

29-31 FAIR ST – Captain Benjamin Perkins House

**Location**

29-31 FAIR ST

MBLU

16/ 88/ / /

Owner

SMITH CHARLES F JR

Assessment

\$1,217,700

PID

658

Building Count

1

Current Value**Assessment**

Valuation Year	Improvements	Land	Total
2026	\$790,200	\$427,500	\$1,217,700

Owner of Record

Owner SMITH CHARLES F JR
Co-Owner VINCENT F GALLUCCI T/E
Address 29 FAIR ST
NEWBURYPORT, MA 01950
Sale Price \$511,000
Certificate
Book & Page 30710/0067

Sale Date 10/04/2011
Instrument 00

Ownership History

Ownership History

Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMITH CHARLES F JR	\$511,000		30710/0067	00	10/04/2011
KNAPP JOHN P & EDWARD J JR TRS	\$0		29281/0605	1F	02/16/2010
KNAPP JOHN P	\$0		06512/0440		09/01/1978

Building Information

Building 1 : Section 1

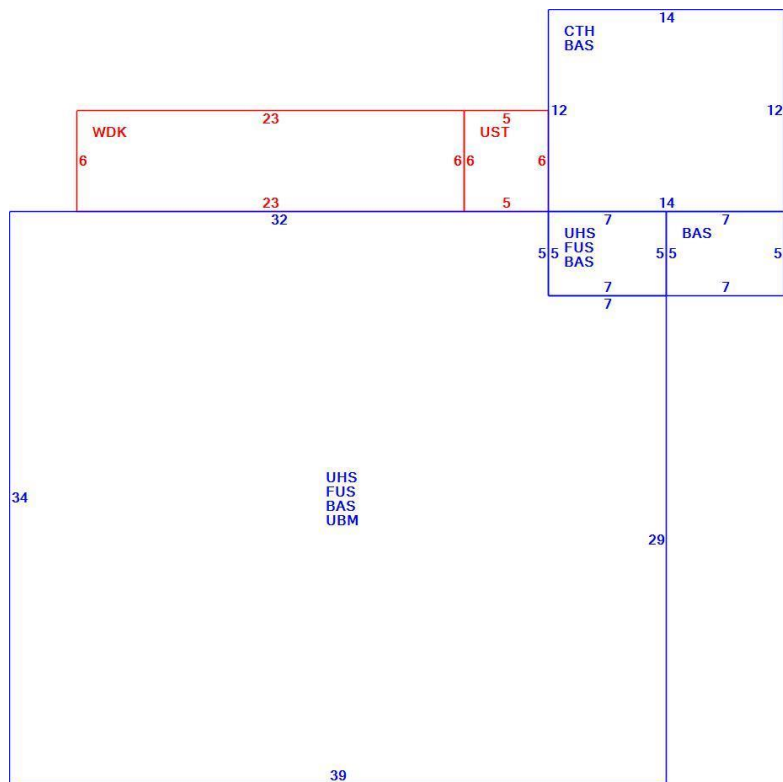
Year Built: 1850 (Circa 1775-1780)
Living Area: 2,855

Building Attributes

Field	Description
Style:	Family Conver.
Model	Residential
Grade:	Average +20
Stories:	2 1/2 Stories
Occupancy	2
Exterior Wall 1	Clapboard
Exterior Wall	
Roof Structure:	Gambrel

Roof Cover	Asph/F GlS/Cmp
Interior Wall1	Plastered
Interior Wall	
Interior Flr	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Steam
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Layout



Building Sub-Areas (sq ft)Legend

Code	Description	Gross Area	Living Area
BAS	First Floor	1,529	1,529
FUS	Upper Story, Finished	1,326	1,326
CTH	Cathedral Ceiling	168	0
UBM	Basement, Unfinished	1,291	0
UHS	Half Story, Unfinished	1,326	0
UST	Utility, Storage, Unfinished	30	0
WDK	Deck, Wood	138	0
		5,808	2,855

Extra Features

Extra FeaturesLegend

Code	Description	Size	Value	Bldg #
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A/C	AIR CONDITION	2000.00 S.F	\$4,900	1
ELV1	ELEVATOR RES	3.00 UNITS	\$41,800	1

Land

Land Use

Use Code 1040
Description TWO FAMILY

Land Line Valuation

Size (Acres) 0.07
Depth 0
Assessed Value \$427,500

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$783,200	\$399,500	\$1,182,700
2024	\$737,600	\$363,200	\$1,100,800
2023	\$706,100	\$315,800	\$1,021,900



House History

Architecture: Georgian, Gambrel Style.

The land that the house sits on passed through many hands beginning in 1700 and was originally a larger parcel that ran to Chandlers Lane (now Federal Street) that belonged to Mr. Fawn Clements. The larger parcel was divided through the years and this plot was eventually sold to Benjamin Perkins in 1774 for 30 British pounds (\$39.47 in American dollars today).

Captain Perkins was a first lieutenant in the war at Lexington and Concord and later led 79 officers into the Battle of Bunker Hill. Although he was forced to retreat, Captain Perkins threw away his wig (which made him too hot) and led his men single file safely off the hill. A few months before his death in 1797, he sold this house for \$1,500 to Leonard Smith.

Leonard Smith was the 9th wealthiest man in Newburyport and lived here with his wife and 14 children. His wealth was acquired by his import business and investments in The Bank and Marine Insurance Company. He lost his wealth due to the Embargo Act of 1807 (See The Embargo of 1807 - 1809 on the map). On January 2, 1811, he was forced to assign much of his property, including this house and land, to his son, Nathaniel Smith. Later, in March 1812, Ebenezer Dole (a cabinet maker) won this house in a court judgment against the Smiths. The house and land were valued at \$1570.50.

A natural spring (this house being on the corner of Spring Street) was rediscovered when removing the concrete sidewalks to install the brick sidewalk, it was still in great shape after being covered up for all these years.

References:

History courtesy of the owners Charles and Vincent Gallucci Smith (A detailed history of the house was written for the then current owner of the house in 1979 by Robert Booth.)

Historic photographs from the Collection of Charles and Vincent Gallucci Smith

Salem Deeds, Book 42, Page 255

Salem Deeds, Book 134, Page 51

“The Family of John Perkins of Ipswich, by G. A. Perkins,” 1889, Salem, Part III, pages 47-48

Salem Deeds, Book 162, Page 78

Salem Deeds, Book 200, Page 236

Detail of the 1700 Map was drawn by Sidney Perley (18858 - 1938), courtesy of the Newburyport Preservation Trust

Newburyport Preservation Trust 1640 and 1700 Historic Maps

<https://npt.wildapricot.org/resources/Documents/NbptMaps1640and1700.pdf>

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