

Historic Salem incorporated

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

27 LEMON STREET

Built for:

JOSEPH GOODHUE, laborer and MAHALA GOODHUE, his wife
c. 1852

Research: Donna Vinson
Fall, 1991

27 Lemon Street

**Built c. 1852 for Joseph Goodhue, Laborer
and Mahala Goodhue, his Wife**

History of the Property:

The present-day 27 Lemon Street sits on a parcel of the seventeenth-century "Susanna Lyde Estate", indicated on the enclosed map of Collins Cove (**James Duncan Phillips, Salem in the Seventeenth Century**). Susanna Curwen Lyde owned the property, bequeathed to her by her father, Captain George Curwen or Corwin in 1685 (**Essex County Registry of Probate Docket #6944, March 31, 1685**), until her death in 1696, only two years after her marriage to Edward Lyde of Boston (**Vital Records of Salem, Massachusetts to 1850, Volume III**). The property then reverted to the Curwen family, though it continued to be known as the "Susanna Lyde Estate" well into the eighteenth century.

Lemon Street, or the road to Neal's Point or Windmill Point, was laid out relatively early in Salem's history, probably so that the influential Curwen family might have access to "Ferry Lane", the "highway" to the Beverly ferry. It was referred to as the "lane or highway that leads to the North River" as early as 1670, "Skerry's Lane" in 1693, the "way leading to the North River" in 1727, the "way leading from the Ferry Lane to the North River" in 1744, "Lemon's Lane" in 1780, "Smith's Lane" in 1800, "Water Street" in 1819, and finally "Lemon Street" from the 1820s. By comparison, the parallel route Northey Street was not laid out until after 1807, when Abijah Northey, Ezra Northey, and Moses Hale agreed "to lay out a street through their lands bounding on Bridge Street and the North River (commonly known as Windmill Point) always to be kept open without obstruction" (**Essex County Registry of Deeds, Book 181, leaves 165-166**). Smith Street, or the lane connecting Northey and Lemon Streets, did not receive its designation until later in the nineteenth century.

For half of the eighteenth century, Susanna Lyde's estate was the property of her nephew, George Curwen. Upon his death in 1754, the executors of his estate conveyed the property in its entirety to David Northey, a goldsmith and trader who founded and established the prosperous Quaker metalworking and mercantile family of Salem (**E.C.R.D. Book 100, leaf 52**). According to the Curwen Manuscripts in the Essex Institute, Northey built a house "near Windmill Point" in 1767, but appears to have utilized the remainder of the property as pasture land, following the example of the Curwens. He left his estate to his five

children in his 1778 will (E.C.R.P. Docket #19597). Two of the Northey heirs, Abijah and William, both goldsmiths and merchants, purchased their siblings' "common rights in the great pasture in said Salem that belonged to our father David deceased" in early 1779 (E.C.R.D. Book 136, leaves 179 and 215). There are references to "buildings and fences thereon" in the deeds, but both Northey brothers resided elsewhere in Salem, preferring to lease both lots and buildings. Upon William's death in 1804 and Abijah's death in 1817, their interests in the Lemon and Northey Street properties passed to their respective sons, Ezra Northey and Abijah Northey Jr. (E.C.R.P. Dockets #19606 and 19596). The former came into possession of the large parcel bounded by Bridge Street, Lemon Street, the North River, and his cousin's property to the west and southwest.

Ezra Northey (1779-1855) was a prosperous Salem merchant, particularly active between 1810 and 1835, during which time he owned and operated six ships and purchased many properties in Salem and Marblehead. He lived at 364 Essex Street and was an active member of Salem's Quaker congregation. From as early as 1810 he began selling or leasing lots on Lemon Street, and thus the street became increasing less pastoral and more residential. Lots were sold to Samuel Sawyer (E.C.R.D. Book 190, leaf 61) and Lydia King (E.C.R.D. Book 309, leaf 67), and the "lot of land on the street leading from Northey Street to Lemon Street" was leased to William Batchelder in 1834 for five years with the understanding that "the before-named William jr. shall have liberty to erect a dwelling house and build a cellar under the same, together with fences and all other necessary appendages thereunto belonging." Batchelder built a house on the lot, but it is not indicated on the plan attached to the 1840 deed with which Northey conveyed his North River properties to the Eastern Railroad Company (E.C.R.D. Book 317, leaf 90; Essex Institute Ms. 78, Legal and Insurance Papers of Ezra Northey, 1807-1851). No buildings are illustrated on the plan, despite ample evidence that several buildings existed on all three lots, including the 1767 house built by David Northey. Among Ezra Northey's legal and financial papers in the Essex Institute, there is another plan, apparently drawn by Northey himself at the time of the conveyance to the Eastern Railroad Company, which indicates the presence of an "old house" on the present site of 27 Lemon Street, which might be the house "near Windmill Point" built by David Northey in 1767 and occupied by Mahala Goodhue in the 1840s (Essex Institute Ms. 78, Financial Papers of Ezra Northey).

In the 1830s and 1840s, the Eastern Railroad Company was in the process of purchasing multiple properties on the North Shore of Boston on which to lay out their routes to Gloucester and Ipswich. The Company did not use all of Ezra Northey's North River land for its track, and so it began leasing and selling lots to Salem residents, among them members of a minor branch of the esteemed and prolific Goodhue family of Ipswich and Salem. In early 1845 the Company sold "a certain parcel of land and the dwelling house thereon now occupied by

the mother of said Joseph L. Goodhue and situated in Salem" on Lemon Street to Goodhue, a mariner. Goodhue sold the land and the "dwelling house being the same this day bought by me of my father Joseph Goodhue" to his mother, Mahala Goodhue, a year later (E.C.R.D. Book 364, leaves 61-62). The Goodhue family, including Joseph Jr. and his parents Mahala and Joseph, a laborer, retained the property for over twenty years, during which time they acquired or built other buildings and replaced Northey's "old house" with a new house financed by a mortgage obtained from John H. Nichols of Salem in 1852 (E.C.R.D. Book 466, leaf 12). The new house at the corner of Lemon and Smith Streets was designated "19 Lemon Street" from its first mention in the Salem Directories until 1895, after which it became "27 Lemon Street".

Thomas Mahoney of Salem, laborer, purchased the property in late 1867, coincidentally obtaining mortgages from Mahala Goodhue and James A. Smith, which he used to buy additional properties along Smith Street, indicated on the 1874 Map of Salem (E.C.R.D. Book 737, leaves 265-266). Mr. Mahoney conveyed the property to Timothy O'Leary, another laborer, in late 1875, a conveyance that was still "subject to a mortgage to James A. Smith for \$450." (E.C.R.D. Book 945, leaves 133-134) Timothy O'Leary had earlier purchased property on the eastern side of Lemon Street (no. 24) which he used as his residence, and he would later purchase adjoining property on Smith Street (E.C.R.D. Book 647, leaf 255). During Timothy O'Leary's possession of 27 Lemon Street a southern wing was also added to the house, probably to house multiple tenants.

From 1875 until 1915, 27 Lemon Street was leased out to a succession of tenants, including Jeremiah J. Day, a Salem police officer, William Kavanaugh, a teamster, A. Chateauvert, Jr., a shipper, and Lemable Casey, a carpenter (Salem Directories, 1875-1915). After his death in 1905, the heirs of Timothy O'Leary, including two daughters who married the aforementioned Day and Kavanaugh, sold his Lemon and Smith Street properties to William M. Campbell of Salem (E.C.R.D. Book 1782, pages 75-79). Campbell never resided on Lemon Street, and continued to rent out the house until 1914 when it was sold to Eugene Terrio (Therriault) of Salem (E.C.R.D. Book 2268, page 106). Various and successive members of the Therriault family possessed the property for most of the twentieth century, and returned 27 Lemon Street to owner-occupied status. Mrs. Delia Therriault, the wife of Eugene Therriault, occupied the house for the longest period, from 1930-1959 (Salem Directories, 1915-1960). Norman and Antionette Therriault divided the property into two condominium units with a master deed dated March 24, 1988 (E.C.R.D. Book 9441, pages 376-467), and Unit Number 1 was sold to Michael W. Eng later that year (E.C.R.D. Book 9716, page 167). Eng sold his interest in 27 Lemon Street to Rodney Helt and Teresa Gee, the current owners of Unit Number 1 in the Lemon/Smith Street Condominium, in 1989 (E.C.R.D. Book 10202, pages 407-409).

Documentation:

Essex County Registry of Probate Docket #6944

Will of Captain George Curwen, March 31, 1685

Essex County Registry of Deeds Book 100, leaf 52

Grantor: George Curwen of Salem, Mariner
Grantee: David Northey of Salem, Goldsmith
Consideration: paid
Conveyance of: land on "Windmill Point"
Date recorded: March 26, 1754

Essex County Registry of Probate Docket #19597

Will of David Northey, November 3, 1778

E.C.R.D. Book 136, leaf 179

Grantors: Edward and Rebecca Northey, the heirs of David Northey
Grantee: Abijah Northey
Consideration: £6 lawful money or the equivalent
Conveyance of: "common rights in the great pasture in said Salem, that belonged to our father David deceased....near the Ferry Lane."
Date recorded: January 28, 1779

E.C.R.D. Book 136, leaf 215

Grantors: Benjamin King of Salem, Instrument Maker, and Sarah King, "one of the daughters of David Northey, late of Salem deceased"
Grantees: William and Abijah Northey
Consideration: £300
Conveyance of: "....all our right title and interest to and in a piece of land in said Salem near the ferry lane, so called, which belonged to our father David Northey, together with the buildings & fences thereon...."
Date recorded: March 20, 1779

Essex County Registry of Probate Docket #19606

Will of William Northey, June 26, 1804

E.C.R.D. Book 190, leaf 61

Grantor: Ezra Northey of Salem, Merchant

Grantee: Samuel Sawyer of Salem, Yeoman

Consideration: \$510

Conveyance of: "....a lot of land bounded easterly by Smith's Lane, so called, northerly and westerly on land of Ezra Northey, and southerly on land of Abijah Northey."

Date recorded: May 26, 1810

Essex County Registry of Probate Docket #19596

Will of Abijah Northey, Sr., May 20, 1817

Essex Institute Ms. 78 (Northey Family Papers)

Legal and Insurance Papers of Ezra Northey, 1807-1851

Indenture of lease made between Ezra Northey of Salem and William Batchelder of Salem, Carpenter

Lease of: "a certain lot of land on a street leading from Northey Street to Lemon Street" for five years at \$12 per annum. "It is understood by the above lease between William Batchelder Jr. and Ezra Northey that the before-named William Jr. shall have liberty to erect a dwelling house and build a cellar under the same, together with fences and all other necessary appendages thereunto belonging...."

Date recorded: August 1, 1834

E.C.R.D. Book 309, leaf 67

Grantor: Ezra Northey of Salem, Merchant

Grantee: Lydia King of Salem

Consideration: \$175

Conveyance of: "....a certain lot of land in Salem, situated on Lemmon Street, bounded by Lemmon Street, land of Sawyer, other land of said Northey, and land of Anstis Orne...."

Date recorded: November 8, 1838

E.C.R.D. Book 317, leaf 90

Grantor: Ezra Northey of Salem, Gentleman

Grantee: Eastern Railroad Company

Consideration: \$2557

Conveyance of: "three certain lots on land situated in said Salem" on Northey and Lemon Streets (see enclosed plan).
Date recorded: February 14, 1840

E.C.R.D. Book 364, leaves 61-62

Grantor: Eastern Railroad Company
Grantee: Joseph L. Goodhue of Salem, Mariner
Consideration: \$50
Conveyance of: "....a certain parcel of land and the dwelling house thereon now occupied by the mother of said Joseph L. Goodhue and situated in Salem and bounded as follows, beginning at a point on the Westerly side of Lemon Street, distant on the line of said street 48 ft. 10 in. from the Sawyer estate and running on said street Southerly 48 ft. 10 in., then turning at a right angle and running Westerly 63 feet, then turning and running Northerly 48 feet, and bounded on other land of said Company, then turning and running Easterly to the point of beginning, and bounded on land of said Company."
Date recorded: February 20, 1846

Grantor: Joseph L. Goodhue of Salem, Mariner
Grantee: Mahala Goodhue of Salem
Consideration: \$1 "and other good considerations"
Conveyance of: "land bought by me of the Eastern Railroad Company by deed bearing date January ninth 1845 and the said dwelling house being the same this day bought by me of my father Joseph Goodhue by deed of the date herewith."
Date recorded: February 20, 1846

E.C.R.D. Book 466, leaf 12

Grantors: Joseph Goodhue of Salem, Laborer, and Mahala his wife in her own right
Grantee: John Nichols of said Salem
Consideration: \$125
Conveyance of: "a certain parcel of land with the buildings thereon situate by Lemon Street in said Salem....provided nevertheless, that if the said Joseph and Mahala, their heirs, executors or administrators, shall pay unto the said John N. or his heirs, executors, administrators or assigns, the said sum of \$125 at the rate of 6 percent per annum....this deed shall be absolutely void to all intents and purposes."
Date recorded: September 4, 1852

E.C.R.D. Book 647, leaf 255

Grantor: Samuel S. Southward of Salem, Wheelwright
Grantee: Timothy O'Leary of Salem, Laborer
Consideration: \$500
Conveyance of: "a lot of land with the buildings thereon" on the eastern side of Lemon Street, bounded by lands of Essex Railroad Company, Hazeltine, and Hooper.
Date recorded: February 21, 1863

E.C.R.D. Book 737, leaves 265-266

Grantor: Mahala Goodhue of Salem, Widow
Grantee: Thomas and Margaret Mahoney of Salem
Consideration: \$900
Conveyance of: "....a certain parcel of land with the dwelling house thereon situated by Lemon Street in said Salem...."
(subject to a mortgage granted by Goodhue for the sum of \$550, discharged on April 13, 1869).
Date recorded: January 7, 1868

E.C.R.D. Book 945, leaves 133-134

Grantor: Thomas Mahoney of Salem
Grantee: Timothy O'Leary of Salem
Consideration: \$1340
Conveyance of: "....a certain parcel of land with the buildings thereon....on the westerly side of Lemon Street"
Date recorded: December 22, 1875

E.C.R.D. Book 1782, pages 75-79

Grantor: Bridget O'Leary of Peabody, guardian of Henry, Katherine, and Edmund O'Leary, minors and children of Henry P. O'Leary, late of Salem
Grantee: Catherine J. Day of Salem
Consideration: \$460
Conveyance of: "one undivided fifth part" of certain parcels of land on either side of Lemon Street in Salem
Date recorded: June 9, 1905

Grantors: Daniel O'Leary, James O'Leary, and Ellen Kavanaugh, all of Salem
Grantee: Catherine J. Day of Salem
Consideration: \$1 and other valuable considerations
Conveyance of: "three undivided fifth parts" of Lemon Street properties

Date recorded: June 9, 1905

Grantors: Daniel O'Leary, James O'Leary, Jeremiah J. Day, Catherine J. Day, and Ellen Kavanaugh, all of Salem
Grantee: William M. Campbell of Salem
Consideration: \$1 and other valuable considerations
Conveyance of: "a certain parcel of land with the buildings thereon situated by Lemon Street" bounded by Lemon Street and lands now or late of the Eastern Railroad Company and Sawyer.
Date recorded: June 9, 1905

E.C.R.D. Book 2268, pages 106-112

Grantor: William M. Campbell of Salem
Grantee: Eugene Terrio of Salem
Consideration: \$1 and other valuable considerations
Conveyance of: land on Lemon and Smith Streets in Salem (subject to a mortgage of \$800 granted by the Roger Conant Cooperative Bank of Salem to "Terrio", discharged in E.C.R.D. Book 2347, page 571).
Date recorded: July 25, 1914

E.C.R.D. Book 2347, pages 506-509

Grantor: Alfred Theriault of Salem
Grantee: Eugene Theriault of Salem
Consideration: paid
Conveyance of: "one undivided half part of the land in said Salem, with the buildings thereon" bounded by Northey Street and Woodbury Court.
Date recorded: November 7, 1916

Mortgage Deed: granted by Alfred and Eugene Theriault to the Salem Five Cents Savings Bank for \$5500 (discharged in E.C.R.D. Book 5294, page 12).

E.C.R.D. Book 2583, pages 346-347

Grantor: Alfred Theriault of Salem
Grantee: Elie Theriault of Salem
Consideration: paid
Conveyance of: parcels of land in Salem on Smith, Lemon, and Northey Streets and Woodbury Court.
Date recorded: January 11, 1924

E.C.R.D. Book 9441, pages 376-467

Master Deed: of Lemon/Smith Street Condominiums
Date recorded: March 24, 1988

E.C.R.D. Book 9716, page 167

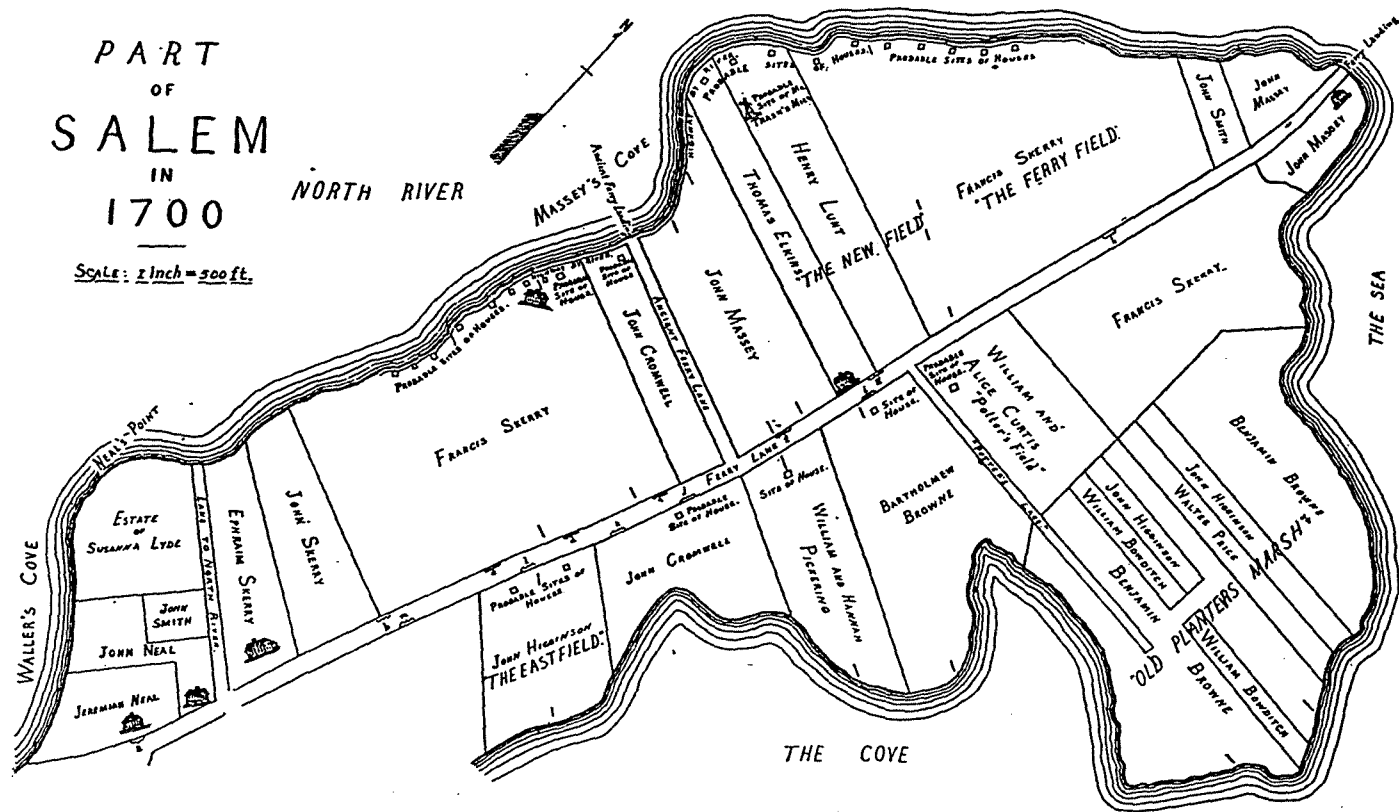
Grantors: Norman and Antionette Theriault
Grantee: Michael Eng
Consideration: \$65,000
Conveyance of: Unit #1 of the Lemon/Smith Street Condominium
Date recorded: September 28, 1988

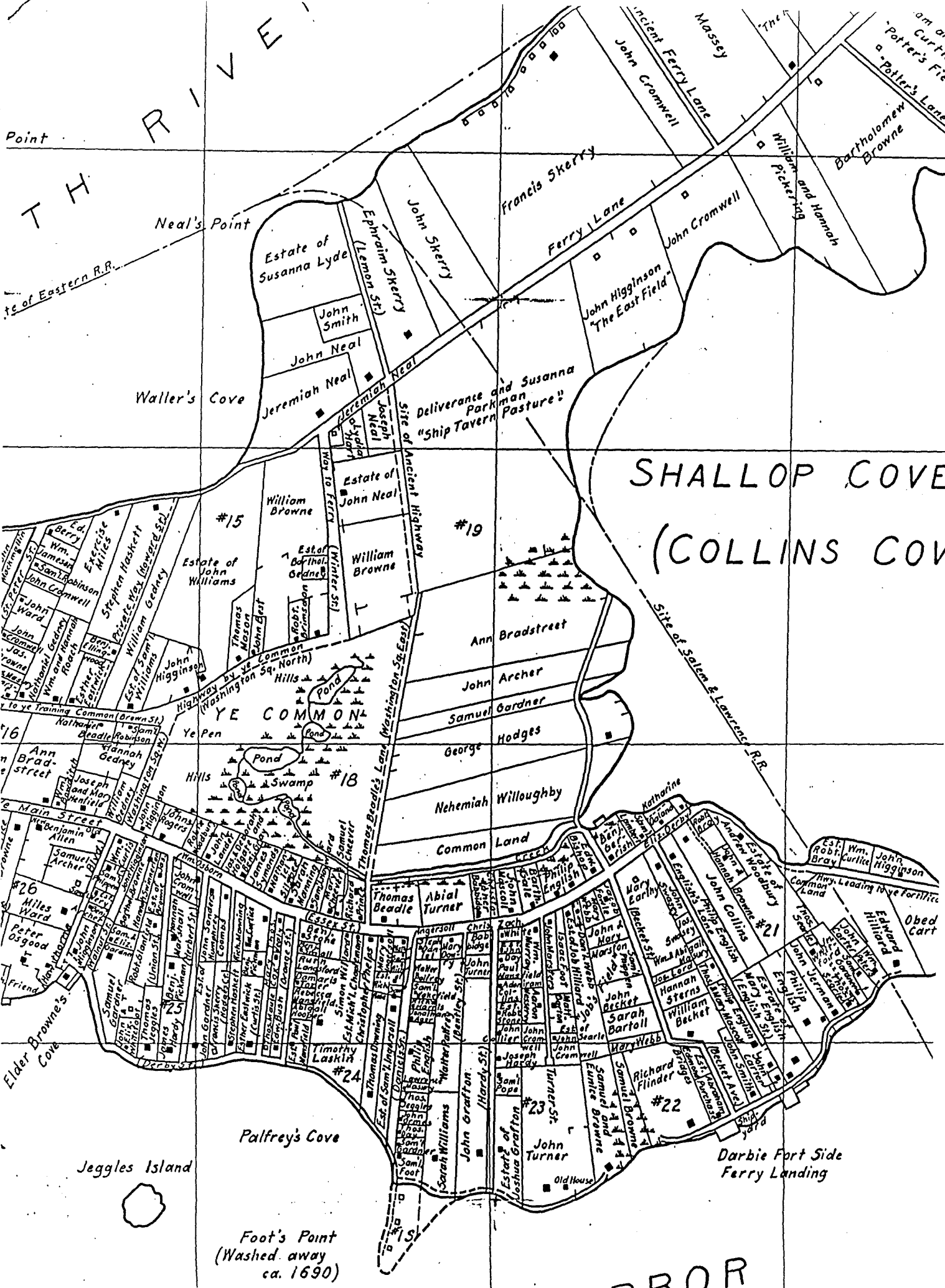
E.C.R.D. Book 10202, pages 407-409

Grantor: Michael Eng
Grantees: Rodney Helt and Teresa Gee
Consideration: paid
Conveyance of: Unit #1 of the Lemon/Smith Street Condominium
Date recorded: October 24, 1989

PART OF SALEM IN 1700

SCALE: 2 Inch = 500 ft.





SHALLOP COVE
(COLLINS COVE)

Foot's Point
(Washed away
ca. 1690)

PROR

immediately

VINSON

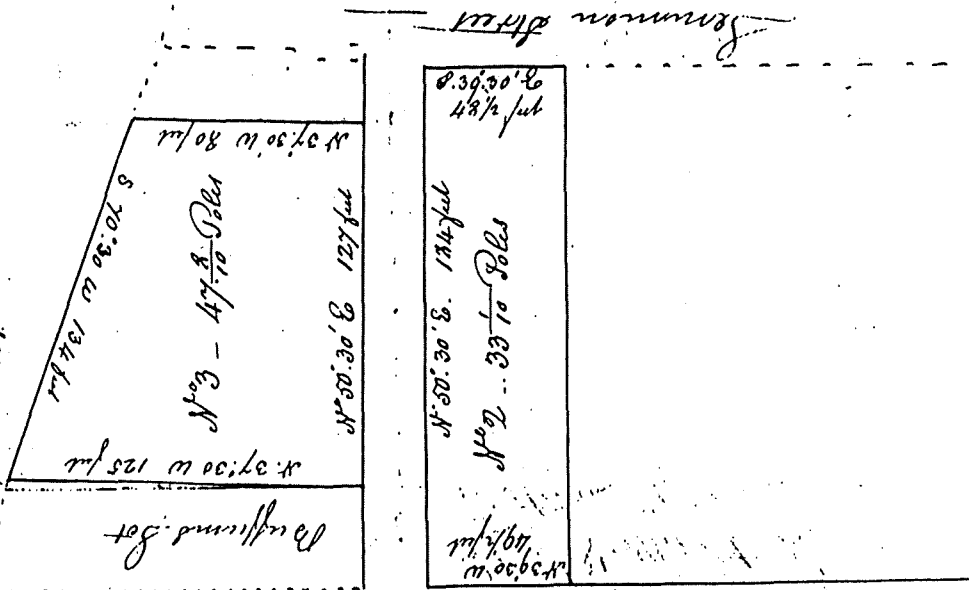
Loc. 78 Coll. Name NORTHEY FAM. Item PLAN Item Date (1845)
Box# 2 Fldr# 8 Vol# _____ Spec. Instr. JUST PLAN, NOT DEED

PROPERTY OF ESSEX INSTITUTE MAY NOT BE REPRODUCED WITHOUT PERMISSION

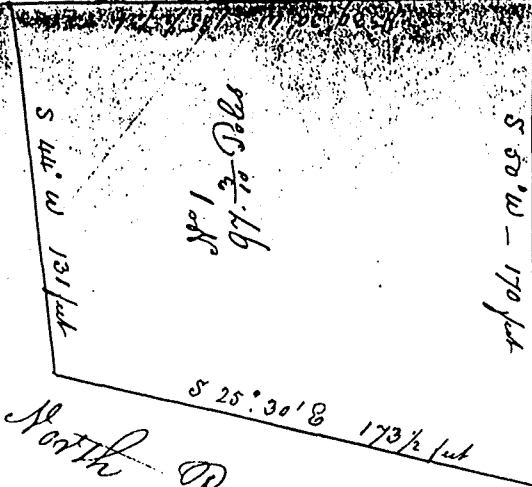
[1845]

N^o 1. 97 ³/₄ Poles
2. 33 ¹/₂
3. 47 ³/₄
178 ³/₄

North Street
North Street



North Street



North River

F



1851

Finsbury Rail Road

SKERRY

CONANT

PEARL

SAUNDERS

CROSS

WINTER

PICKER

STREET

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STREET

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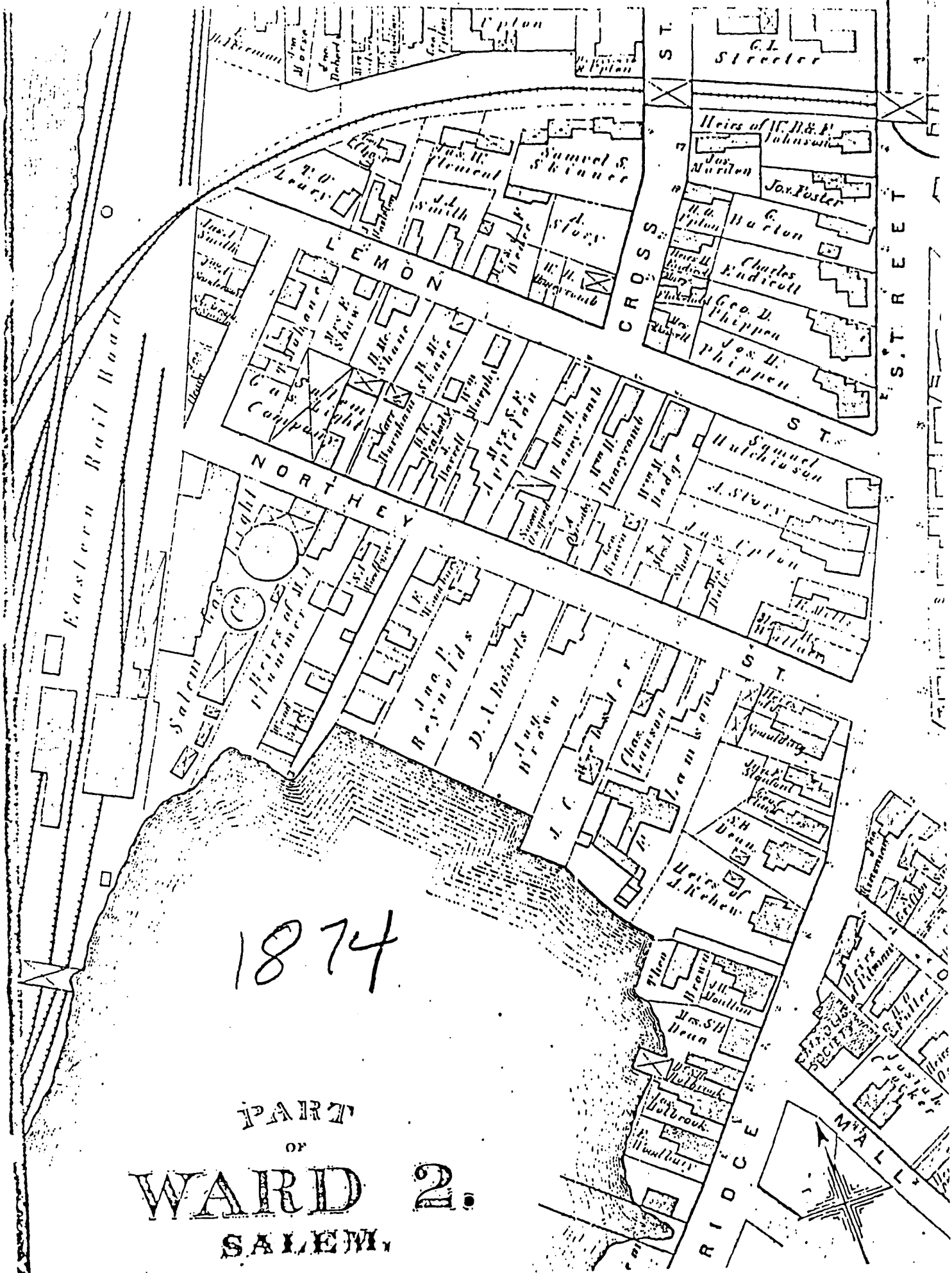
STREET



HOWARD STREET
CEMETERY

WASHINGTON
SQUARE

1851



PART
OF
WARD 2.
SALEM.

1874

Eastern Rail Road

LEMON

NORTHEY

CROSS

ST.

S.T. R. E. E. T.

ST.

ST.

RIDGE

MALL

G. L. Streeter

Heirs of W. H. & E. Johnson

Jos. Murden

Jos. Foster

H. H. Putnam

G. Barton

Thos. W. B. Bury

Charles Kendrick

Thos. W. B. Bury

Geo. D. Phippen

Thos. W. B. Bury

Jos. W. Phippen

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OUTER STORAGE

HAMILTON, BALCOMB & PETERSON

SMITH

WOODBURY

MRS J P REYNOLDS

H G LEACH

H F BROWN

G LAMSON HEIRS

LAMSON

WOODBURY

MARY A THOMAS HEIRS

J B CURRIER HEIRS

J I HUTCHINSON

J H PRIPPEN

G D PRIPPEN

CHAS ENGICOTT

G BARTON HEIRS

J C POSTER

M B JOHNSON HEIRS

MARY G WARD

M W INNABLE

G H DANFORTH

A POTTER

T GOLDSATE

EDWARDS

G R FIFE

D HENDERSON

HAMILTON BALCOMB PATERSON

D CARR HEIRS

L E PEABODY

M W JONES

S A WOODBURY & H A HALE ET AL

M S HALE

SARAH BALCOMB

ELISH W DODD

J H PRIPPEN

G D PRIPPEN

CHAS ENGICOTT

G BARTON HEIRS

J C POSTER

M B JOHNSON HEIRS

MARY G WARD

M W INNABLE

G H DANFORTH

A POTTER

T GOLDSATE

EDWARDS

G R FIFE

D HENDERSON

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SMITH

HAMILTON BALCOMB PATERSON

D CARR HEIRS

L E PEABODY

M W JONES

S A WOODBURY & H A HALE ET AL

M S HALE

SARAH BALCOMB

ELISH W DODD

J H PRIPPEN

G D PRIPPEN

CHAS ENGICOTT

G BARTON HEIRS

J C POSTER

M B JOHNSON HEIRS

MARY G WARD

M W INNABLE

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S A WOODBURY & H A HALE ET AL

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G H DANFORTH

A POTTER

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EDWARDS

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D HENDERSON

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