

Historic Salem incorporated

P.O. BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

23 SOUTHWICK STREET

Built for
EDWARD THOMAS, laborer
c. 1869

Research:
Larry Davis
November, 1994

23 SOUTHWICK STREET

The house at 23 Southwick Street was built circa 1869 by Edward Thomas, a laborer. The vague nature of the tax records for the 1860's and the absence of building permits make dating this house difficult. After consulting the 1851 Map of Salem, I determined that no houses existed on the street that later came to be known as Southwick Street. The section of Southwick Street that today runs into Walter Street was then known as Dodge Street. The 1874 Map of Salem [see attached] is helpful in that it shows the existence of houses on Southwick, with 3 Southwick (the former address) being part of land owned by Dewing, although there were no deeds found that reflect this ownership. The 1897 Map of Salem [see attached] portrays the house in its current position at 23 Southwick, with "Heirs of G.H. Estes" located on the parcel.

Salem Directories for 1869 list Edward Thomas as living in the house [Salem Directory, 1869]. He bought the property from James Ropes in 1868. Ropes lived on Dearborn Street and owned a large parcel of land in the neighborhood. Ropes sold off pieces of his lot, with Thomas buying a plot that faced Southwick Street. Thomas lived in the house until the mid-1870's, when George H. Estes and family moved in [Salem Directory, 1874]. George, who was employed as a teamster at 81 North Street in Salem, died in 1891 [Salem Directories, 1874-1891]. His widow Mary continued to occupy the house until the 1920's, when the property passed into the hands of James Currier [Salem Directories, 1895-1920].

During Mrs. Estes' stay in the house, she hosted many boarders. Records indicate that George H. Estes (possibly Mary and George's son) lived in the house until the early 1900's. He was employed as a driver [Salem Directories, 1903-1905]. G.F. Thomas, a laborer, is listed as living in the house in 1910 [Salem Directory, 1910]. Besides immediate family members, other boarders lived in the house. The Salem Directory for the years 1901-1902 listed Ira M. Chute as living on the premises. He was employed as a confectioner at 189 Essex Street, at E.F. Webber's Ice Cream and Confectionary establishment [see attached ad]. During the 1910's three people other than Mrs. Estes lived in the house -- Mrs. E. Birmingham, W.F. Ford, and F.P. Buzzell. Buzzell was employed as an engineer at the Salem Gas Light Company [Salem Directory, 1915].

Records for 1930 list James Currier and his wife May as living in the house. James was employed as a carpenter. The next year Currier sold the house to Harold and Dorothy Cronin. Harold was employed as a laundry worker [Salem Directories, 1930-1936]. Deeds records for 1936 reveal that after only five years in the house, the Cronin's lost the house, for the property was put into foreclosure in 1936 [see attached deed]. Perhaps the Cronin's were victims of the Great Depression, the great economic downturn that began with the crash of the stock market in 1929 and ended in the early 1940's with America's involvement in World War II. The 1930's was a decade in which people by the thousands lost their homes as businesses, banks, and offices closed their doors.

In November 1936 Everett and Florence Hudson bought the property. Everett was employed as a shipper at H.P. Hood and Sons. The Hudson's occupied the house until 1941, when Helen and Charles Stewart purchased the house. Charles worked as a service manager for SEL Co. [Salem Directories, 1942,1945]. The Stewarts lived in the house until it was sold to Philip and Cynthia Cahill in 1976. That same year ownership of the property passed to Cynthia Cahill, and in 1978 Laura Damon purchased the property. She sold the house to the Murphy family in 1985 who in turn sold it to John V. Thompson in 1992.

DOCUMENTATION

Essex County Registry of Deeds, Book 755, Leaf 296

Grantor: James Ropes

Grantee: Edward A. Thomas

Consideration: \$900.00

Conveyance of: "situate on the corner of Dodge and Southwick Streets in said Salem, and bounded northerly on said Southwick Street ninety feet, Easterly on said Dodge Street forty five feet, Westerly on land formerly of Dodge forty five feet, and Southerly on land of the grantor, ninety feet, all said distances being more or less, and as the fences now stand..."

Date Recorded: October 1, 1868

DOCUMENTATION

Essex County Registry of Deeds, Book 790, Leaf 246

Grantor: Edward A. Thomas

Grantee: Eugene L. Thomas

Consideration: \$1200.00

Conveyance of: see E.C.R.D. Book 879, Leaf 157 (below)

Date Recorded: February 16, 1870

E.C.R.D. Book 879, Leaf 157

Grantor: Eugene L. Thomas of Andover

Grantee: Clarissa Thomas of Salem

Consideration: \$1300.00

Conveyance of: "...situate of the corner of Dodge and Southwick Street in said Salem, and bounded Northerly on said Southwick Street ninety feet, easterly on said Dodge Street forty-five feet, southerly on land of Ropes ninety feet, and on land formerly of Dodge, all said distances being more or less, and as the fences now stand being the same which I purchased of Edward A. Thomas..."

Date Recorded: April 28, 1873

E.C.R.D. Book 982, Page 256

Grantor: George H. Estes of Salem

Grantee: Clarissa Thomas of Salem

Consideration: \$300.00

Conveyance of: same as E.C.R.D. Book 982, Page 255

Date Recorded: September 7, 1877

E.C.R.D. Book 982, Page 255

Grantor: Clarissa Thomas of Salem, widow

Grantee: George Estes of Salem

Consideration: \$700.00

Conveyance of: E.C.R.D. Book 11159, Page 513

Date Recorded: September 7, 1877

E.C.R.D. Book 2884, Page 354

Grantor: A. James Currier of Salem

Grantee: Harold J. Cronin of Salem

Consideration: For consideration paid

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: June 13, 1931

E.C.R.D. Book 3093, Page 211

Grantor: Home Owner's Loan of Boston Corporation

Grantee: Everett Hudson and Florence Hudson

Consideration: For consideration paid

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: November 30, 1936

E.C.R.D. Book 3277, Page 520

Grantor: Everett and Florence I. Hudson

Grantee: Helen L. Stewart

Consideration: For consideration paid

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: November 7, 1941

E.C.R.D. Book 5858, Page 161

Grantor: Helen L. Stewart

Grantee: Charles W. Stewart and Helen L. Stewart

Consideration: Less than \$100.00

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: April 15, 1972

E.C.R.D. Book 6221, Page 359

Grantor: Helen L. Stewart, a.k.a. Helen Lucyle Stewart

Grantee: Philip W. Cahill and Cynthia Cahill

Consideration: \$27,000.00

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: March 4, 1976

E.C.R.D. Book 6306, Page 558

Grantor: Philip and Cynthia Cahill

Grantee: Cynthia Cahill

Consideration: nominal

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date: November 30, 1976

E.C.R.D. Book 6467, Page 261

Grantor: Cynthia Cahill

Grantee: Laura Damon

Consideration: \$31,500.00

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: May 4, 1978

E.C.R.D. Book 7900, Page 205

Grantor: Laura Damon

Grantee: Elizabeth Murphy, Samuel Murphy, and Ann Murphy

Consideration: \$110,000.00

Conveyance of: same as E.C.R.D. Book 11159, Page 513

Date Recorded: September 4, 1985

E.C.R.D. Book 11159, Page 513

Grantor: Elizabeth Murphy, Samuel A. Murphy, Jr. and Ann D. Murphy, Joint tenants with the right of survivorship

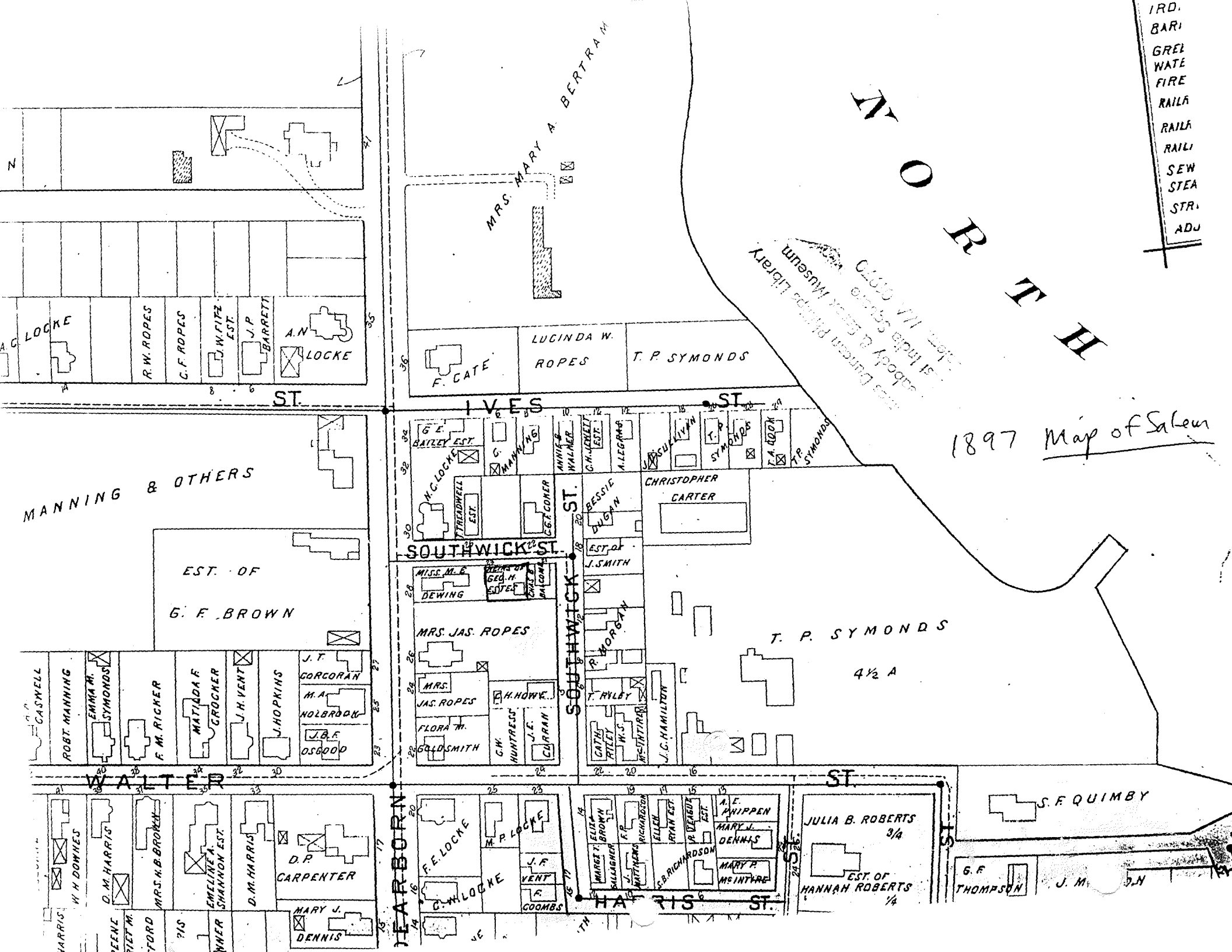
Grantee: John V. Thompson

Consideration: \$118,000.00

Conveyance of:

"Northerly by Southwick Street about 45 feet;
Westerly by land now or late of Dewing about 45 feet;
Southerly by land now or late of Ropes about 45 feet;
Easterly by land now or late of Thomas about 45 feet."

Date: February 28, 1992



- IRD.
- BARI
- GREL
- WATER
- FIRE
- RAIL
- RAIL
- RAIL
- SEW
- STEAM
- STREET
- ADJ.

1897 Map of Salem

Public Library
Museum

MANNING & OTHERS

EST. OF
G. F. BROWN

T. P. SYMONDS
4 1/2 A

S. F. QUIMBY

JULIA B. ROBERTS
3/4
EST OF
HANNAH ROBERTS
1/4

G. F. THOMPSON

J. M. DENNIS

MRS. MARY A. BERTRAM

F. CATE
LUCINDA W. ROPES
T. P. SYMONDS

BAILEY EST.
MANNING
WALKER
C. H. WELLS EST.
ALLEGRA
SYMONDS
T. A. COOK
T. P. SYMONDS

W. LOCKE
T. H. WELLS EST.
G. F. CONER
BESSIE DUGAN
CHRISTOPHER CARTER

MISS M. E. DEWING
EST. OF
J. SMITH
P. WOODMAN

MRS. JAS. ROPES
MRS. JAS. ROPES
FLORA M. GOLDSMITH
H. HOWE
J. C. HAMILTON
T. RILEY
W. S. WINTERS
J. C. HAMILTON

F. E. LOCKE
M. P. LOCKE
J. F. VENT
COOMBS
ELIZA BROWN
BILLAGHER
J. WATKINS
RICHARDSON
ELLEN RYAN EST.
R. V. RICHARDSON
A. F. WHIPPEN
MARY J. DENNIS
MARY P. MCINTYRE

CASWELL
ROBT. MANNING
EMMA M. SYMONDS
F. M. RICKER
MATILDA F. GROCKER
J. H. VENT
J. HOPKINS
J. T. GORCORAN
M. A. HOLBROOK
J. B. F. OSBOOD

HARRIS
W. H. DOWIES
D. M. HARRIS
MRS. H. B. BROWN
EMELINE A. SHANNON EST.
D. M. HARRIS
D. P. CARPENTER
MARY J. DENNIS

G. LOCKE
R. W. ROPES
C. F. ROPES
J. W. FIFE EST.
J. P. BARRETT
A. N. LOCKE

JAMES, THE CATERER.

LADIES' AND GENTS' RESTAURANT.

Catering to suit the most particular.
First-Class Bakery in connection, from which the finest Bread
and Cake is produced daily.
Our Ice Cream and Sherbets are the talk of the town.

James, the Caterer, 256 Essex Street.

SHAW, THE BAKER

130 BOSTON STREET, SALEM, MASS.

Shaw's Perfect Home-Made Cream Bread,
CAKE AND PASTRY.

One of the Cleanest Bakeries in New England. Manufacturer of the Finest
Bread and Rolls in Essex County.

WARE FARM.

Established 1825.



PRICE BROS.,

Manufacturers of and Dealers in

BREAD, CAKE

Pastry, Etc.

13 HIGH ST., SALEM.

George H. Jones, MILK DEALER. Fresh
milk delivered in Salem
daily. All orders promptly attended to.
119 HIGHLAND AVE. SALEM

E. F. WEBBER,

189 Essex Street, cor. Central Street,
SALEM.

MANUFACTURER OF

ICE CREAM AND CONFECTIONERY

AT WHOLESALE AND RETAIL.

—WARE FARM.—

E. L. SANDS, DEALER IN

FRESH MILK, Delivered Daily in Salem. All Orders
promptly attended to.

Residence, 200 Highland Ave., Salem, Mass.



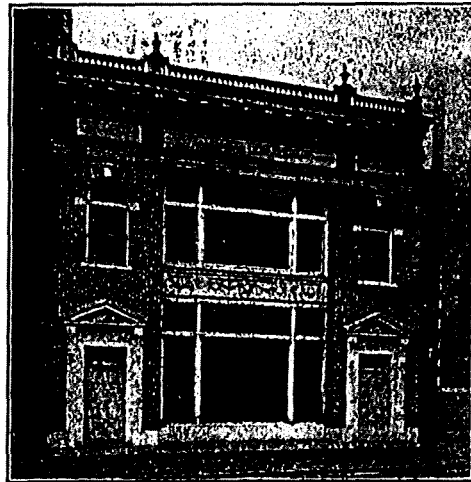
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Salem Gas Light Company

Office, 247 to 251 Essex St. Works, Pierce Ave.

SALEM, MASSACHUSETTS

Organized April 4, 1850



Col. HENRY A. HALE, President

DIRECTORS

HENRY A. HALE

ANDREW W. ROGERS

CHAS. R. PRICHARD

JOHN H. SMITH

SIDNEY W. WINSLOW

GEORGE W. GRANT

S. W. WINSLOW, Jr.

Treasurer and Clerk

BENJ. W. SLUMAN

Manager

JOHN L. TUDBURY

The Modern Way

Cook, Heat and Light
By

GAS

Demonstrators and Complaint Men always
at the Public Call

Appliance Department open Every Day and Saturday
Evenings. Phone 270 and 271

the holder hereof shall be entitled to thirty (30) days' notice in writing before payment, unless foreclosure proceedings shall have been begun; that in case any default in the condition of this mortgage shall exist more than thirty (30) days, the entire mortgage debt shall become due at the option of the holder hereof; that in case of a foreclosure sale, the holder hereof shall be entitled to retain one per cent of the purchase money in addition to the costs, charges and expenses allowed under the Statutory Power of Sale; that in case of any such sale the value of all insurance policies on the buildings on said land at the time thereof shall be added to and constitute a part of the proceeds of such sale; and the benefit of any entry on the mortgaged premises for breach of condition shall inure to any purchaser at any sale made under said power; that in case proceedings to foreclose shall have been begun, the holder hereof shall be entitled to collect all costs, charges and expenses up to the time of payment; that all insurance on said buildings shall be for the benefit of and first payable in case of loss to such holder, and all such policies shall be deposited with the holder hereof; that in case of any default in respect of such taxes or insurance or delivery of policy or policies, I or my heirs or assigns shall, on demand, pay to the grantee or its assigns, all such sums as it or they shall reasonably pay for such taxes and insurance, with interest. This mortgage is upon the Statutory Condition, for any breach of which the mortgagee shall have the Statutory Power of Sale.

WITNESS my hand and seal this 11th day of April, 1936.

Signed and sealed in presence of Conrad R. Hanson } Mary E. Blatchford (seal)
 } COMMONWEALTH OF MASSACHUSETTS Essex, ss.

April 11, 1936. Then personally appeared the above-named Mary E. Blatchford and acknowledged the foregoing instrument to be her free act and deed,

before me Conrad R. Hanson Justice of the Peace.

My commission expires July 17, 1942

Essex ss. Received Apr. 13, 1936. 30 m. past 8 A.M. Recorded and Examined.

February 18, 1936 I, Edward V. Hickey, Regional Manager of the Home Owners' Loan Corporation of Washington, D.C., for the States of Maine, New Hampshire, Vermont, Massachusetts and Rhode Island, by virtue of a power given to me in resolution of the Board of Directors of said Corporation, dated December 19, 1935, and recorded with Essex South District Deeds, Book 3064, Page 391, hereby appoint Ralph F. Roach, Attorney, to make an open, peaceable and unopposed entry on the premises described in a certain mortgage given by Harold J. Cronin to the Home Owners' Loan Corporation of Washington, D.C., dated March 26, 1934 and recorded with Essex South District

Appointment
 Home Owners' Loan
 Corpn. of
 Washington, D.C.
 Regional Manager of,
 to
 Roach
 Atty.

Possession
Cronin
to
Home Owners' Loan
Corporation
of Washington, D.C.
By Atty.

Deeds, Book 2987, Page 411, for the purpose of foreclosing said mortgage.
WE HEREBY CERTIFY that on the) Edward V. Hickey Regional Manager
25th day of March in the year nineteen hundred and thirty-six, we were pres-
ent and saw Ralph F. Roach, Attorney, for and in behalf of Home Owners'
Loan Corporation of Washington, D.C., the mortgagee named in a certain mort-
gage given by Harold J. Cronin to the Home Owners' Loan Corporation of
Washington, D.C., dated March 26, 1934 and recorded with Essex South Dist-
rict Deeds, Book 2987, Page 411, make an open, peaceable and unopposed en-
try on the premises described in said mortgage, for the purpose, by him
declared, of foreclosing said mortgage for breach of the conditions thereof.

COMMONWEALTH OF MASSACHUSETTS) Neil D. Strachan
Suffolk ss. March 26, 1936.) Gilbert J. Teer

Then personally appeared the above named Neil D. Strachan and Gilbert J.
Teer and made oath that the above certificate by them subscribed is true,

before me J. Brendon Sullivan Notary Public

My commission expires: May 10, 1940.

Essex ss. Received Apr. 14, 1936. 47 m. past 9 A.M. Recorded and Examined.

Home Owners' Loan
Corporation
of Washington, D.C.
By Regional Manager
Atty. &c.

Home Owners' Loan Corporation of Washington, D.C., holder of a mortgage
from Harold J. Cronin to Home Owners' Loan Corporation of Washington, D.C.,
dated March 26, 1934, recorded with Essex South District Deeds, Book 2987,
Page 411, by the power conferred by said mortgage and every other power for
Four Thousand Seventy-eight and 70/100 Dollars paid, grant to Home Owners'
Loan Corporation, a United States corporation the premises conveyed by said
mortgage. This conveyance is subject to all unpaid taxes, tax titles, water
charges and other municipal liens, if any. IN WITNESS WHEREOF, the said
Home Owners' Loan Corporation of Washington, D.C., has caused its corporate
seal to be hereto affixed and these presents to be signed, acknowledged
and delivered in its name and behalf by Edward V. Hickey, Regional Manager,
Dated this 25th day of March, 1936. For power see Vote of the Board of Di-
rectors, recorded with said Deeds, Book 3064, Page 391.

to
Home Owners'
Loan Corpn.
See following

COMMONWEALTH OF MASS-) Home Owners' Loan Corporation of
ACHUSETTS Suffolk, ss.) Washington, D. C. (Corporate seal)
April 6, 1936. Then per-) By Edward V. Hickey Regional Manager

sonally appeared the above named Edward V. Hickey, Regional Manager, and
acknowledged the foregoing instrument to be the free act and deed of the
said Home Owners' Loan Corporation of Washington, D.C.

Margaret M. Curley Notary Public

My commission expires: Feb. 10, 1939.

Essex ss. Received Apr. 14, 1936. 47 m. past 9 A.M. Recorded and Examined.

I, Edward V. Hickey, Regional Manager for Home Owners' Loan Corporation of Washington, D.C., named in the foregoing deed, make oath and say that the principal, interest and tax obligations, mentioned in the mortgage above referred to, were not paid or tendered or performed when due or prior to the sale and that the said Home Owners' Loan Corporation of Washington, D.C., published on February 29, 1936, March 7, 1936, and March 14, 1936, in the Salem Evening News, a newspaper published, or by its title page purporting to be published, in Salem and having a circulation therein, a notice of which the following is a true copy: MORTGAGEE'S SALE OF REAL ESTATE. By virtue and in execution of the Power of Sale contained in a certain mortgage given by Harold J. Cronin of Salem, Essex County, Massachusetts, to the Home Owners' Loan Corporation of Washington, D.C., dated March 26, 1934, and recorded with Essex South District Deeds, Book 2987, Page 411, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at twelve o'clock noon, on Wednesday, March 25, 1936, on the premises below described, all and singular the premises described in said mortgage, to wit: "A certain parcel of land with all buildings and structures now or hereafter standing or placed thereon situated in Salem in the County of Essex in the Commonwealth of Massachusetts bounded and described as follows: Northerly by Southwick Street about forty-five (45) feet; Westerly by land now or late of Dewing about forty-five (45) feet; Southerly by land now or late of Ropes about forty-five (45) feet; Easterly by land now or late of Thomas about forty-five (45) feet. Being the same premises conveyed to me by deed of A. James Currier, dated June 13, 1931 and recorded with Essex South District Deeds, Book 2884, Page 354. Including as part of the realty all portable or sectional buildings at any time placed upon said premises and all furnaces, ranges, heaters, plumbing, gas and electric fixtures, screens, mantels, shades, screen doors, storm doors and windows, oil burners, gas or electric refrigerators, and all other fixtures of whatever kind and nature at present or hereafter installed in or on the granted premises in any manner which renders such articles usable in connection therewith so far as the same are or can by agreement of parties, be made a part of the realty." Said premises will be sold subject to all unpaid taxes, tax titles, water liens, and other municipal liens or assessments, if any there be. Terms of sale: One hundred fifty dollars cash to be paid by the purchaser at the time and place of sale, terms of payment of balance will be made at time and place of sale. Home Owners' Loan Corporation of Washington, D.C. Mortgagee. By Edward V. Hickey, Regional Manager. James J. Brennan, State Counsel. 150 Causeway St. Boston, Mass. February 21, 1936. Pursuant to said

Affidavit as to
Sale of Est. of

Cronin

On back foregoing

Apr. 14, 1936
Dane