel Gifford Wilbour and Dorcas Gifford Manchester. These two properties were to the south of the Cuff Slocum farm, with Rachel's abutting the south boundary of his farm, and Dorcas' abutting the south boundary of Rachel's property.¹⁴
- The Cuff Slocum farm was about 0.8 of a mile east of the Head of Westport, the first significant settlement in the late 17th century in what became the Town of Westport.
- Jonathan Soule was the abutter to the west.¹⁵ This same neighbor is apparently the person named as executor of Cuff Slocum's will.
- It is noteworthy that this African man, three decades after gaining his freedom, was on sufficiently good terms with his "well-beloved friend and neighbor," a third generation Mayflower descendent, that he would be an executor of his will.
- Enos Gifford and Phillip Allen were the abutters to the east. Both of them were descendants of early Dartmouth settlers who had bought land from the original proprietors in the 1670s and 1680s.
- The original house on Old County Road appears to have been replaced by a newer structure in the latter half of the 19th century.¹⁶ Eric Gradoia examined the house and suggested that an ell was probably brought from some other property and subsequently added to the east side of the 19th century main house. The house at 761 Old County Road is recorded in the Westport Historical Register as probably having belonged at one time

¹¹ PCMC Scrap Book, P. 10.

¹² Enos Gifford purchased this and other adjoining properties from his father Christopher Gifford for £1,000 in 1736 (New Bedford Registry of Deeds [NBRD]) Book 4, P. 136. He sold this 120-acre property to Solomon Southwick of Newport, RI, for 500 Spanish milled dollars on April 3, 1763 (NBRD, Book 7, P. 251) and Solomon Southwick sold the same property to David Brownell for 326 Spanish milled dollars on February 5, 1765 (NBRD, Book 8, Pp. 142-3.)

¹³ The agreement to supply shingles to re-shingle the house is recorded in the PCMC Book 1, p. 8.

¹⁴ 1759, Enos Gifford to Rachel Wilbour, Bristol County Registry of Deeds (BCRD), Book 47, P. 240. Enos Gifford to Dorcas Manchester, (BCRD, Book 5. P. 537.)

¹⁵ It is probable that this Jonathan Soule, born in Dartmouth 10 December 1710, and died there on 17 October 1779, was a grandson of an original Mayflower settler, George Soule, who had also been one of the original proprietors who acquired large tracts of land along the South Coast from the Wampanoags in 1652. Source: Sprague, Waldo Chamberlain, “The Dartmouth Branch of the Soule Family,” in *The American Genealogist*, Volume, 39, #12 (January 1963).

¹⁶ Gradoia, Eric, “Remarks on the Cuffe Slocum house, 761 Old County Road, Westport, Massachusetts.” Report prepared for the Westport Historical Commission in 2016.

to Cuff Slocum.¹⁷ It would be more accurate to say that this property was the site of the original house that Cuff Slocum acquired in 1766 but the original structure has been replaced.

- A large scale solar system was established on the western side of the Cuff Slocum farm by the Clean Energy Collective in the fall of 2016. It has been named the *Cuff Slocum Collective Solar Farm* and so recognized at a dedication ceremony at the site on November 17, 2016, 250 years after Cuff Slocum purchased this property.

When he died, Cuff Slocum bequeathed this farm to his two younger sons, John and Paul, with provision for his widow to live on the property, which she probably did until she died in 1787.

Cuff Slocum's Other Farm in Glocester, Rhode Island

In 1762, four years prior to purchasing the farm in Dartmouth, Cuff Slocum had purchased a 156-acre property in the village of Glocester in the northwest corner of Rhode Island for £90 from Nicholas Lapham, a resident of Dartmouth, Massachusetts.¹⁸ This property was some 40 miles from his subsequent farm in Dartmouth, as the crow flies, and a much longer journey by pathways and on horseback or foot. In his will, he bequeathed this property to his two older sons, David and Jonathan. In 1776, four years after their father's death, these two brothers recorded a division of this property into two segments with David receiving the western parcel of 85 acres and Jonathan the eastern parcel of 71 acres. Jonathan sold his parcel to Jirah Wilcox soon thereafter, but there is no record of the transaction. David sold his parcel March 27, 1778 to Jethro Lapham of Glocester whose property abutted this tract on both the north and the south. This tract was described in the deed as 'wild and unimproved.'¹⁹ It is probable from the records that there was no farming activity or buildings on this property prior to its purchase by Cuff Slocum nor did Cuff make improvements on it.

Paul Cuffe's Properties

There has also been much speculation as to where Paul Cuffe lived, where he had his docks and boatyard to build numerous ships, where his "homestead" was located, as well as his windmill, salt works, "machine lot," "Allen lot" and "meeting house" properties. Paul Cuffe owned many properties in Westport and Dartmouth during his lifetime, some of which were included at his death in his will or in the later inventory of his estate, but the will and inventory do not provide information as to their location. We have attempted through careful research of probate records, inventories, deeds, maps, tax documents, historical inventories, genealogies and other sources to pin down the location and uses of those properties. We note that some properties were the result of mortgage-based loans he made to several widows of friends or relatives as well as those relating to business activities in which he was engaged.

¹⁷ See also Wertz, Richard, *The Head of Westport: A Brief History and a Walking Tour Guide to Its Historic Houses*. Westport Historical Commission, Revised edition from 2009, P. 34.

¹⁸ Deed recorded in Town of Glocester, Rhode Island. Registry of Deeds Book 7, P. 252. April 7, 1762. The deed was originally drawn up in Dartmouth, MA before Benjamin Akin, Justice of the Peace.

¹⁹ Information on these transactions of property in Glocester, Rhode Island was obtained from the Glocester town historian, Edna Kent.

An Overview

Paul Cuffe in a letter to a friend written in 1811 described his origins as follows: “I was born 17th of 1st month 1759 on an island 9 miles from the main, but one house on the island, and was not carried to the main till I was 9 years old.”²⁰

In the spring of 1767, as described previously, he moved with his family to the farm in Dartmouth (now Westport) that his father had recently purchased. That farm was most likely his home base for at least the next 15 years during which, after his father died in 1772, he crewed on whaling ships in 1773, 1775 and 1776 and secretly delivered supplies to the island of Nantucket during the Revolutionary War. He is recorded as living in an Indian Style house in 1783, the year he married Alice Abel Pequit.²¹ There is no record of how long he and Alice lived in that house, but a Caleb Briggs was living in that house in 1788 so by then they had moved elsewhere. Paul had inherited the western half of his father’s farm on which the original house was located and his mother had the right of occupancy until she died in 1787. Paul and Alice and their family may well have resided in that farm home while his mother was still alive and subsequently.

In 1789, two years after his mother’s death, Paul purchased a small property from Isaac Soule on the west bank of the East Branch of the Acoaxet River where he established his shipyard. He probably moved to a residence at or near that property by 1790 when he is recorded in the national census along with other neighboring families in that area. He had definitely built a substantial house there by 1798 when his residence is recorded as being valued at \$620 in a national tax assessment. He increased the size of this riverfront holding in 1800 by about one-half through a purchase from Lemuel Soule. He then increased this holding by four acres in 1813 by a purchase from David Soule and this remained his homestead until he died in 1817. All of these acquisitions and holdings are described in greater detail below.

Paul and Alice (Pequit) Cuffe’s Indian Style House

On February 25, 1783 Paul Cuffe and Alice Abel Pequit²² were officially married in Dartmouth, Massachusetts and on September 23rd of that year they were recorded as living in an Indian style house in a deed transferring a 600 acre property from Timothy Russell to William Snell.²³ This deed has very complicated lines and bounds but it refers back to a survey of the property done in 1772 recorded in "The field notes" of Benjamin Crane, Benjamin Hamilton and Samuel Smith.(Crane et al.)²⁴ The field notes indicate that the survey of Timothy Russell’s farm includes

²⁰ Excerpt from a letter written to Ann Bouthron, dated 4 September 1811, quoted in the Congdon Notes, P. 29, NBFPL, Paul Cuffe Papers.

²¹ Alice was four years older than Paul and a widow. She had two children by her first marriage to Thomas Pequit, namely Thomas (1773) and Lydia (1775), Dartmouth Vital Records.

²² A recent genealogical record states that Alice (Abel) Pequit, was probably the daughter of Nehemiah and Naomi (Quonce) Abel, and the widow of James Pequit, whom she had married in 1772. (See Dartmouth Vital Records). Cf. Pierce and Segel, Vol II: Part A, P. 198.

²³ Timothy Russell to William Snell, 600 acres for 630 Pounds, NBRD, 1783, Pp. 59-60.

²⁴ The volume of field notes with transcriptions was published by NBPFL in 1910. The notes on the survey here cited are on pp. 677-678 of Crane, et al.

the adjoining lots of John Russell.²⁵ At the beginning of the statement of lines and bounds in the Russell to Snell deed there is the following: “beginning at an old maple tree in the brook or ditch for a corner bound in Destruction Swamp.” This deed later has the following provision: “The above bounds and lines include nine acres and a half over and above ye above said six hundred acres which...is not here conveyed. Three acres thereof I formerly sold to a Mullato man called Clarence Gray as reference being had to ye deed of conveyance thereof.... Six acres thereof I have sold to James Fisher whereon said Fisher’s dwelling house stands and is bounded off by deed as may appear. The other half acre is that whereon an Indian Style house stands that Paul Cuff now lives in.” It is not possible to determine exactly where this Indian Style house was located, but it was probably north of Destruction Swamp and Brook along what is now known as Fisher Road, which may have some connection to James Fisher’s dwelling house. It is also not clear whether Paul Cuffe owned this property or was just occupying a house on the property. The deed does not mention Paul Cuffe's ownership as it does for the Gray and Fisher properties.

There is no record of how long Paul and Alice Cuffe lived in this house but the Notebooks of Henry Worth record that in 1788 this “Indian House” was occupied by Caleb Briggs.²⁶ In the 1790 census, Caleb Briggs was a neighbor to Henry Gidley, Elijah Macomber, Samuel Gidley, John Ricketson, James Fisher, Eliphalet Packard, Noah Packard, and Stephen Russell, all familiar names along Fisher Road north of Destruction Brook toward Gidley Town.

Paul Cuffe's Wharf and Shipyard

Paul Cuffe purchased his first property on the west bank of the East Branch of the Acoaxet River on March 19, 1789, from Isaac Sowle for four pounds, 18 shillings and 5 pence.²⁷ The property, carved out of the southeast corner of Isaac Sowle's homestead, contained 35 square rods (0.22 acres), and was bounded on the east by the East Branch of the Acoaxet River, on the south by land of Joseph Sowle, a distance of 8 3/4 rods, thence north 4 rods and thence east, in a line parallel to the south boundary, to the river. The direction of the south boundary is given as west 7 degrees north and the north boundary is parallel to it, or east 7 degrees south. The deed also granted Paul Cuffe an access way from his wharf along Isaac Sowle’s south property line to the Drift Way

Eleven years later in 1800 Paul Cuffe purchased an adjacent piece of property from Lemuel Sowle, the heir of Joseph Sowle and a first cousin of Isaac Sowle.²⁸ This new property, carved out of the northeast corner of Lemuel Sowle's homestead, was approximately one-half the size of the previous purchase and thus increased the size of Paul Cuffe's dock and boat works by 50%. The combined properties had approximately 50 rods (0.31 acres), being 6 rods (100 ft) north to south and 8 and 3/4 rods (145 ft) east to west. Paul Cuffe continued to operate out of this property for the rest of his life and ultimately bequeathed it to two of his children - Rhoda and

²⁵ The maps that Henry Worth drew up based on the Crane et al field notes show several large properties belonging to John Russell the southernmost parcel of which mentions specifically the Destruction Swamp. The maps are available at NBFPL.

²⁶ Cf. Worth Papers, Box 16, Sg-1, Series F, SS 3, Vol 1, P. 121 at the New Bedford Whaling Museum Library.

²⁷ NBRD, 1789, Book 12, Pp.147-8.

²⁸ NBRD, 1800, Book 15, P. 377.

William. He also most likely had his family residence at this location from 1789 onwards as discussed below.^{29 i}

The Eddy Homestead and the Allen Lot

In 1799 Paul Cuffe purchased two large properties from Ebenezer Eddy. One was the Eddy homestead of 100 acres with a dwelling house and ancillary buildings, for which he paid \$2,500.³⁰ The second was a 40-acre parcel, apparently without any buildings, purchased for \$1,000, interestingly \$2.50 per acre in each case.³¹

One year later Paul sold the 100-acre Eddy homestead to his brother-in-law, Michael Wainer (married to Paul's sister, Mary Slocum) for the same price, and, according to the deed, Michael Wainer and family were already residing on the property.³² Thus, this property passed out of Paul Cuffe's possession in 1800. It is our impression that Paul Cuffe purchased this property on behalf of his sister and brother-in-law and never intended it for his own use.

The second property of 40 acres was referred to as "the Allen property" or "Allen Lot," and it remained in his possession until his death. Paul Cuffe bequeathed this property to his youngest son, William, along with three hundred dollars to be laid out in building him a dwelling house on the Allen lot. This suggests that there was no suitable dwelling on the Allen lot prior to this time. This property lay to the north of Paul Cuffe's wharf and eventual homestead. It abutted the Acoaxet River on the east and property of Benjamin Soule to the south.

The "Machine Lot"

Paul Cuffe received the title to the "machine lot" through a mortgage deed from Barnea Devol in August, 1814, shortly before his second trip to Sierra Leone and three years before his death. The "machine lot" was a 46.5-acre parcel bounded by a River known in early times as the "mill river" to the south and east, in the north in the area now of St. George's/Montessori School on Rt. 177, and to the vicinity of lower Forge Road on the west.³³

The "machine lot" being located along the westerly side of the river near that area which was among the earliest settlements in the town, had a long history of water-power related activities. There is a report that at one time a factory making leather belts to be used in other mills was located there.³⁴

While we know Paul Cuffe acquired the title to the "machine lot" in 1814, the property was not listed in the inventory of his real estate after his death that was compiled by John Mosher, Abner Brownell and Tillinghast Tripp, and submitted to the Judge of Probate, H. Baylies by the two

²⁹ The fact that Paul Cuffe bought two adjacent pieces of property from two different Sowles, and later bought his homestead property from a third Sowle is an indication that it is important to understand something about the history of the Sowles and their property holdings in this area. Such a history is presented in Appendix A.

³⁰ NBRD, 1799, Book 15, P. 169.

³¹ NBRD, 1799, Book 15, P. 169.

³² NBRD, 1800, Book 16, P. 390.

³³ NBRD, 1814, Book. 21, P. 421.

³⁴ See Richard Wertz, *The Head of Westport*, Page 11 and map.

executors of his will, William Rotch, Jr. and Daniel Wing, on December 2, 1817. It is also not mentioned specifically in his will. There is, however, in the inventory of his estate, under notes and obligations, a claim on Barnea Devol for \$600, the same amount as in the original deed for the property. This shows clearly that this was a mortgage agreement rather than an intent to acquire the property.³⁵ After default on the mortgage, the property became part of Paul Cuffe's estate.

Properties Purchased to Assist Widows of Friends or Relatives

Paul Cuffe, in his late years, provided financial assistance to several widows after their husbands had died. These properties ended up in his possession when he died in September, 1817, and were included in his estate inventory and will.

The "Meeting House Lot" of Catherine Cook

The "Meeting House lot" refers to a property that Paul Cuffe purchased from the widow Catherine Cook in 1816. She was selling this and another property to raise the funds needed to settle her husband, Benjamin Cook's, estate.³⁶ The property surrounded the Allens Neck Meeting House still located at 739 Horseneck Road, in the town of Dartmouth.³⁷

In his will, signed April 18, 1817, Paul Cuffe "returned this property to the widow (Catherine Cook) and Benjamin's heirs, they paying what the land cost and interest." It is not clear whether he meant for them to pay what he had paid for the property in 1816 or some other amount. It is clear from these several actions that Paul Cuffe was essentially helping out the widow and her family, including her son and his son-in-law, Pardon Cook and his daughter, Alice Cook, and that he owned the property for a very limited period of time.

The John and Lucy Castino Property

Paul Cuffe's acquisition of the Castino property was somewhat similar in purpose to that of Catherine Cook's Meeting House lot. John Castino, son of Raymond Castino, both mariners, married Lucy Maccumber (Macomber), daughter of Noah Macomber, in June 1807.³⁸ That same year the couple purchased a lot of 40 rods from Nathaniel Sowle.³⁹ The property abutted the East Branch of the Acoaxet River on the east, David Sowle's property on the south, and Nathaniel Sowle's property on the west and north. This David Sowle property was the four-acre parcel that

³⁵ Since this was presumably a mortgage agreement rather than a purchase, it is likely that Barnea Devol managed this property until he defaulted and the property became part of Cuffe's estate mentioned in the documents dividing up his estate.

³⁶ Benjamin and Catherine Cook's son Pardon Cook was married to Paul Cuffe's daughter, Alice. Benjamin Cook died from an accident aboard ship, possibly a ship owned by Paul Cuffe, although it is not stated in Cuffe's writings. Paul Cuffe was obviously attempting to help Catherine Cook deal with her problems after her husband's death.

³⁷ Actually, these two properties were the subject of three different deeds from Catherine Cook to Paul Cuffe, dated 7 May, 1816, 28 October, 1816, and 9 May, 1817.

³⁸ Westport Vital Records, P.134.

³⁹ NBRD, Book 19, P. 182.

he sold to Paul Cuffe in 1813 that was Paul Cuffe's homestead as described previously. Thus, when Paul Cuffe acquired his homestead land, John and Lucy Castino were the abutters to the north along the river front.

John Castino died, probably in early 1813 and his wife was appointed executor of his estate. On July 13, 1813, Lucy Castino sold this property to Paul Cuffe who was the highest bidder in a public auction.⁴⁰ She retained the right of dower and continued to reside in the house on this property.

In his will, probated in 1818, Paul Cuffe gave to his daughter, Mary Phelps, and her heirs and assigns the house and lot of land which he had bought of Lucy Castino. On February 17, 1818, Alvin Phelps, husband of Mary Phelps, purchased Lucy Castino's right of dower to this property.⁴¹

The Deborah Sowle Property

Captain Ebenezer Vose Sowle died in May 1814. In August 1816, his widow and the administrator of his estate sold a nine-acre property to Paul Cuffe for \$315, probably under a mortgage agreement to help provide funds for the widow.⁴²

The property is described as follows: "starting at a heap of stones by the wall in Pardon Kirbys line thence south eleven degrees and a half west about 32 rods to a heap of stones for a corner, thence east twelve degrees south 25 rods and 5 feet to the orchard wall, thence north eight degrees east 7 rods to the northwest corner of the orchard, thence east 18 degrees south 28 rods, 7 feet as the wall stands to Gideon Cornell's land thence north 18 degrees east 23 rods and 10 feet to Pardon Kirby's line, thence west 28 degrees north fourteen rods, thence west 14 degrees north in said Kirby's line to the first mention bounds. So, bounded by Pardon Kirby on the north, and probably the east by Gideon Cornell."

The Deborah Sowle property was located on both sides of the Drift Way approximately one mile south of the Paul Cuffe homestead. This property was inherited by Paul Cuffe's daughter Alice Cook who built a house on the west side of the road.⁴³

Two Salt Meadows Near Horseneck

In 1812, Paul Cuffe and Michael Wainer purchased a salt meadow from Robert Wilcox.⁴⁴ It was located in the Horseneck area and adjoining to the Let. It was bounded as follows:

⁴⁰ NBRD, Book 21, P. 420.

⁴¹ NBRD, Book 24, P. 405.

⁴² NBRD, Book 22, Pp. 460-1.

⁴³ See the 1852 map of Westport, "P. Cook", available in the online archives of the Dartmouth Historical and Arts Society (dartmouthhas.org).

⁴⁴ NBRD, Book. 21, Pp. 129-30.

"beginning at a stake the edge of the upland, a bound between the meadow of Robert Giffords formerly from thence east forty degrees and half north by a range of stakes to the cove, then we begin again at said stake first mentioned, from thence east eight and twenty degrees south along by the edge of the upland thirty rods and one half to a stake, then southerly and easterly along by the edge of the upland or as the Return gives it, until we come parallel with the northwest corner of Jonathan Gifford's house thence east in the same range to shore or let, so-called. The meadow is bounded easterly on the let, northerly on Giffords, so called, westerly on the upland and southerly on Benjamin Wilcox meadow."

In 1816, Paul Cuffe purchased a second salt meadow in the Horseneck area from Jeffrey Wilcox for \$100.⁴⁵ It was at a place called "The Opening," and was bounded as follows:

"Northward on the creek, westward on a lot of Salt Meadow now or formerly belonging to William Sanford, southward partly on the Sand Hills and the land formerly belonging to Salburys, easterly on meadow formerly belonging to George Allen now in the possession of the heirs of Benjamin Wilcox and for a more particular description reference may be had of the last will and testament of Joseph Allen in which he gave said lot of Meadow to his son Abner Allen; and said meadow was afterwards conveyed from said Abner to my honoured father William Wilcox of said Westport, deceased, and to his heirs."

Local Businesses in which Paul Cuffe was Involved

The Windmill at the Point

This property apparently involved a lease of an existing windmill at Acoaxet (Westport) Point by Paul Cuffe, Washington Davis and Samuel Hicks, from the owners, Philip and Humphrey Macomber for \$120 for as long as they should continue to operate the mill.⁴⁶ The mill was located a little north of Charles Macomber's dwelling house. According to the report on the so-called Benjamin Hicks house at 1865 Main Road, Westport Point, submitted to the Massachusetts Historical Commission, this house was owned by and resided in by Charles Macomber from 1794 to 1805. Thus, the mill was located on the property on the west side of Main Road, north of Cape Bial Lane, now 1853 Main Road. We have not found a record of the later disposition of this windmill by Cuffe, Davis and Hicks, or for how long they may have operated it, or when it might have been dismantled.

The Cuffe & Howards Store in New Bedford

Lamont Thomas provides an informative discussion of the store that Paul Cuffe participated in in New Bedford at the corner of Water Street and Union Street with his two sons-in-law, Peter and Alexander Howard.⁴⁷ They were both freed slaves, who, as skilled carpenters had worked at Paul

⁴⁵ NBRD, Book 23, P. 28.

⁴⁶ NBRD, Book 15, P. 472.

⁴⁷ Thomas, Lamont D., *Rise to Be a People: A Biography of Paul Cuffe*. University of Illinois Press, 1986.

Cuffe's boatyard in 1806 on construction of the ship Alpha. Soon thereafter, they married two of Paul and Alice Cuffe's daughters, Naomi (Sarah) and Ruth, and in 1809 they opened Cuffe & Howards store specializing in products from the West Indies.

The property was apparently rented from Seth Russell Sr. who purchased the land from his father Joseph Russell III.⁴⁸ Around 1820 the younger Russell's sons, Seth Jr. and Charles erected the Sundial Building at this location.

After Peter Howard's death his brother Alexander became partners with Richard Johnson. Following Alexander's death his widow Ruth (Cuffe) married Johnson, who appears to have moved the business to another location on South Water Street in New Bedford.

The Salt Works

Paul Cuffe entered into an agreement with Joseph Tripp on 21 April, 1817, to establish a joint business concern to produce salt in a 2,000 square foot salt works on the eastern edge of Joseph Tripp's property.⁴⁹

The agreement called for the salt works to be developed on land at the eastern most part of Joseph Tripp's farm, that the cost of preparing the facilities would be shared, that Joseph Tripp would be responsible for managing the operation of the salt works, and that he would receive an annual rent of \$5 for the land and one fifth of the annual salt production.⁵⁰

This agreement was made in April, 1817 only five months before Paul Cuffe's death, and seems to suggest that the intention was to activate the salt production by the summer of 1817. There is a provision in Paul Cuffe's will that his wife should receive the proceeds from this activity and that, in the event it is not functioning, she should receive instead an annual sum of \$100. This suggests that the expected income from Paul Cuffe's 4/5ths share of the production might have been a similar amount.

The property on which we believe the salt works was to be located was purchased by Joseph Tripp and his brother, Benajah, in two transactions. The first involved acquisition of a one-acre parcel from John Avery Parker, the wealthy shipbuilder, and his brother-in-law, Levi Standish, on August 22, 1816, that was described as: "beginning at the southeast corner of David Kirby's land by the Salt Water at the easternmost end of the fence, thence along a wall thence west, 5 degrees north, 13 rods to a stub and stones on the south side of the wall, thence south 5 degrees west a little more than 14 rods to the creek, thence easterly and northerly by the water (creek and river) to the first mentioned bound."⁵¹

In a deed dated May 30, 1817, Joseph and Benajah Tripp purchased from their father, Caleb Tripp, two abutting parcels extending their original holding to the west and south and still

⁴⁸ See Clayton, Barbara and Whitley, Kathleen, *Guide to New Bedford*, Globe Pequot Press, 1979, Pp. 56-57.

⁴⁹ A transcription of the salt works agreement between Paul Cuffe and Joseph Tripp is in the Appendix.

⁵⁰ For a description and pictures of various types of salt works that were operated in the Dartmouth Westport area in the 19th Century, see Glennon, Dartmouth, etc.

⁵¹ NBRD, Book 25, Pp. 28-29.

abutting the property of David Kirby to the north.⁵² Whether these parcels were linked to the planned salt works is not clear.

But it appears that the salt works was never established because the two Tripp Brothers sold this same property consisting of 10 acres to David Kirby on 21 August, 1820 for \$950, and there was no mention of any structures or a salt works existing on the property.⁵³ The deed records that David Kirby was the abutter along the north line of the property, westerly on the highway, southerly on the land formerly belonging to David Russell, and easterly on the River.

In 1820, David Kirby was living in the Waite-Kirby-Potter House in present day Central Village, but his land extended down to the East Branch of the Westport River. David Russell was living at what later became the Town Farm on Drift Road. Thus, the land owned by Joseph and Benajah Tripp on which a salt works was intended to be constructed in collaboration with Paul Cuffe, was on the East Branch somewhat north of the Town Farm.

The Paul Cuffe School

A piece of evidence that Paul Cuffe perhaps had access to the various Sowle properties is that the Paul Cuffe School that he reportedly built around 1797 seemed to have been located on David Sowle's property on the west side of Drift Road, a part of the land David inherited from his father, Isaac Sowle. An 1831 Map of Westport shows a school in this area and several 19th century deeds refer to a "schoolhouse lot" at that point. While the story of the Paul Cuffe School is recorded in many places, we have not been able to establish precisely where it was located.

Where was Paul Cuffe's Homestead?

As previously noted, Paul Cuffe purchased a small property of 35 square rods (0.22 acres) on the banks of the East Branch of the Acoaxet River in 1789 where he established his wharf and boatyard. There is no direct evidence that he built or established a residence there in any of the deeds or property records, but there is indirect evidence from the 1790 census that he and his family were residing in this area. That census listing appears to record households in a sequence reflecting neighbors as though the census-taker was working his way along a road, such as the Driftway (Drift Road), near which this Cuffe property was located. The names of heads of households preceding the entry for Paul Cuffe (actually recorded as Paul Cuff in the census) and his family of 7 are: Lemuel Sowle, Joseph Sowle, Isaac Sowle and David Sowle. The names following Cuffe are Silvanus Wilcox, Benjamin Sowle, Jacob Sowle and Daniel Allen. All of the Sowles were immediate neighbors to the south and north of the boatyard property. This suggests strongly that the Cuffe family had their residence in this area.

The 1800 census unfortunately lists the heads of households in alphabetical order in Westport so it does not give any indication as to who were neighbors. But the 1810 census is again apparently in order of the recording of the domiciles, so it probably provides good information as to neighbors. Among the listings preceding Paul Cuffe (who was again recorded as Paul Cuff with

⁵² NBRD, Book 25, P. 29.

⁵³ NBRD, Book 25, Pp. 30-31.

11 persons in his household) were: Daniel Allen, Green Allen, Humphrey Allen, Sarah Soal (widow of Isaac Sowle and mother of David Sowle), David Soal, and Weston Allen. These were all neighbors to the north of Paul Cuffe's boatyard. The name following Paul Cuffe was Luthan Tripp who at that time owned the property to the south of the boatyard. The census-taker was working his way south on Drift Road.

These census records provide reasonably strong evidence that Paul Cuffe and his family were living in very close proximity to the boat yard from at least 1790 onward, but are not conclusive. However, another source of evidence significantly strengthens the case for concluding that he had built a substantial home on the boatyard property. In 1798 the US Congress levied a direct tax on dwelling houses, lands and slaves that provided assessments of the values of such properties at that time.⁵⁴

According to the tax assessment records, Paul Cuff possessed a dwelling house and outbuildings that were worth \$620. This property was worth more than that of either of his neighbors Lemuel or Joseph Sowle and was only slightly less than the \$640 valuation of the dwelling house and outbuilding of the very wealthy merchant and shipowner, Isaac Cory, at Westport Point. This Cory house along with its barn/carriage house is still standing at 2039 Main Road. While it has an addition on the rear of the house, the original house that was assessed in 1798 has been preserved and is one of the more substantial residences at Westport Point.⁵⁵

In the 1798 national tax assessment, Paul Cuffe is recorded as the owner of another house in Westport which, at that time, was occupied by Barker Little and had an assessed value of \$125. It was listed next to the property of John Cuffe that had a residence with a similar value. Both of these houses were probably located on the farm that Paul and John had inherited from their father, Cuff Slocum.

The only property, other than that farm, that Paul Cuffe owned in 1798, on which the \$620-house could have been built, was the 0.22-acre property that he had purchased from Lemuel Sowle in 1789 – the property on which he had established his wharf and boatyard. In 1800 he purchased a small parcel of 0.11 acres that abutted his boatyard property to the south from Lemuel Sowle.

The property that is referred to in Paul Cuffe's will as his homestead was essentially a sizeable extension of the property around his wharf and home. The official deed recording the transaction between David Soule (Sowle) and Paul Cuffe was signed on March 13, 1813. This was land that David Soule had acquired as part of the settlement of his father, Isaac Soule's (Sowle), estate after his death in 1791. David Soule inherited 14 acres which he held for 19 years before he sold it as three separate pieces to Paul Cuffe (4+ acres), Luthan Tripp (2 acres) and Christopher Russell (7 acres). All three of these transactions were signed within one month, March 13 to April 13, 1813. Paul Cuffe, in his will dated 18 April 1817, divided this homestead property

⁵⁴ A description of the 1798 Direct Tax can be found at the Rhode Island Historical Society Manuscripts Division, Catalog number MSS 232, HJ 9012 P9 1798. The record for Westport, MA properties is in Massachusetts and Maine 1798 Direct Tax, Volume 12, pp.4-5, at the New England Historical and Genealogical Society Documents.

⁵⁵ There is also a statement in the Congdon Papers of the Paul Cuffe Documents at the NBFPL, P. 115, that in 1797 Paul Cuffe purchased a house in which his family subsequently lived. We believe Cuffe built a house on his property rather than purchased one.?????

among his six children, with the dwelling house, the dock and the boatyard being divided between his two youngest children Rhoda and William.⁵⁶

This Paul Cuffe homestead property is now essentially identical with the two properties at 1430-1436 Drift Road that are currently owned by the LaFrance Family. It is approximately 500 yards north of the property at 1504 Drift Road that is mistakenly recorded as the Paul Cuffe Farm on the National Register of Historic Places and the Massachusetts Inventory of Historic Places. In Paul Cuffe's time the property at 1504 Drift Road belonged to Tillinghast Tripp, an immediate neighbor to the north of Michael Wainer. Further information on the exact location of the Paul Cuffe boatyard, residence and homestead is provided in the Appendix section dealing with the property holdings of the Sowle (Soule) family.

Summing Up

Paul Cuffe purchased or leased property mainly for four purposes:

- To conduct his businesses and house his family– boatyard, windmill, West Indies Goods store and homestead.
- To help his family members acquire property – the Eddy farm for Michael Wainer and salt marshes with Michael Wainer;
- To help widows meet the obligations of their deceased spouses – Lucy Castino, Catherine Cook, Deborah Sowle;
- To loan money against mortgaged properties – the "Machine Lot" and the Nathaniel Sowle property.

The one property that does not fall easily into these categories is the Allen Lot that he purchased in 1799 from Ebenezer Eddy, along with the Eddy homestead that he sold to Michael Wainer the next year. There are no clear records as to whether he used the Allen Lot of 40 acres for farming or hired others to farm it, as he apparently did with his half of the farm on Old County Road that he inherited from his father. As noted above, he bequeathed the Allen Lot to his youngest son, William, along with a grant of \$300 to build a house on it.

There is no indication that Paul Cuffe purchased property for speculative purposes or made any profit on the property he purchased and then resold to his brother-in-law, Michael Wainer.

In essence, Paul Cuffe's property acquisitions in and around Westport were either to conduct his principal businesses, house his family, or to help others meet their financial obligations – a practical, generous, public-spirited approach paralleling his efforts to help the people of Sierra Leone achieve economic progress.

Michael Wainer's Properties

⁵⁶ Paul Cuffe's will is reproduced in numerous documents but the original was registered in the Bristol County, MA Probate File Papers, 1686-1880, Book 54, Pp. 208-219. It is also available on AmericanAncestors.org.

Michael Wainer, alias Micah Quaben, was born about 1748, probably in Gay Head, Martha's Vineyard and was the son of Margaret Waner, alias Quebbin.⁵⁷ He recorded his intentions to marry Deborah Pequit in 1769, but apparently she died soon thereafter. He then did marry her sister, Lydia, on 1 May, 1770. She also apparently died soon thereafter as he married Mary Slocum, 11 October, 1772, daughter of Cuff and Ruth (Moses) Slocum and older sister of Paul Cuffe.⁵⁸ That was the same year that Ruth and Paul's father, Cuff Slocum, died.

The Russell's Mills Property

In 1776, four years after his marriage to Mary Slocum, Michael and Mary Wainer purchased a property in between three intersecting ways at the heart of the village of Russell's Mills. That village was at the convergence of Slocum's River and Destruction Brook and already had a number of mills of various sorts utilizing the water power of those streams. They purchased this 3/4 –acre property from Giles Russell, a clothier, who had a fulling mill alongside one of the streams and was a member of the Russell family after which the village was named.

A summary of the property description in the deed is as follows:⁵⁹

“For £ 3, 6s, for a tract of land in Dartmouth near my fulling mill lying in the fork or parting of the ways containing 3/4 acre, bounded as follows: beginning at a heap of stones in the south line of the way that leads by my house to Allens neck, said heap of stones is north 35 degrees east 8 1/4 rods from Michael Wainers dwelling house standing on the premises. Thence from said stone heap south 22 degrees east ten rods to another stone heap, thence south 25 degrees west about 3 1/2 rods to the other way leading out of Smiths Neck by the mills, the foregoing lines divides it off from the remainder of my land, all other ways bounded by said ways leading of the said neck. The premises with the buildings thereon and their appurtenances and stand seized thereof etc.”

This is the triangular property on which Devoll's Store in Dartmouth is currently located. Beverly Glennon lists Michael Wainer as the first owner of the property on which that store, later owned by her and her husband, is located.⁶⁰ It is also clear that Michael Wainer had a dwelling house on this property at the time he purchased it. It is not known precisely what Michael Wainer's occupation was at this time, but there are strong reasons to believe that he was a tanner, tanning leather for making shoes, belts, breeches and saddles. Glennon states that there were tanneries located in this area, and Tannery Lane runs just south of the property that Michael Wainer owned, so although Glennon does not list him as one of the persons engaged in the

⁵⁷ Pierce and Segal, Vol. II, P. 1021

⁵⁸ *Ibid.*, P. 1022.

⁵⁹ NBRD, Book 12, P. 533, recorded 1 March 1779. There is no date entered on the deed.

⁶⁰ Glennon, Beverley Morrison, *Dartmouth: The Early History of a Massachusetts Coastal Town*. New Bedford, American Printing, 2001, P. 372.

tanning business in this area, it seems likely that he was operating a tannery at this location from 1776 to 1792.^{61 62}

On April 7, 1792, Michael Wainer and his wife Mary sold this property to William Howland, a merchant of Dartmouth, for 15 pounds with the dwelling house thereon standing. Mary also surrendered all her right and power of thirds (dower) in relation to this premises.⁶³

Farm Properties in Westport, 1789-1799

Between 1789 and 1799, Michael Wainer acquired eight properties some of which were described in the deeds as being in Dartmouth but, all but one were, on the basis of our analysis, within the present boundaries of Westport. There is no indication that there were any residential buildings on these properties, so it is not known where Michael and his family were living. The first three deeds from 1789 to 1793 state he was “of Dartmouth” whereas the later deeds from 1796 on refer to him as “of Westport,” indicating that he had probably moved his residence from Dartmouth to Westport between these dates. Westport was formed from Old Dartmouth in 1787.

The first seven of the properties listed below were all within a rectangular area demarcated by Hix Bridge Road on the north, Division Road on the east, Horseneck Road on the west and about half the distance to Cross Road on the south. The sixth and seventh properties on the list were actually a 25-acre parcel on the south side of Hix Bridge Road between Horseneck and Division Roads that were owned by two related families, Cook and Cornell. There is no indication in the deed that there were any structures on these properties.

The eighth property in the list was a 12.5-acre woodlot on the west side of Fisher Road in Dartmouth that he purchased in 1799.

After he acquired his homestead property in 1800, purchased from Paul Cuffe as described in the previous section, Michael Wainer sold all these eight properties to two of his sons. So, in a way they are of transient interest as having been a part of his assets during the decade of the 1790s but then passed on to his sons. During this decade Michael Wainer was also heavily involved with his brother-in-law, Paul Cuffe, in building ships, captaining those ships and engaging in commerce up and down the Atlantic Coast.

Michael Wainer had eight sons and two daughters. Six of those sons were active seamen, and one of them, Jeremiah, was lost at sea. Two of his sons, Gardner and David, were described as farmers. It may well have been that during the period from 1792, when he sold the property at Russell’s Mills, until 1800, when he acquired the Eddy homestead, Michael was investing his

⁶¹ There has been speculation as to how Michael Wainer’s name evolved from Micah Quaben to Michael Wainer. Since Michael took up the tanning trade and professional tanners who made boots and shoes were at that time organized in guilds and known as cordwainers, it is conceivable that Michael took the last name of Wainer as a shortened form of cordwainer.

⁶² It should be noted that Paul Cuffe and his new bride, Alice Pequot, in 1783, were living not far up along Destruction Brook and Fisher Road in their “Indian style house

⁶³ Taunton, BCRD, Book 72, Pp. 20-21.

earnings from shipping into purchases of farm land that he later sold to two of his sons who were farmers.

Excerpts from the deeds for these eight properties are as follows:

1. 1789, April 13, Edward Wing of Dartmouth, yeoman, to Michael Wainer of Dartmouth, NBRD, Book 12, P. 127.

“An Indian man” for £25 4 s. land in Dartmouth (sic), a “part of the land that I bought of William Ricketson,” 9 acres, beginning in the north line of John Ricketson then east 17 degrees north 32 rods, then north 5.25 rods to David Wing, then west in Wing’s line 39 rods, then 42 rods on a straight line to the point of beginning.

2. 1792, 4 April, Christopher Slocum to Micel (Michael) Wainer, NBRD, Book 12, P. 533.

For £14 8s. paid my Mical Wainer of Dartmouth Mariner, 8 acres situated in Dartmouth, bounded as follows: beginning at the southwest corner of Samuel Macombers land, being also the northwest corner of this lot and thence south seven degrees and three quarters east in John Ricketsons line about 86 rods to a stake for the southwest corner thence east 7 degrees north about 15 rods to a stake for a southeast corner then begin again at Samuel Macombers corner first mentioned thence east seven degrees and a half north in said Macombers line about 15 rods to a stake for a northeast corner thence south seven degrees and 3/4 east parallel with the westerly line till it comes to the southeasterly corner aforementioned. bounded westerly on John Ricketson’s land southerly on Jonathan Gifford’s land easterly on my own land, northerly on Samuel Macomber’s land.”

Witnesses, Christopher Slocum 2nd and Benj Russell.
Recorded 21 April, 1793.

3. 1793, Holder Slocum to Michael Wainer, NBRD, Book 13, P. 269.

“Holder Slocum of Dartmouth, yeoman, for £25 10s, paid by Michael Wainer of Dartmouth, Mariner, a parcel of land situated in Westport, bounded off at the southwesterly corner of my land joining to Edward Wings land in manner following, beginning at the corner of the wall the southwest corner of my land thence north seven degrees and a half west thirty three rods and nine feet to a corner of the wall thence east seven degrees and a half north five rods and five feet to a stake, thence south seven degrees and a half east thirty three rods and nine feet to a stake in the south line of my land, thence on a strait line to the bound first mentioned.”

The tract contains five acres and 48 rods. (This appears to be the southwest corner of Holder Slocum’s land that abutted Edward Wing’s land on the west and Holder Slocum’s land on the north and east. No indication of who is to the south.)

25 January 1793, recorded 16 April 1794.
Holder and Abigail Slocum
Witnesses Edward Slead, Ackurs (sic) Sisson.

4. 1796, Samuel and Comfort Wilcox to Michael Wainer. NBRD, Book 14, P. 107.

Samuel Wilcox of Westport, yeoman and wife Comfort for \$280 to Michael Wainer, Yeoman of Westport, "part of the homestead farm of William Ricketson of Dartmouth, late of Dartmouth, deceased," 21 acres and 33 rods, beginning at the southeast corner of Michael Wainer, then south 27 rods then west 13.5 degrees south 25.5 rods, then west 40 degrees south 7 rods, then west 16 degrees north 25 rods, then west 21.5 degrees north 9.75 rods then north 11 degrees west 3.25 rods, then north 45 rods and 20 feet to David Wing's line, then east 42 rods to Wainer's line, then east 17 degrees north 25 rods and 11 feet to the point of beginning.

Bounded east and south by Isaac Lawrence, west by Edeward Wing, North by David Wing and Michael Wainer. Deed executed March 24 1796.

This is part of the parcel of 33 acres and 33 rods conveyed in 1806 by Michael Wainer to Gardner Wainer.

5. 1797, John Wing to Michael Wainer. NBRD, Book 14, P. 374.

John Wing of Dartmouth, yeoman, for 166.67 Silver Dollars, paid by Michael Wainer of Westport, yeoman, a tract of land situated in Westport containing 10 acres, bounded as follows, beginning at a small rock in the line of John Cornells land and about 58 rods easterly from Jerathman (sic) Whites north east corner of his land, thence south 2 degrees east 29 rods and 1/2 to a maple tree standing in the line of John Fishers land, thence east 8 degrees north 54 rods to a tree marked thence north 2 degrees west 33 rods to a heap of stones, thence west 10 degrees south 54 rods to the bound first mentioned. Bounded north on Cornells land, west on John Wings land south on John Fishers land in part and part on Parden Cornells land, easterly on said Wings own land. 2 Feb. 1797.

6. 1799, John Cornell to Michael Wainer. NBRD, Book 15, P. 167

"For £15 s6 a tract of land in Westport containing 4 1/4 acres, bounded as follows: beginning at the corner of the wall Bennet Cooks southwest corner thence south 2 degrees west six rods to a stake, thence east 22 degrees south five rods and four feet to a stake, thence east 37 degrees north 57 1/4 rods to a stake for a corner thence north 30 degrees west ten rods to said Bennet Cook's land thence westerly in his line to the bound first mentioned. Bounded east and south on John Cornells land, west on Jacob Tripps land and north on Bennett Cooks land.

17 January 1799 John and Mehitable Cornell
Witnesses: Paul Wainer, Rhoda Wainer

7. 1799, Bennett Cook to Michael Wainer. NBRD, Book 15, P.168.

“For \$500 a parcel of land of 20 acres in Westport, bounded as follows:
Beginning at a heap of stones on the south side of the highway thence south 28 degrees east 13 rods and 6 feet to a stake, thence east 30 degrees north until it comes to the wall on Thomas Cornells line, thence north as the wall stands until it comes to the highway, thence west as the highway goes until it comes to the first mentioned bound.

Bounded as follows: west on Jacob Tripps land, southerly partly on Bennett Cooks land the he bought of John Cornell and part on John Cornells land. East on Thomas Cornells land, northerly on the highway.

17 January 1799. Bennett Cook and Experience Cook
Witnesses: Holder Russell, Joel Packard, John Cornell, Pardon Cornell

This property and the previous property of John Cornell were abutting properties and probably part of a joint transaction. Bennett Cook and John Cornell were related by marriage. Michael Wainer subsequently sold the two properties to his son Thomas Wainer.

8. 1799, Abraham and Stephen Gifford to Michael Wainer. NBRD. Book 16, P. 169

“Giffords both of Dartmouth, for \$75 by Michael Wainer, Blackman of Westport, yeoman, a lot of woodland of 12 1/2 acres, in Dartmouth, bounded as follows: beginning at a black oak tree on the westerly side of the highway leading by Fisher's, thence north 16 degrees and 1/4 west 47 rods to a stake on the westerly side of said way thence south 40 degrees west 59 rods to a maple tree standing beside a brook, thence south 16 degrees and 1/4 east 42 rods to a stake in Allens line, thence east about 45 degrees north 59 rods to the bound first mentioned. Bounded east on the highway, northerly on Cornell and Cooks land, westerly on said Giffords own land, southerly on land belonging to Elizabeth Allen.

23 January 1799. Witnesses: Thomas Gifford, Job Gifford
Recorded: 18 April 1799.

Acquiring the Eddy homestead from Paul Cuffe, 1800

As described previously, Paul Cuffe bought the 100-acre Ichabod Eddy/Ebenezer Eddy homestead a few hundred yards south of his boatyard/residence in 1799 and then sold it to his brother-in-law and sister the following year for the same \$2,500 price that he had paid for it. According to the deed the Wainers were already residing on the property in 1800 which gives the impression that Paul Cuffe purchased this large farm on the west bank of the Acoaxet River for his close relative and partner, with the understanding that they would pay him for it when they were able.

The key provisions of the deed were as follows:

1800, March 17. Paul Cuffe to Michael Wainer, 100 ac. \$2,500. NBRD, Book 16, P. 390.

“The farm where said Michael Wainer now lives, that I bought of Ebenezer Eddy, in Westport on the west side of the east branch of Acoaxet River. Bounded easterly partly on land belonging to the heirs of Isaac Sowle, partly on land belonging to Lemuel Sowle, partly on Lemuel Tripp’s land and partly on said river. Southerly partly on Daniel Tripp’s land and partly on John Davis’s land, westerly partly on William Macomber’s land, and partly on land belonging to ye heirs of Stephen Sowle. Northerly partly on William Kirby’s land, partly on Lemuel Sowle’s land and partly on Daniel Tripp’s land. All the rights and privileges except the privilege that the heirs of Stephen Sowle has to pass through a part of said farm, and ye privilege that John Davis has to pass through a part of said farm, and excepting ye burying ground on said farm reserved by said Ebenezer Eddy.

This became the homestead of the Wainer family, parts of which have subsequently passed down through the generations. The house was torn down in 1974 by John E. Roberts. A photo of the house is shown in the appendix.

Selling smaller farm properties to Michael Wainer’s Sons

After acquiring the Eddy property for his own homestead, Michael Wainer sold off the seven smaller properties that he had acquired in 1790s to two of his sons, Thomas and Gardiner. A summary of these transactions is as follows:

1800 Michael Wainer to Thomas Wainer, NBRD, Book 16, P. 389.

For \$600, for 3 tracts of land:
20 acres bought of Bennett Cook;
4 1/4 acres bought of John Cornell
12 1/2 acres woodlot in Dartmouth bought of Abraham and Stephen Gifford

1806, Michael Wainer to Gardiner Wainer, NBRD, Book18, P. 2

Michael Wainer of Westport, Yeoman, for \$800 paid by Gardiner Wainer of Westport, Mariner. A tract of land in Westport and is part of which I bought of Edward Wing and part of Samuel Willcox, late of Westport, deceased, containing 33 acres and 33 rods. Bounded north by David Wing, east by Joseph Wing and Thomas Shermans land.

1806 Michael Wainer to Gardner Wainer, NBRD, Book 17, P. 500

\$200 for land in Westport being part of that I bought of Holder Slocum and part of Christopher Slocum of Dartmouth, deceased, contains 13 acres and 48 rods.

Later additions of farming land by Michael Wainer

As mentioned in Part 2, Michael Wainer and Paul Cuffe jointly purchased a salt meadow in the area near Horseneck and the so-called Let in the Westport River. It is not clear what Paul Cuffe's interest was in this property as there is no indication that he was raising livestock, but Michael Wainer probably was, and Paul may have just joined him in the venture. A summary of the deed is as follows.

1812 Robert Wilcox sold a salt meadow to Paul Cuffe and Michael Wainer for \$210. NBRD, Book, 21, P. 129.

Situate lying and being in the Horse neck, and adjoining the let, so called, beginning at a stake the edge of the upland, a bound between the meadow of Robert Giffords formerly from thence east forty degrees and half north by a range of stakes to the cove, then we begin again at said stake first mentioned, from thence east eight and twenty degrees south along by the edge of the upland thirty rods and one half to a stake, then southerly and easterly along by the edge of the upland or as the Return gives it, until we come parallel with the northwest corner of Jonathan Gifford's house thence east in the same range to shore or let, so called. The meadow is bounded easterly on the let, northerly on Giffords, so called, westerly on the upland and southerly on Benjamin Wilcox meadow.

The following year Michael Wainer purchased a small irregular piece of farm land that abutted the southwest corner of his homestead farm from Charles Derrow as follows:

1813 Charles Derrow to Michael Wainer, NBRD, Book 21, P. 330.

Charles Derrow of Westport for \$202, paid by Michael Wainer of Westport yeoman, 5 acres 126 rods beginning at a corner of a wall thence west 15 degrees north forty one rods, thence south 15 degrees and 1/2 east six and 1/2 rods thence south 3 degrees west 18 rods thence east 15 degrees south 38 rods, thence north 7 degrees east 24 rods to the first mentioned bound, bounded westerly and southerly on John Davis land, easterly and northerly on the said Wainer's land.

4 June, 1813, recorded 28 April, 1814.

Michael Wainer died on 4 August 1815, and on 29 October, 1816, Paul Cuffe was appointed executor of his will.⁶⁴ Paul had been away on his last trip to Sierra Leone from December 1815 to July 1816 so that the executor responsibilities for Michael Wainer's estate were taken over by Anselm Bassett, Adam Gifford and Daniel Wing.

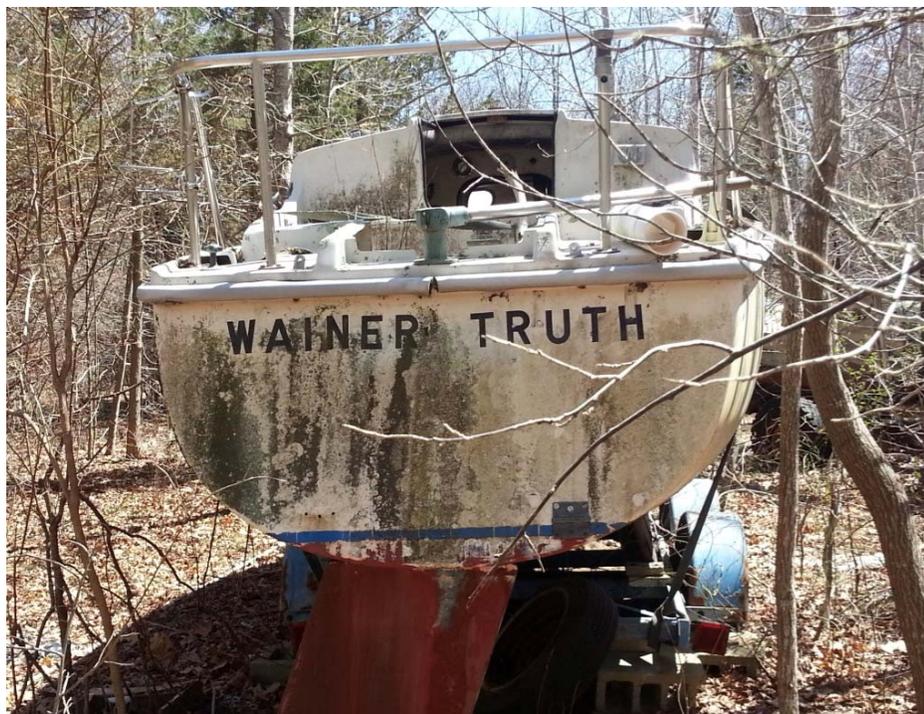
⁶⁴ Bristol County Probate File Papers 1686-1880, Book 110, P. 399.

In his will Michael Wainer bequeathed to his last son Rodney and his widow Mary White Wainer (his last wife) the main farm house and land on both sides of the drift way for their use and improvement until Rodney attained the age of 21. Eldest son Thomas received land on the east side of the drift way at or near the southeast corner. Son Michael Wainer, Jr. received land at the northwest section of the farm and son Paul received land on the west side of the drift way with Luthan Tripp bordering to the north.

Summing Up Michael Wainer

Michael Wainer and Paul Cuffe were related by marriage and were close friends and partners in many ventures. Five of Michael and Mary Wainer's sons were ship captains who sailed on and captained ships owned by Michael and Paul. Paul's sister, Mary Slocum Wainer, died in 1804 and Michael married Mary White in 1806, and they had one son, Rodney in 1807.

A connection with the Michael and Mary Wainer homestead has been maintained over the years. His descendants still own parts of the old farm property and recall visits to an old farm house on the west side of Drift Road when they were young. The property is now heavily overgrown with invasive plants and trees, but there is a burial plot surrounded by walls, some foundations, a fiberglass hull of an old sloop bearing the name "Wainer Truth" with a 1988 Massachusetts registration, and other testimonies to the legacy of this remarkable family.



Hull of a Sailboat on the Old Wainer Property



Old Eddy/Wainer/Roberts House Demolished around 1974

Appendix A:

Prior History of Properties in Olde Dartmouth Subsequently Owned by Paul Cuffe and Michael Wainer

As part of an effort to identify the various properties in Westport and Dartmouth that were owned by Paul Cuffe and his brother-in-law, Michael Wainer, we have searched through the deeds and wills to trace the prior owners of some of these properties back to the original purchases by the Plymouth Proprietors from the Wampanoag People. There are three families that we found to be of particular importance in this research - the Sowles, the Eddys and the Allens. In the following sections we trace these three families' holdings.

A.1. Property holdings of the Sowles⁶⁵ in the Town of Dartmouth in the 17th, 18th and early 19th Centuries

George Sowle (1594/5-1679/80) was a passenger on the Mayflower and one of the 35 original proprietors of Dartmouth (Dartmouth Proprietary) who received one share (or 1/35th) of the distribution of 70,000 acres purchased from the Wampanoags in 1652. He was one of the few

⁶⁵ The Sowle name is spelled in various ways - Soule, Soul and Sowle

original proprietors who did not sell off his share. He lived and died in Duxbury. He passed his share to two of his sons, Nathaniel and George

In the Dartmouth Proprietors Land Records, there is the following entry:

"George Sowles share....all that belongs to George Sowle share is yet in the Sowle hand or possession only 44 acres sold to Eleazer Slocum. To Nath. Sowle 1/2 of p(roprietor)'s share bearing date Jan. 22, 1658."⁶⁶

George Sowle divided his share in the Dartmouth Proprietary in 1658 between his two sons, Nathaniel (1637-1702) and George (1639-1704). His two sons settled in Dartmouth and raised their families there.⁶⁷ Nathaniel's sons, Nathaniel, Silvanus and Jacob [and Miles] and George's sons, William and Nathan, and his daughter (Mary Sowle's) husband, Joseph Devol, received parts of the original land owned by George Sowle.⁶⁸ In 1708 they set out the boundaries of each person's property. See Appendix A.

Interestingly, in the 1708 division, the homesteads or probable dwelling places of three of these offspring were identified as follows:

1. William Sowle (son of George) a property on the west side of the Pascomanset River.
2. Nathaniel Sowle (son of Nathaniel) a property on the west side of the Acoaxet River.
3. Nathan Sowle (son of George) a property on the west side of the Acoaxet River.

There is no mention of a homestead or dwelling place for Jacob, Silvanus or Miles Sowle.⁶⁹

In the division, Nathaniel's sons were granted properties next to William's homestead on the Pascomanset River, and George's sons were given some properties on the Acoaxet River.

There were three large properties shown as belonging to the Sowles on the Crane maps of the west bank of the east branch of the Acoaxet - now Westport - River.⁷⁰ Two are roughly rectangular and the third is shaped like a slice of pie with the broad end along the bank of the river and the narrow end up near what is now Main Road. The southern parcel is recorded as 132 acres belonging to Nathaniel³ Soule (Nathaniel², George¹) on Feb. 25, 1742/3. The middle parcel went to George's son Nathan³ (George², George¹) who passed it on to his two sons, John⁴ and Timothy⁴ (Nathan³, George², George¹) and they are recorded as the owners on March 22, 1742/3 of 129 acres on the Crane maps. The northern parcel went to Jacob³ Soule (Nathaniel², George¹) (1687-1747/8) and consisted of 145 acres.

⁶⁶ Proprietors Land Records, Dartmouth, Vols. 1 & 2, digital copies of original documents held by the New Bedford Registry of Deeds.

⁶⁷ Sprague, Waldo Chamberlain, "The Dartmouth, Massachusetts Branch of the Soule Family," in *American Genealogist*, 1961-62, Vol. 38, p. 166.

⁶⁸ NBRD, 1708, Book 1, Pp. 259-260.

⁶⁹ Miles Sowle died young, and from the way he is mentioned in the deeds, he may not have been capable of managing his own affairs.

⁷⁰ The Crane et al Maps, cited previously, were created by Henry Worth from the surveyor's records of Crane and his colleagues,

The Jacob Soule property (homestead) as shown on the Crane maps had a northern boundary recorded as East 10° north, and the south boundary as East 17° south. Thus, there was a 27° difference in the boundaries of the pie. These radial lines were carried over into many of the subsequent divisions of this property and are helpful in identifying which properties were part of the Jacob Soule homestead.

Jacob Soule divided his property among his four surviving sons, Joseph (1710/11-1793), Nathaniel (1717/18-1769), Benjamin (1719-1803), and Stephen (1726/7-1789). Stephen received the western tip of the pie, Joseph the southern portion, Nathaniel the middle portion and Benjamin the northern portion.⁷¹

Nathaniel⁴ Sowle had only one son, Isaac⁵ (1742-1791) who inherited his father's farm. It was Isaac Sowle who sold to Paul Cuffe the first segment of his wharf in 1789, a 35-rod parcel cut out of the southeast corner of his homestead property on the bank of the East Branch of the Westport River.⁷²

After Isaac died, his property was divided among his wife, Sarah, and four children: David, b. 1766, Nathaniel b. 1772, Martha b. 1769, and Phebe b. 1778. In 1813 a deed records that David Sowle sold to Paul Cuffe a 4+ acre parcel adjacent to his wharf that became Paul's homestead.⁷³

Joseph Sowle (1710/11-1793) also had only one son who grew to maturity, Lemuel (1745-1814), and it was he who sold a second parcel of 15 rods to Paul Cuffe in 1800 that increase the size of his wharf area on the Westport River by about 50% to 50 square rods or 0.31 acres.⁷⁴

Maps Tracing the Ownership of Properties along the West Bank Of the East Branch of the Noquochoke/Acoaxet River in Westport

⁷¹ *Ibid.* p. 167-8.

⁷² NBRD, Book 12, Pp. 147-8

⁷³ NBRD, Book 21, P. 131.

⁷⁴ NBRD Book 15, P. 377.

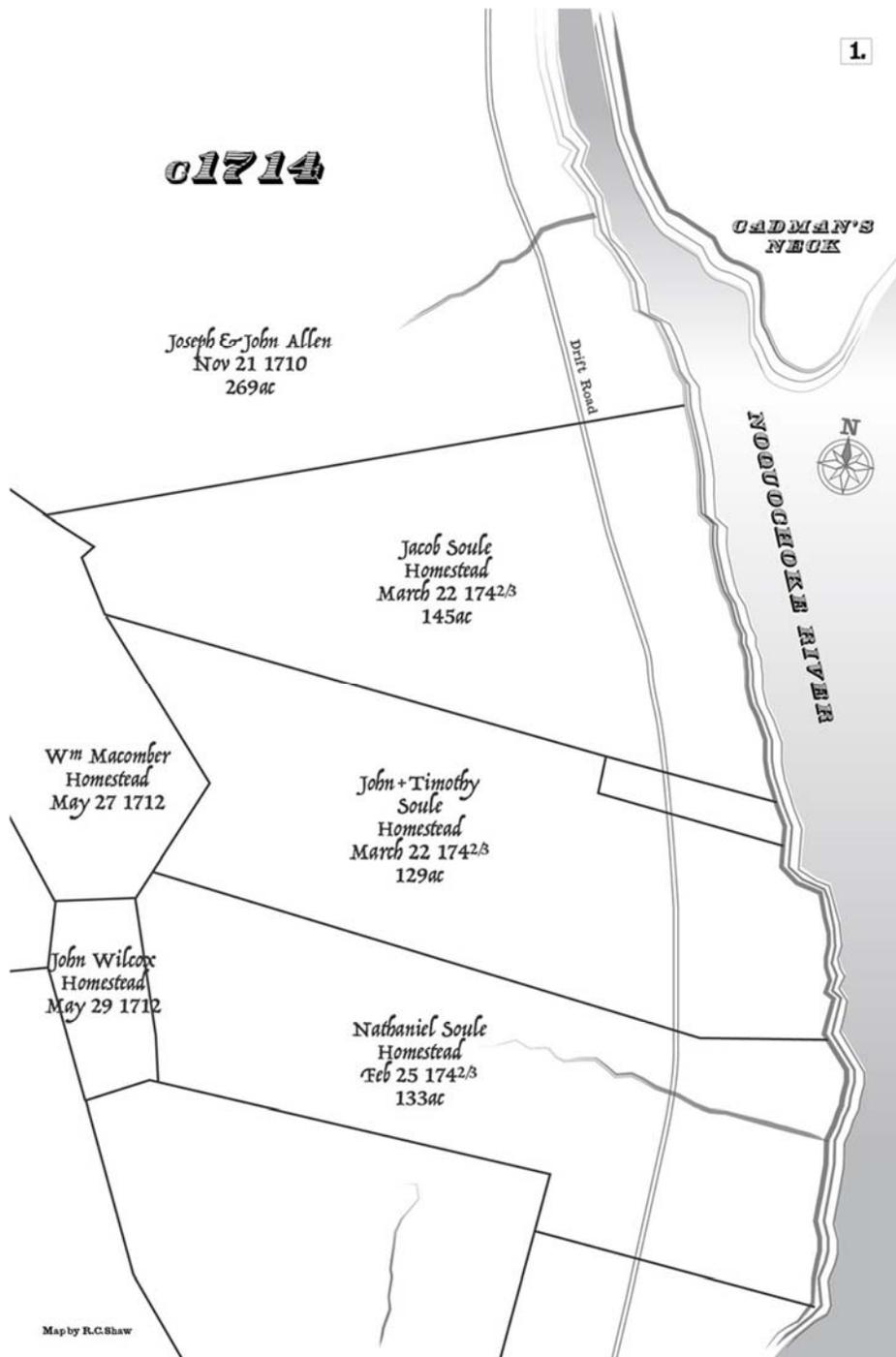


Figure 1. Property holdings on the Noquochoke River, c. 1714, based on Crane Maps

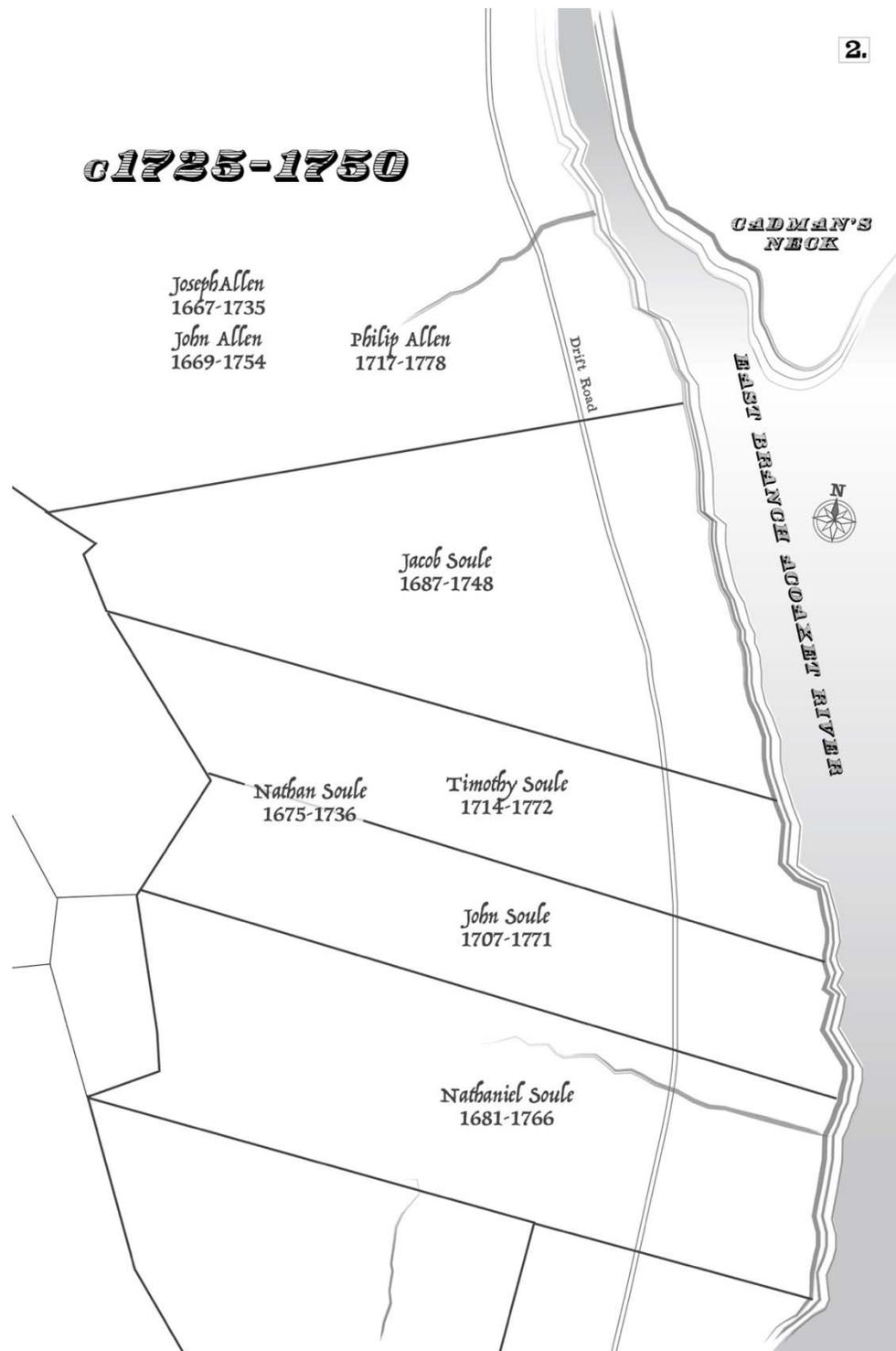


Figure 2. Soule and Allen Family Properties along East Branch of the Acoaxet River, 1725-1750

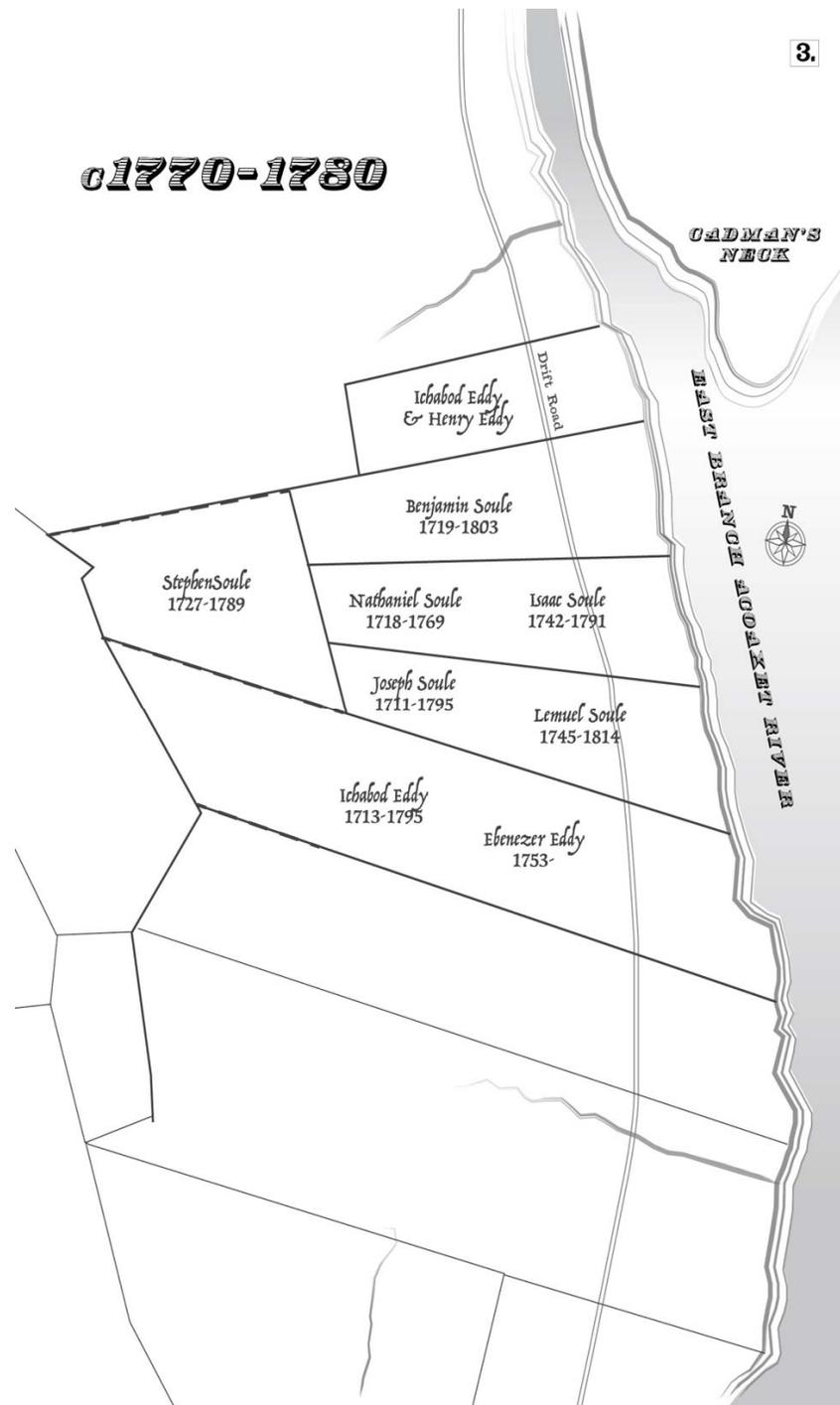


Figure 3. Property Holdings on East Branch of Acoaxet River in 1770-1780 Period

1802 there were a number of property transactions involving various Sowles or those who bought property from Sowles and then resold those properties within a year or two. A list of these transactions is presented below:

Sowle Property Sales from 1796 to 1802

1796 Book 13, P. 554.

Benjamin Sowle to Lemuel Sowle, \$2,225, 66 acres, homestead farm of Benjamin Sowle,

Bounded: east on the river, south on land belonging to the heirs of Isaac Sowle, west on land of the heirs of Ichabod Eddy and north on land of Ebenezer Eddy and Wesson Kirby.

This 66-acre farm was south of the south boundaries of the properties at 1301 Drift (west of the road) and 1314 Drift (east of the road). Benjamin Sowle had no sons, and the purchaser was his nephew Lemuel. Wesson Kirby, whose wife was a granddaughter of William White who lived in the Handy House, lived on Drift Road in the area northeast of the Alms House.. The ca 1785 house of his son William Kirby is located at 1263 Drift Road.

1800 Book 15, P. 477.

Lemuel Sowle to Paul Cuffe (south third of Paul Cuffe's wharf), \$16, 16 rods (0.10 acres) located at the northeast corner of the Lemuel Sowle homestead

Beginning at the southwest corner of said Paul Cuffe's lot which is about 8 rods from the river, thence southerly in the same course with the west line of the said Cuff's lot as the fence now stands, 2 rods [33 feet] to a corner, thence easterly as the fence now stands on a line parallel with the south line of the said Cuffe land to the river. The lot is bounded easterly on the river, southerly and westerly on the grantor's own land and northerly on the said Cuffe's own land. And the said Paul Cuff agrees to make and maintain at his own expense a good and lawful fence around the whole of said lot that adjoins the said Lemuel Sowle's land.

1801 Book 16, P. 36.

Lemuel Sowle to Robert Earl, \$100, 25 acres.

Beginning at northeast corner of land sold to John Davis, then north as the wall stands 36 rods [594 feet] to Paul Cuff's land, then west in Paul Cuff's and Wesson Kirby's line to the northeast corner of Michael Wainer, then south along Michael Wainer's line to the northwest corner of John Davis, then east to the point of beginning. Bounded east on Luthan Tripps property, north on Paul Cuff and William Kirby's properties, west on Michael Wainer's property and south on John Davis's property.

The Paul Cuffe land that this deed refers to is the Allen Lot and the Michael Wainer land is the western part of his homestead, formerly the Eddy homestead. This is also the western part of the Benjamin Sowle property that Lemuel Sowle purchased in 1796.

1801 Book 16, P. 42.

Lemuel Sowle to Humphrey Howland, \$3360, 66 acres, homestead farm of Lemuel Sowle, Bounded south on Daniel Tripp's and Michael Wainer's properties, west on Michael Wainer's property, north on the property of the heirs of Isaac Sowle and east on Paul Cuff's property and the river.

This farm centered on the once-majestic farmhouse now in ruins at 1461 Drift Road. Lemuel Sowle inherited this house from his father Joseph, who built it ca 1750. In the WHC Inventory, it is mistakenly identified as the house of Benjamin Sowle, who as stated above lived some distance north on a farm of equal acreage. The will of Joseph Sowle provided for the establishment of a family cemetery, likely the "Tillinghast Tripp" cemetery along the west side of Drift to the south of the house, and Joseph and his wife probably account for two of the unmarked stones in the front row. Judging from Quaker records, which note that Benjamin Sowle and his wife are buried on the Joseph Sowle farm, they are likely buried there as well.

The following year Humphrey Howland sold this property to Daniel, Luthan and Tillinghast Tripp by deed registered in Book 18, p. 496-7, NBRD.

1801 Book 16, P. 49.

Lemuel Sowle to Raimon Castino, 46 rods for \$30.

Beginning at Wesson Allen's northeast corner bound from thence westerly in said Wesson's line 12 rods 4 ft to Wesson's northwest corner bounds from thence North one degree east four rods to a stake with stones about it from thence east four degrees north to ye wall thence as said wall runs to the river.

Right to pass and repass on grantors land to driftway. Must make and maintain a lawful fence.

Abutters: Lemuel Sowle on North and West, river on East and Wesson Allen on South.

1801 Book 16, P. 51.

Lemuel Sowle to John Davis, 25 rods [sic; actually 25 acres],

Beginning at Daniel Tripps's southwest corner, then north 13.00" west by Tripp 36 rods [594 feet], then west 6.30" south 66 rods [1089 feet], then south 12.00" east along Wainer's line until it meets the northwest corner of the Isaac Sowle heirs, then east along the line of Isaac Sowle's heirs to the point of beginning, bounded east on property of Daniel Tripp, north property of Lemuel Sowle, westerly on Michael Wainer's property and southerly on property belonging to the heirs of Isaac Sowle.

1801 Book 16, P. 54.

Lemuel Sowle to Daniel Tripp, \$600, 11.5 acres.

Beginning at the river then west 7.00" south 50 rods [825 feet], then south 13.00" east 36 rods [594 feet], then east to Wesson Allen's southwest corner, then north to the northwest corner of Raimon Castino, then east to the river, bounded north and west on Lemuel Sowle's property, south on the property of Raimon Castino and the heirs of Isaac Sowle and easterly on property of Raimon Castino, Wesson Allen and the river.

1801 Book 16, P. 54.

Lemuel Sowle to Luthan Tripp, \$600, 12.5 acres.

Beginning at the river, then west 7.00" south 50 rods [825 feet] to a wall west of the driftway, then north 13.00" west along that wall 36 rods [594 feet] to Paul Cuffe's line, then east along Cuffe's line to David Allen's northwest corner, then south 13.00" east 4 rods and 2 feet [68 feet] to Allen's southwest corner, then east 11.30" north along Allen's line to the river, bounded north on property of Paul Cuffe and David Allen, easterly on property of David Allen and the river, southerly on property of Daniel Tripp and westerly on property of Lemuel Sowle.

1801 Book 16, P. 55.

Lemuel Sowle to Wesson Allen, \$30, 46 rods,

Beginning at northeast corner of Isaac Sowle heirs, then west 11 rods and 12 feet [192.5 feet] to Allen's cross wall, then north 1.00" east 4 rods and 1 foot [67 feet], then east 4.00" north along the wall to the river, bounded east by the river, south by property of Isaac Sowle's heirs, west property of Lemuel Sowle and north property of Raimon Castino.

1801 Book 16, P. 56.

Lemuel Sowle to David Allen, \$34, 48 rods [0.3 acres],

Beginning at Paul Cuffe's southeast corner, then west 12 rods and 12 feet [210 feet] to a cross wall, then south 13 degrees east 4 rods and 2 feet, then east 11.30 degrees north to the river, bounded north on property of Paul Cuffe, east by the river, south and west by the property of Luthan Tripp.

Division of the Estate of Isaac Sowle in 1807

1807 Book 18, P. 432.

Division of the estate of Isaac Sowle, 66 acres, bounded north by property of John Davis and Daniel Tripp, east by the river, south by property of Paul Cuffe, Luthan Tripp and Tillinghast Tripp, and west by property of Michael Wainer.

1st parcel: To widow, Sarah Sowle. 22 acres, bounded north by John Davis, east by Nathaniel Sowle, south by David Sowle and Luthan Tripp, west by Phebe Sowle Anthony.

Beginning at northwest corner of meadow adjoining east side of highway at corner of Daniel Tripp, then
S 13.00' E 31 rods and 3 feet [514.5 feet] to a corner of a stone wall;
W 5.00' N 33 rods [544.5 feet] to a corner;
S 8.00" Wt 3 rods [49.5 feet];
W 90.00' 21 rods [346.5 feet] to the northwest corner of a meadow;
South to Luthan Tripp's line;
West along Tripp's line 40 rods [660 feet];
North to John Davis;
East along Davis' line to the point of beginning.

2nd parcel to David Sowle:

Beginning at a rock on the river at the Nathaniel Sowle SE corner, then
W 3.00' S to a heap of stones by a wall on the west side of the driftway at the SW corner of Nathaniel Sowle , then
N 21.00' W 19 rods [313.5 feet], then
W 5.00' S 33 rods [544.5 feet], then
S 8.00' W 3 rods [49.5 feet] [this is notch still visible on the north boundary of 1415 Drift], then
South to Tripp's line, then
East to Paul Cuffe's land [at the junction of the Lemuel Sowle lot NW corner and Isaac Sowle lot SE corner]
Bounded E on the river, S on Paul Cuffe and Luthan Tripp, W on Sarah Sowle, N and E on Nathaniel Sowle

3rd parcel to Nathaniel Sowle:

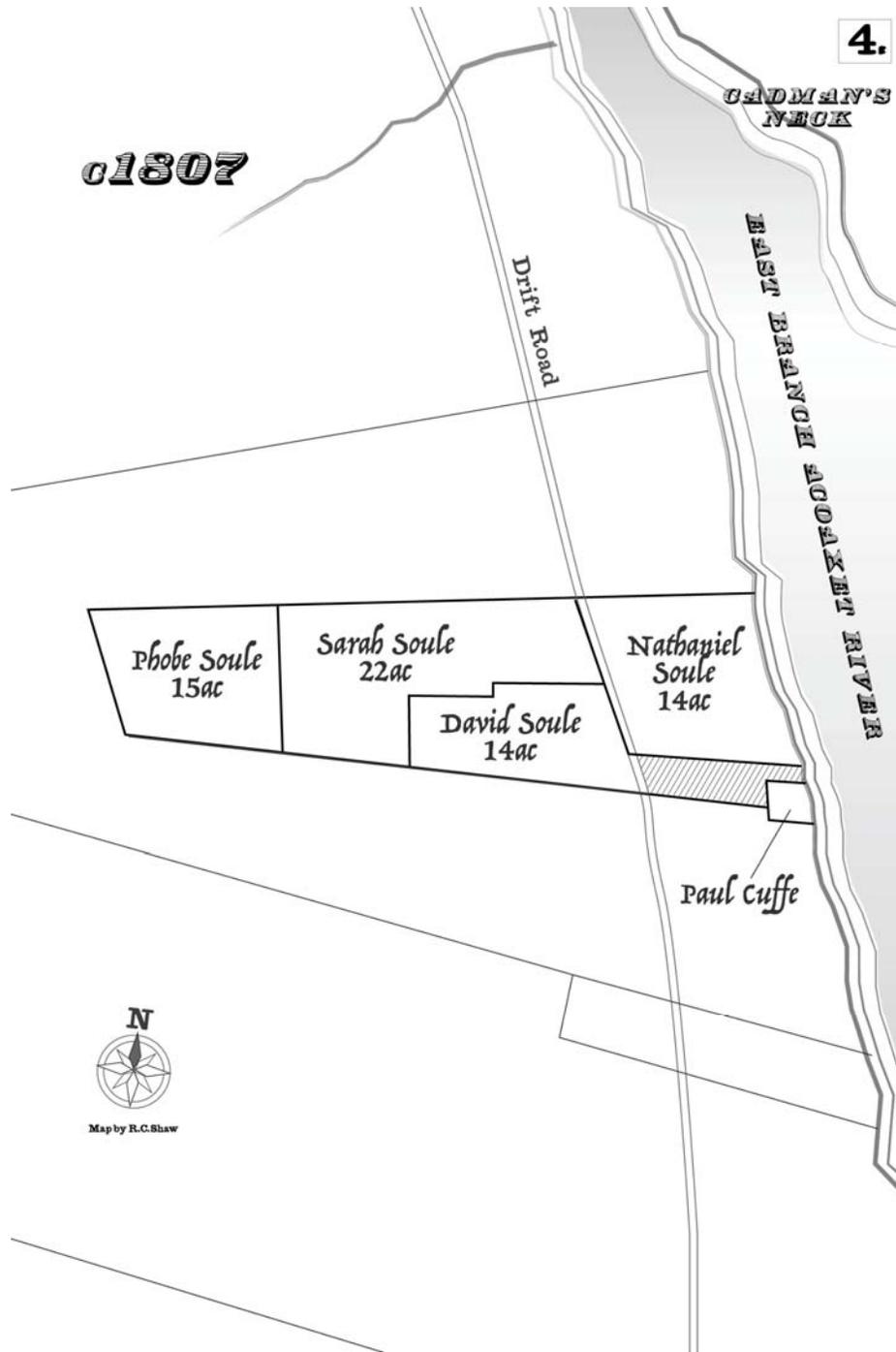
Beginning at Daniel Tripp's boundary at the river, then
W 49 rods [808.5 feet] to the NW corner of a meadow on the east side of the driftway, then
S 15.00' E 31 rods and 3 feet [514.5 feet], then
S 20.00' E 19 rods [313.5 feet] to a heap of stones for a southwest corner, then E 3.00' N to a rock by the river.
Bounded east on the river, south on David Sowle, west on David Sowle and Sarah Sowle and north on Daniel Tripp.

4th parcel (Phebe Sowle Anthony) The remaining part of the Isaac Sowle homestead consisting of 15 acres at the west end of the property.

Sale of Property by David Sowle to Paul Cuffe in 1813

In 1813, David Sowle sold to Paul Cuffe a 4+ acre portion of his inherited property, running from the driftway down to the river. Paul Cuffe's wharf and home were at the southeast corner of this property. It contained 4+ acres and added that much to what became Paul Cuffe's

homestead. It is not known whether this transaction was merely recognizing a condition that had existed for some years, i.e. that Paul Cuffe had been using this 4+ acre area as part of his wharf and home, or that it actually opened up this area to his ownership and use. Paul Cuffe's relationship with the various members of the Isaac Soule family were so extensive and probably so close that either sequence is possible. The following map shows a hatched area that was formally transferred from David Soule to Paul Cuffe in 1813.



**Figure 4. Division of the Isaac Soule Estate among His Heirs in 1807
also showing the cross-hatched segment that was transferred by
David Sowle to Paul Cuffe in 1813**

A. 2. Deed on division of property of Nathaniel and George Soul

1708, 14 May, NBRD, Book 1, Pp 259-60.

Division of property of George Soul and sons Nathaniel and William among Nathaniel, Silvanus, Jacob, William, Miles, Nathan Soul and son-in-law, Joseph Devol (husband of Mary Soul.)

To all people to whom these presents shall come, Nathaniel Soul, Silvanus Soul and Jacob Soul, Sons of Nathaniel Soul late of Dartmouth in the county of Bristol in new england, and William Soul and Nathan Soul, sons of George Soul late of Dartmouth aforesaid, and brother to said Nathaniel deceased, and Joseph Devol, son in law of said George Soul, all of Dartmouth aforesaid, send greetings. And know ye that whereas said Nathaniel Soul, Silvanus Soul, Jacob Soul, William Soul , Nathan Soul and Joseph Devol being owners and proprietors of several tracts of land within the township of Dartmouth, which did belong to our honored fathers, Nathaniel Soul and George Soul, aforesaid and is all the divided land belonging to their share of land which was given them by their father George Soul late of Duxbury, deceased, by deeds under his hand and seal and is bounded and laid out as by the Purchasers Book of Records, differences thereunto being had may appear and the said land having never yet been divided amongst us according to our rights therein, We do by these presents for the mutual good of us our heirs executors, administrators and assigns and that there may be peace between us and them forever, agree to divide and part and have by these presents divided, parted and set out to each of us and our heirs and assigns forever each one his several parts and proportions according to each of our rights in said tracts of land above said. Hereby binding ourselves, our heirs and assigns to abide by said agreement and division forever in manner following, that is to say:

First, on the west side of Pascomanset River where William Soul now livith, we set out Silvanus Soul's part and proportion to be divided by a line parallel with the line between this land and the land of Peleg Slocum and to be fifty-two Rods wide below and next the River and to continue said parallel being west 1 degree southerly through the lott all on the north side of said line to be Silvanus Soul's part.

Secondly on the southerly side of said lott we set for Nathaniel Soul, Jacob and Miles Soul above said, the southerly part of said lott to be parted from the rest in manner following that is to say to begin at a white oak tree which is a bound of said lott of land and to run north 19 degrees 1/2 westerly 2 rods and 1/2 to a stake by the marsh and from thence to run west 19 degrees and 1/2 southerly through the lott to the road. All on the southerly side of said line to belong to said Nathaniel, Jacob and Miles and further we have set out and divided unto the said Nathaniel,

Jacob and Miles all the upland between the last mentioned line and the salt marsh meadow that lies below the swamp or bog joining to the meadow with so much of the said swamp as to take in part of the water that is in said swamp and near the meadow with one rod wide of upland on the west side of said swamp for a conveniency to come to said water.

Thirdly all the remainder of said lott on the west side of Pascomanset River to William Soul.

Fourthly we set out and parted unto said William Soul the southerly part of the land that lies on the west side of Coaxet River where the said Nathaniel and Nathan Soul now dwell to be parted from the rest as follows: to begin at the northwesterly corner of that parcell of land supposed to belong to Increase Allen at a stake which is a bound of our said land and is from the land of William Woods 140 rod distant on a north 16 degrees easterly course and from said stake to run on the same course, viz. north 16 deg. easterly 87 rods & 1/3 to a stake and from thence to run west 16 degrees northerly across the lott unto the line at the Road. All on the southerly side of said line to belong to said William Soul.

Fifthly, we have set out and parted unto the above said Nathaniel Soul, Jacob Soul, Miles Soul that part whereon the said Nathaniel Soul now lives to be divided and parted from the rest in manner following, viz. to begin at a heap of stones below the now dwelling house of said Nathaniel Soul, which is reputed to be an ancient bound erected by our fathers aforesaid for a dividing bound between their land and to run south 17degrees westerly 119 rods 14 yards for the width of this part and home to said Allens land, then begin again at a heap of stones and measured east 1/2 degree southerly 40 rods to a heap of stones and from thence north 30 degrees easterly 3 rods to the edge of the bank and so on the same course into the creek then from the first mentioned heap of stones west 17 degrees northerly through the lott unto the head. All the land between these lines and the last land divided unto William Soul and the land of said Allen to belong to them the said Nathaniel Soul, Jacob and Miles Soul.

Sixthly, we parted and set out to Nathan Soul that part whereon he now dwells to begin at said ancient bounds and to extend South 17 degrees easterly 103 rods and 1/3 lacking a foot to a heap of stones for the width of his said part and from them east 17 degrees southerly to the water and then west 17 degrees northerly from the bank 276 rods into the edge of the flag Swamp and from thence north 17 degrees easterly 26 rods & 1/2 and one foot and from thence west 17 degrees northerly unto the aforesaid lines, these lines to be the northerly extent of said Nathan's part.

Seventhly we parted and set out for Joseph Devol a piece joyning to said Nathan Souls and on the northerly side being in width 16 rods & 1/2 and 1 foot extending west 17 degrees northerly from the water up into the edge of the flug Swamp and is in length 376 rods.

Eighthly, we have parted and set out and divided unto William Soul a parcel of land at the north-easterly corner and is 39 rods wide and on the southern side is from a heap of stones from the bank west 10 degrees southerly round into the great swamp and from thence north 10 degrees westerly home to the northerly side and all the rest and remainder of said land on the west side of Coaxet River to belong to the said Nathaniel Soul, Jacob Soul and Miles Soul with the Island Cocherisnoset with which divisions we do by these presents own and acknowledge each of ourselves to have received our full parts and proportion of the share of divided lands first

mentioned hereby binding ourselves and our heires and sucesors to abide and stand by the partition and division as is hereby on the other side unto each of us divided and set out. In witness whereof we hereunto set our hands and seals this fourteenth day of May in the 7th year of her Majesties Reign, Anno Domini 1708.

Signed, sealed and delivered in the presence of Jonathan Devol, Robert Gifford, Thomas Taber, j Signed by Nathaniel Soul, Silvanus Soul, Jacob Soul, William Soul, Nathan Soul, Jospeh Devol.

November 4th, 1709, Nathaniel Soul, Silvanus Soul, Jacob Soul, William Soul, Nathan Soul and Joseph Devol all personally appeared before me and acknowledged the above written instrument to be their act and deed. Seth Pope, Justice of the Peace. Entered July 3rd, 1711 by John Cary Recorder

Appendix B. Properties Acquired and Sold by the Eddy Family in Dartmouth in the 18th Century

In 1747, Ichabod Eddy, recorded as being of Swansea (at the time of this deed), bought a tract of land and salt meadow from Timothy Soule consisting of 114 3/4 acres for £1,500.⁷⁵ It was bounded northerly by Jacob Soule's land, westerly on Macomber's land, southerly partly on John (Timothy's brother) Soule's land and partly on the widow (Mary Gifford Soule, Timothy's mother) Soule's land, and easterly on the river.

In 1749, Ichabod Eddy of Dartmouth bought a second tract of land containing 41 acres and 120 rods, from Stephen Soule. It was part of the land that was willed to Stephen by his father Jacob Soule who died in 1747/8. It was bounded easterly by land that Jacob Soule gave to Stephen's three brothers, Joseph, Nathaniel and Benjamin, southerly on Ichabod Eddy's land, westerly on the remainder of Stephen Soule's land and northerly on John Allen's land. Thus, this tract bordered on its southern boundary the land that Ichabod Eddy had purchased two years earlier from Timothy Soule, but it was well inland, separated from the river by the tracts of Joseph, Nathaniel and Benjamin Soule.

In 1757, Ichabod Eddy of Dartmouth bought a third tract of land containing 19 acres from Wesson Soule for £20.⁷⁶ This tract was bounded on the north by Ichabod Eddy's own land, east on John Soule's land, south partly on Nathaniel Soule's homestead and partly on John Soule's land, and westerly on land belonging to Robert Crosman. Thus, this was probably an addition on the south side of the original purchase in 1747 from Timothy Soule. It too was inland being at the west end of John Soule's land.

These three tracts totaled about 175 acres with Ebenezer Eddy's homestead property and residence probably in the original tract. It was from these three tracts that the 100-acre parcel

⁷⁵ NBRD, 1747, Book 5, P. 474. Timothy Soule (1714-1772) was a son of Nathan (1680-1736), a grandson of George (1639-1704) and a brother of John (1707-1771).

⁷⁶ NBRD, 1757, Book 7, Pp. 66-67. Wesson Soule (1735-1825) was a son of Nathaniel (1681-1766), and grandson of Nathaniel (1637-1699 or 1702?).

was carved out that was sold to Paul Cuffe in 1799⁷⁷ and then resold to Michael Wainer in 1800.⁷⁸

In 1776, Phillip Allen sold two 20-acre parcels to Ichabod Eddy⁷⁹ and to his son, Henry Eddy.⁸⁰ The price for each was £100. They were parallel lots fronting easterly on the river. Ichabod's was the southern parcel and it was bounded on the south by Benjamin Soule's land, on the north by Henry Eddy's land and both lots were bounded on the west and north by Phillip Allen's land. The sequence by which this property came into the ownership of Phillip Allen is described below. In 1799, Ebenezer Eddy, sold this 40-acre property that he had inherited from his father, Ichabod Eddy, to Paul Cuffe.⁸¹

Appendix C. Tracing the Origins of the “Allen Lot”

These notes seek to provide the background of the so-called “Allen lot” that was purchased by Paul Cuffe from Ebenezer Eddy in 1799.

Ralph Allen (1615-1691) came from Sandwich to Dartmouth in about 1663 and purchased large tracts of land, around what was later called Allens Pond, from Governor Bradford’s widow, Alice, from Constant Southworth and from Sarah Warren.⁸² He distributed these tracts among his several sons: Benjamin, Increase, John, Zachariah, Joseph and Ebenezer. Their holdings in the early 18th Century can be seen on the maps derived from the field notes of Benjamin Crane, Benjamin Hammond and Samuel Smith (henceforth known as Crane records.)

The line of descent from Ralph Allen to Philip Allen, who sold the property to the Eddys in 1776, ran through his son, Joseph (1642-1704) and Joseph’s sons, Joseph (1667-1735) and John (1669-1754). These latter two Allens, Joseph and John, are frequently listed as J & J Allen in the Crane records. They owned a large 800-acre tract on the west side of the Acoaxet or East Branch of the Westport River running from Main Road to the river, lying between two large tracts of Jacob Soule to the south and Joseph Peckham to the north, and opposite Cadman’s Neck.

Joseph Allen (1667-1735) apparently was never married and had no children, so that his joint holdings apparently passed to his younger brother, John. John Allen did marry, a cousin, Deborah Allen, and they had three children, only one of whom was a male, Philip Allen (1717-1778).

⁷⁷ NBRD, 1799, Book 15, P. 169.

⁷⁸ NBRD, 1800, Book 16, P. 390.

⁷⁹ NBRD, 1776, Book 10, Pp. 16-17.

⁸⁰ NBRD, 1776, Book 10, P. 17

⁸¹ NBRD, 1799, Book 15, P. 170.

⁸² According to Beverly Morrison Glennon, *Dartmouth, The Early History of a Massachusetts Coastal Town*, p. 110, these properties were later divided up among his descendants. The former Warren property, Barnes His Joy, was left to Ralph’s son Ebenezer. The former Bradford property was divided between his sons Zachariah and Increase. One-third part of the former Southworth land was granted to his son, Joseph, by a deed dated 18 January 1678/9. One-third part of the former Southworth land was granted to Joseph’s sons, Joseph Jr. and John Allen at the same time.

John Allen (1669-1754) by his will dated 9 November, 1751⁸³ appointed his only son, Philip, as executor and, after granting some household items to his two daughters, Hannah Russell and Deborah Cornell, granted all the remainder part of his estate both real and personal in the township of Dartmouth to his son, Philip.

These properties probably included the tract mentioned above on the western shore of the Acoaxet River. This is the line by which Philip came to have a sizable holding of land in this area from which he sold two 20-acre adjacent tracts to Ichabod Eddy and Henry Eddy in 1776, two years before his death.⁸⁴ These two tracts appear to have been at the southeast corner of Philip Allen's holdings at that time as his property is cited as bounding the two Eddy tracts on the west and north, with the river on the east and Benjamin Soule's property on the south.

After Ichabod Eddy's death in 1795, his widow granted all rights of dower to her two sons, Zephaniah and Ebenezer Eddy.⁸⁵ There is a series of deeds in that same year that transferred the rights of several Eddy family members to Ebenezer Eddy as follows:

1. Zephaniah Eddy to Ebenezer Eddy for \$290, land left to Zephaniah by his father, Ichabod, namely, "All my lands which I bought of Philip Allen lying east of Drift Way together with all lands I bought of my son Henry, lying eastward of Drift Way both of which lieth together bounded east by the river and west by Drift Way."⁸⁶
2. Henry and Ruth Eddy of Easttown, New York, to Ebenezer Eddy for \$1,000, 20 acres bounded north by Daniel Tripp's land, East the River, South John Davis land and west by Drift Way, adjoining Ebenezer Eddy's land, with buildings, wharfs, etc.
3. Nathan Eddy of Easttown, New York, to Ebenezer Eddy for \$650, 60 acres, willed to him by his father, Ichabod Eddy, bounded north by Wesson Kirby's land, East by Isaac Soule heirs and Samuel Soule, South by Zephaniah Eddy and west by Benjamin Soule, Jacob Soule and Oliver Soule.

The first of these appears to be referring to the 40-acre "Allen Lot." The second and third appear to refer to two parts - 20 plus 60 acres - of the 100-acre property that Ebenezer Eddy sold to Paul Cuffe in 1799, that Paul in turn sold to his brother-in-law, Michael Wainer in 1800. The missing 20 acres of this 100-acre tract may be the tract referred to in No. 2 above, as "adjoining Ebenezer Eddy's land" indicating that Ebenezer had already acquired this tract that was willed to him by his father.

⁸³ His will was admitted to probate on 2 July 1754.

⁸⁴ The two deeds for these transactions are in Book 10, Pp. 16-17, 2/22/1777.

⁸⁵ NBRD, March 30, 1795, Book. 14, P. 531.

⁸⁶ NBRD, March 30, 1795, Book 14, P. 531.

Appendix D. Agreement between Paul Cuffe and Joseph Tripp Establishing a Salt Works⁸⁷

Agreement Between Paul Cuffe and Joseph Tripp

Articles of agreement made; the twenty first day of the fourth month one thousand eight hundred and seventeen; between Joseph Tripp of Westport in the county of Bristol: on the one part and Paul Cuffe of the town and county aforesaid on the other part Witnesseth that the said Joseph Tripp, hath covenanted and agreed, with Paul Cuffe to build two thousand feet of salt works on joint expense, together with such other buildings as are needed for the salt works, and to be kept in prepare at the expence of the said concern further the said Joseph Tripp for and in consideration of the sum of five dollars per year to be paid annully by the concern hath granted, demised, leased and to farm letter, and by these present hath granted demise, lease, and to farm lett unto the said concern, their exeutors administrators and assigns; a suffisient piece or parcel of ground, to contain the two thousand feet of salt works and such other buildings as one needed for the two thousand feet of salt works, lying and being, on the east most part of my farm, a place which one already made choice of for that purpose--further the above mentioned salt works are to stand remain and continue on the above mentioned premises, during the pleasure of the parties on the concern, -- the time for the annual rent to commence on the first day of the fifth month next ensueing from the date of these present -- Also the aforesaid Joseph Tripp doth concent and agree with the aforesaid Paul Cuffe to take charge of the aforesaid salt works, when they are built fit for making salt and manage the whole of the works, when they are built fit for making salt and manage the whole of the works, as long as the works remains, as above, mentioned, and for his wervices, he the said Joseph Tripp are to have one fifth part of the salt, or one bushel out of every five bushels and one third of the glaborer sauts- it is further agreed that if afore said Joseph Tripp, retain and receive his annual payment out of the common stock, and make an annual settlement with the concern the above consideration of five dollars annually, one for the nnuual rent of incumberance of passing and remassing to and from the salt works and for the yearly rent of the land--Moreover should it appear to be ingenous to the interest of either part, we agree to give each other the refusal of the salt works and incase we cannot agree on the condition we mutually agree to submit it to reference in testemony when of we interchangeably set our hands and seals, the day and year above written in presence of

Rebecca Tripp
Rebecca Churchill

Joseph Tripp

Paul Cuffe

⁸⁷ We have been unable to determine a source for this document which is probably a typed transcript of the original handwritten deed. A reasonable guess is that it was the work of Elinor Tripp and is from her papers that are stored at the Westport Public Library.

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