

OFFICE AT OLD TOWN HALL

Historic Salem incorporated

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

125 Derby Street

Built for

CAPTAIN EDWARD ALLEN

by 1768

Research by,

Joyce King

Jan. 1982

*"to preserve Historic Sites, Buildings and objects,
and to work for the education of the community
in the true value of the same."*

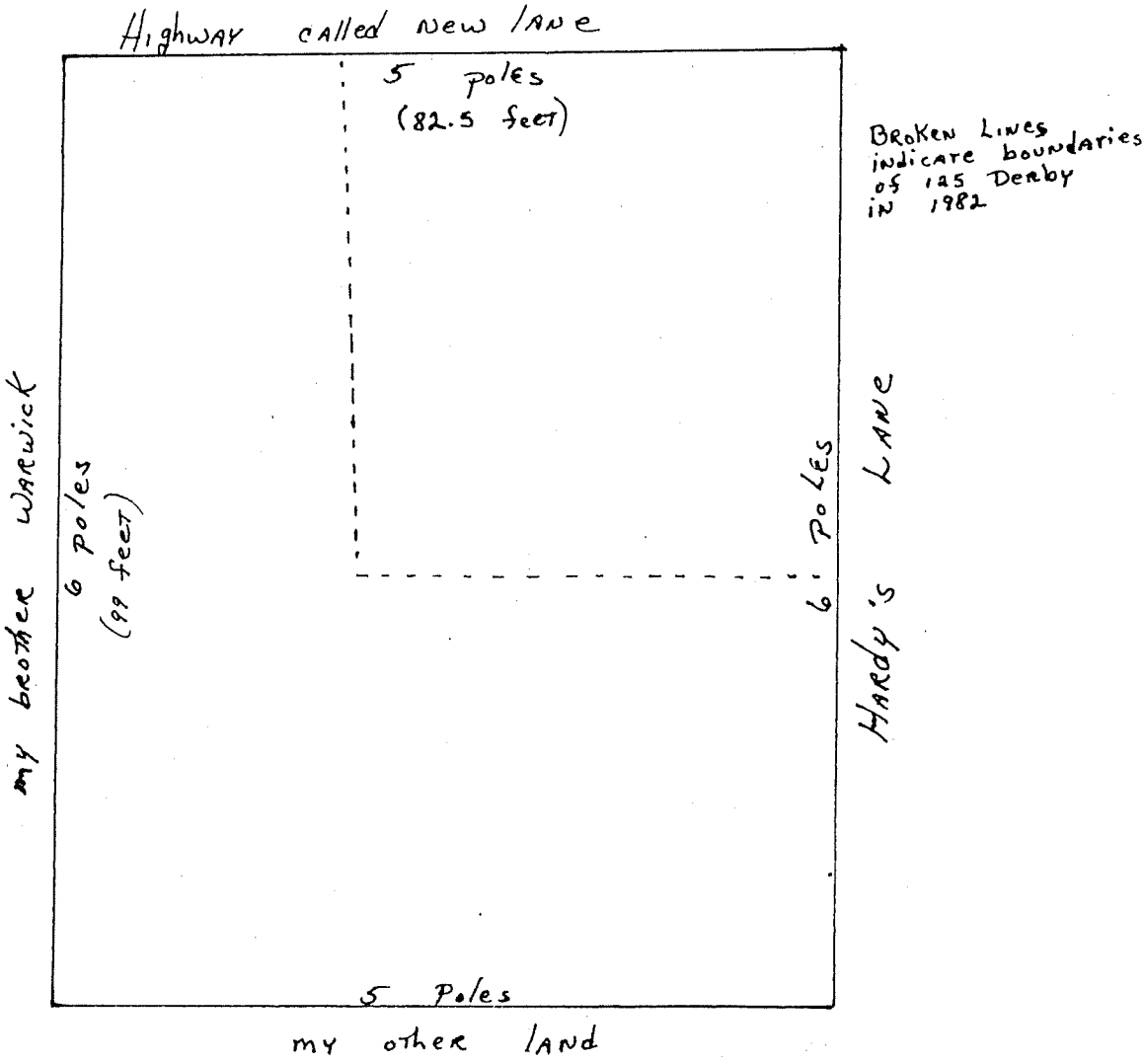
125 Derby Street

Derby street was laid out before 1768. It was called a new town way in 1768; a way leading from the Long Wharf to the ropewalk, 1770; the new lane, 1781; Fore street, 1787; and Derby street, 1799. (Essex Antiquarian, vol. 10 pg. 22)

"This lot was a portion of the original homestead of Joseph Grafton, a mariner, who conveyed it to his son John Grafton of Salem, mariner, Sept. 15, 1667. John Grafton built a house upon the lot (Hardy St.) and lived in it until his removal to Boston, before April 14, 1711, when he conveyed the house and land for two hundred pounds, to his grandson Joseph Hardy of Salem, shipwright. Mr. Hardy also removed to Boston before June 17, 1713, when he conveyed the house and lot to Joseph Andrew of Salem, house-carpenter, for three hundred pounds. For a similar consideration, Mr. Andrew conveyed the land, house, workhouse and barn to John Pickering of Salem, yeoman, Feb. 21, 1714-5. Mr. Pickering died, possessed of the estate, in 1722, having devised it to his daughter Sarah Hardy for her life and then to her children by her husband Joseph Hardy. Mrs. Hardy died, and the children of Mr. Hardy and herself: Benjamin Goodhue of Salem, blacksmith, and wife Martha, Nathaniel Phippen, jr., of Salem, cooper, and wife Seeth, Edmund Henfield of Salem, cooper, and wife Lydia, Isaac Pierce of Boston, baker, and wife Mary, and widow Sarah Mansfield, conveyed five-sixths of the house and land to Warwick Palfrey of Salem, gentleman, Nov. 11, 1745; and Benjamin Ropes of Salem, cooper, and wife Ruth (another daughter of Mr. and Mrs. Hardy) conveyed one-sixth of the house and lot to Mr. Palfrey May 31, 1746. Mr. Palfrey died in 1756, possessed of the house and lot, having devised the estate to

his son Walter Palfrey who then lived in the house." (Essex Antiquarian vol. 10 page 72)

On June 24, 1766 Walter Palfray, fisherman, for 60 pounds, sold to Joseph Hodges, merchant in behalf of and on account of Edward Allen, land in the East Parish containing 30 poles:



(book 119 page 166)

Captain Edward Allen built his new home on the new and bustling thoroughfare, now called Derby St., shortly after purchasing the land. He described it as "my mansion house, warehouse and homestead land whereon they stand" when he mortgaged the property on Sept. 14, 1768 to Richard Hauning for 5 shillings. (book 125 page 135)

Edward Allen, born in 1735, came to America from Berwick on the Tweed in 1757 and married on Jan. 18, 1759 Ruth Hodges daughter of Gamaliel and Sarah (Williams) Hodges. After the death of his wife Ruth, which occurred in 1774, Capt. Allen married Margaret Lockart of N. Carolina in 1778. He died on July 27, 1803 at the age of 68. Nine children survived him.

In his will, written July 12, 1803, Capt. Allen bequeathed to his wife Margaret as her dower "all plate, household furniture and all provisions and stores for the family which shall be in the house and the wood which I shall have at the time of my death. All to wife for the term of her natural life. Also the income and improvement of all the real estate. The house where I now live and land under and adjoining with the store and other buildings thereon shall be held and enjoyed by said wife during her natural life and the rest shall be held and possessed by my nine children Edward, Ruth, Alice Alexander, John, Nancy, Petsy, Henry and Sally and their heirs." (Probate #394) (Inventory see appendix A)

Margaret Allen died on Aug. 13, 1808. Her death was recorded in the East Parish list of deaths:

"Margaret, widow of Capt. Edward Allen. Intermittent fever, 54 years. She was a Lockhart of North Carolina. Came to Salem thirty years ago. She was very young to her husband. Married at 23, living in marriage twenty-five years. Four children survive her, two sons. Capt. Allen's first wife was a Hodges by whom he had three children, one son. A grandchild also, Mary Swett, by deceased daughter, a Webb. Lived partly on her farm on Salem Neck. Derby street, cor. of Hardy."

The estate was offered for sale and advertised in the local papers:

VALUABLE REAL ESTATES.

ON Wednesday 9th Nov. at 11 o'clock, will be sold at auction, that valuable and pleasant situation on Salem Neck, the late residence of Mrs. ALLEN, deceased. The Farm contains about 45 acres of excellent land, in a high state of cultivation; the dwelling house, out buildings and fences are all in good repair. This delightful spot is too well known to need a particular description.

ALSO,

On FRIDAY the 11th Nov. at 10 o'clock, will commence the sale at auction, of all the residue of the Real Estate of Capt. EDWARD ALLEN, deceased, viz.

The Mansion House situated on the corner of Derby and Hardy streets, with the Store and Buildings adjoining. The lot is 83 feet on Derby street, and 100 feet on Hardy street.

Also, a Dwelling House, calculated for a family, opposite the above, and situate on the corner of Derby and Hardy streets, with the land under and adjoining, measuring 54 feet on Derby street, and 80 on Hardy street.

Also, the House and Lot adjoining easterly on the above, fronting on Derby street 48 feet, and 80 feet in depth.

Also, one other Lot of Land adjoining easterly the above, fronting on Derby street 48 feet, and 80 feet in depth.

Also, one other Lot of Land adjoining easterly the above, situated on the corner of Derby streets, measuring 71 feet on Derby, and 69 feet in Turner street.

Also, one other Lot in Allen street fronting on said street 54 feet and 100 feet in depth, together with a large Dwelling House, well calculated for a boarding house.

As all the above valuable Estate is to be sold to make a more just and equal distribution amongst the heirs, the public may expect to see and unreversed sale which will be on the several pretences, when the terms will be made known.

JOHN SAUNDERS, Auctioneer.

The mansion house was not sold until March 10, 1810 when Edward Allen excutor of the last will "of my father Edward Allen" sold to Joseph Waters, merchant, the land and dwelling house for \$4,564. (book 188 page 205)

Along with patriotic service in the Revolutionary War, Captain Waters' most known accomplishment was when he superintended the construction of the frigate "Essex" in 1798. This famous vessel was built by Salem ship-builders on Winter Island, rigged and turned over to the government to serve in the War of 1812. The "Essex" proved a very fast sailer, and had a noted career.

Captain Joseph Waters did not occupy the house on the corner of Derby and Hardy streets but apparently purchased the property as an investment. A few bills concerning the "Allen House" are preserved at the Essex Institute:

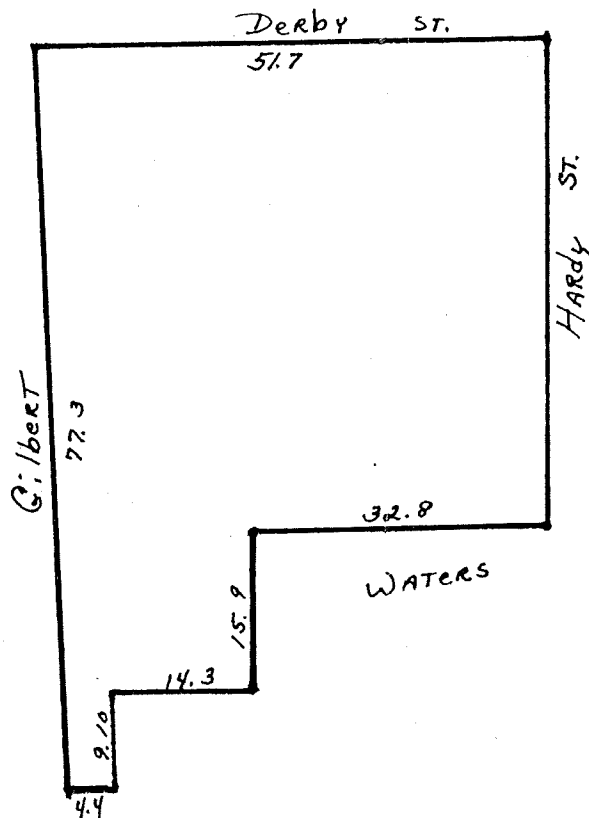
1821 Samuel Simonds			
Oct. 22	painting of floor at Allen House		3.25
Dec. 17	yellow pt. 20		1.20
	1 quart of oil		1.53
	painting of pourch		2.50
Jan. 4	painting 3 rooms		17.00
	painting window shutters		6.75
1824 Richard Stickney			
March 23	for repairing floor at Allen House		1.25
April 13	repair fence		.50
May 7	repair gates		.75
June 19	repair fence		1.00
1829 Richard Stickney work and stock Allen House			
	fitting and painting 2 days		3.00
	stock		1.75
	Sept. fitting gate		
1830			
Jan. 9	repairing floor and fitting doors at Allen House		2.50
	new lock		.33

The first listing of tenants is found in the Street Books stored at City Hall:

- Owner - Joseph Waters - house, shop and 1 barn
- Occupants - Michael Wheeler
- James Tripp
- William Clark
- Charles Archer
- John A. Frost

Mr. Joseph Waters died on Feb. 11, 1833. In his will, written Jan. 31, 1833 (probate #29000), bequeathed the "Allen House so called with the land under and adjoining" to his son William D. Waters. (inventory appendix B)

On Oct. 6, 1834 William B. Waters, merchant, and his wife Abigail sold the dwelling house and land to Thomas Melzard, tobacconist:



On Nov. 5, 1835 Thomas and Mary Felzard sold one half share of the dwelling house and other buildings purchased from William D. Waters to John Nichols Jr. (book 285 page 99) Three months later, on Feb. 23, 1836, John Nichols Jr. acquired the remaining half of the estate by purchase from Thomas Felzard. (book 285 page 238)

During Mr. Nichols' ownership the occupants of the house, then numbered

77 Derby were:

- 1836 William Smith 3rd, coaster
- Joseph Holdson, mariner
- 1837 Richard Hill, cooper
- Richard Hill, master mariner

On April 17, 1838 William D. Waters purchased the property back from John Nichols Jr. "The dwelling house and out buildings, being the estate formerly owned by said Waters." (book 306 page 99)

The directory listings indicate the occupants of #77 Derby in 1842:

- James Ward, mariner
- H.A. Brooks
- Rebecca Becket
- Abigail Chase
- Edward Felt, pump and block maker

The year 1844 brought some change in occupants:

- Edward B. Felt age 32
- Benjamin Willet " 38
- Joshua Chase " 20
- George Chase " 18

The following bill was found among the William D. Waters papers now preserved at the Essex Institute.

The 1850 census gives a close look at the families in residence:

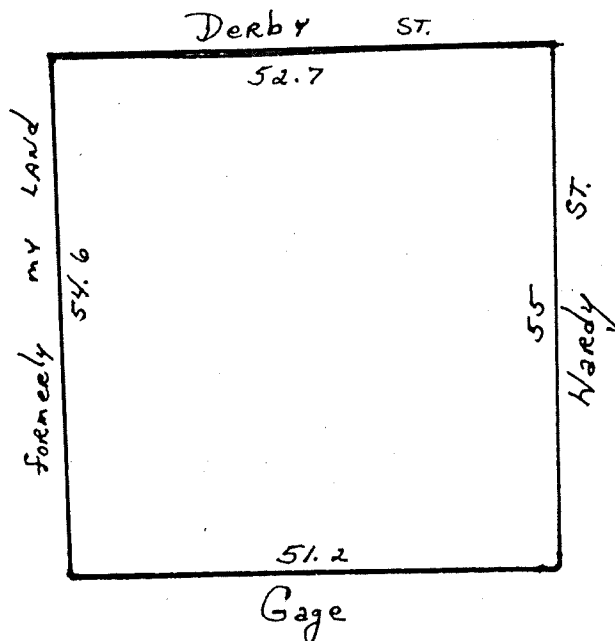
Peter Caraway	age 37	master mariner	born Italy
Catherine "	" 34		" Mass.
Edward A. "	" 14		" "
Julia A. "	" 9		" "
Catherine "	" 6		" "
Peter "	" 3		" "
George "	" 1 month		" "
2nd family			
David Dee	" 32	overseer at Haunkeag Mills	" R.I.
Eliza A. "	" 24		" Mass.
Mary Eliza "	" 8		" "
William "	" 5		" "
John "	" 4		" "
3rd family			
Rachael Swan	" 74		" Mass.
Lousia Millet	" 45		" "
Benjamin F. "	" 17	cooper	" "
Francis "	" 13		" "
Emily H.	" 7		" "
4th family			
Joseph L. Cran	" 35	clerk	" Mass.
Esther "	" 29		" "
Joseph L. "	" 10		" "
Henry "	" 6		" "

In March of 1854 this ad appeared in the local newspapers:

For Sale

"The three story dwelling house and land under and adjoining the same situate on the corner of Derby and Hardy streets. The house is finished to the third story, has four rooms on a floor in the two lower stories, and seven upper chambers, would make a very good tavern or boarding house."

The dwelling house and land were sold on May 22, 1854 by William D. Waters to Thomas Rogers and David McDonald:



(book 504 page 224)

When the 1860 census was taken the house had been renumbered 77-79 Derby Street with the semblance of vast overcrowding:

David McDonald	age 40	laborer	born Ire.
Honora "	" 38		" "
John "	" 13		" Mass.
Philip "	" 12		" "
Catherine "	" 11		" "
Margaret "	" 5		" "
Mary J. "	" 10 months		" "
Alice Andrews	" 23	factory operative	" Ire.
2nd family			
Thomas Rogers	" 56	laborer	" Ire.
Margaret "	" 48		" "
James "	" 10		" Mass.
Catherine "	" 14		" "

3rd family

Joanna Fox	age 45		born Ire.
Ann "	" 28		" Maine
Mary "	" 21		" "
Margaret "	" 18	factory operative	" "
Honora "	" 17	" "	" "
Joanna "	" 15	" "	" "
James "	" 11		" "
Ellen "	" 7		" Mass.

4th family

Mary McCormick	" 58		" Ire.
James Masterson	" 28	shoemaker	" "
Ann "	" 22		" "
Patrick McCormick	" 29	factory operative	" Ire.
John "	" 19	currier	" "
Thomas "	" 16	factory operative	" "
Richard "	" 13		" "
Mary "	" 24		" "

The 1870 census shows a slight decrease in number:

David McDonald	age 55	works in water works	born Ire.
Honora "	" 52	keeps house	" "
Philip "	" 22	works at carpentry	" Mass.
Catherine "	" 20	works in jute factory	" "
Margaret "	" 15	" " "	" "
Mary J. "	" 10	attends school	" "
John "	" 23	mason	" "
Catherine "	" 23	keeps house	" Ire.
David "	" 1		" Mass.

2nd family

Thomas Rogers	" 68		" Ire.
Margaret "	" 60	keeps house	" "
Catherine "	" 24	stitching shop	" Mass.

3rd family

James Tangney	age 45	gardner	born Mass.
Mary "	" 36	keeps house	" "
Bessie "	" 15	works in jute factory	" N.H.

4th family

Jane McCormick	" 56	works in cotton mills	" Ire.
Mary A. "	" 18	works in jute factory	" Mass.
John "	" 16	laborer on wharf	" "

Thomas Rogers died on Dec. 19, 1870 without leaving a will. His estate (probate #52353), consisting of one half house #77 Derby St. valued at \$1,250, furniture valued at \$50 and cash on hand \$150, was allocated to his widow Margaret and daughter Catherine.

The tax records indicate the change in ownership:

1871 Derby Street

#77 David McDonald	owner 1/2 house value \$700	land \$300
John McDonald		
James Tangney		
#79 Rogers family	heirs of Rogers 1/2 house \$700	land \$300

1875 Derby Street

#77 David McDonald	owner 1/2 house \$800	land \$400
Philip McDonald		
John McDonald		
Patrick O'Brien		
John Young		
#79 Martin Geary	owner Mrs. Margaret Rogers 1/2 house \$400	(taxed half value) land 200

The 1880 census demonstrates that the house was still very inhabited:

David McDonald	age 67	laborer	born Ire.
Honora "	" 60	keeps house	" "
Philip "	" 33	carpenter	" Mass.
Margaret "	" 25	works in shoe shop	" "
Mary Jane "	" 20	" " "	" "

2nd family

John McDonald	age 34	boiler maker	born Mass.
Katie "	" 34		" Ire.
David "	" 9		" Mass.
Walter "	" 7		" "
Mary J. "	" 3		" "
Harriet "	" 2		" "

3rd family

James Cogger	" 34	machinist	" Mass.
Katie "	" 31	keeps house	" "
Lillie "	" 1		" "

4th family

Bridget Crowley	" 52	keeps house	" Ire.
Cornelius "	" 23	works in jute mill	" "
James "	" 21	" " " "	" "

In Dec. 1881 this accident report appeared in the local papers:

"Thursday afternoon James Cogger, a machinist at the Naumkeag Mills, received a serious gash in his arm by the premature starting of a spinning-mule. He was taken to the Salem Hospital."

David McDonald died on March 25, 1885. In his will, written March 20, 1885, Fr. McDonald bequeathed all his estate to his wife Hannah. Each child was to receive \$1. His heirs were listed as:

Hannah McDonald - widow
 John McDonald - son
 Philip McDonald - son
 Katie Cogger wife of James - daughter
 Maggie Dean wife of James F. - daughter
 Minnie McDonald - daughter

The changes are reflected in the tax records:

1885 Derby Street

#77	David McDonald (dead)	owner heirs of McDonald	- house	\$700
	John Griffen		land	200
	Philip McDonald			
#79	Cornelius Crowley	owner heirs of Rogers	- house	\$400
	James Cogger		land	200

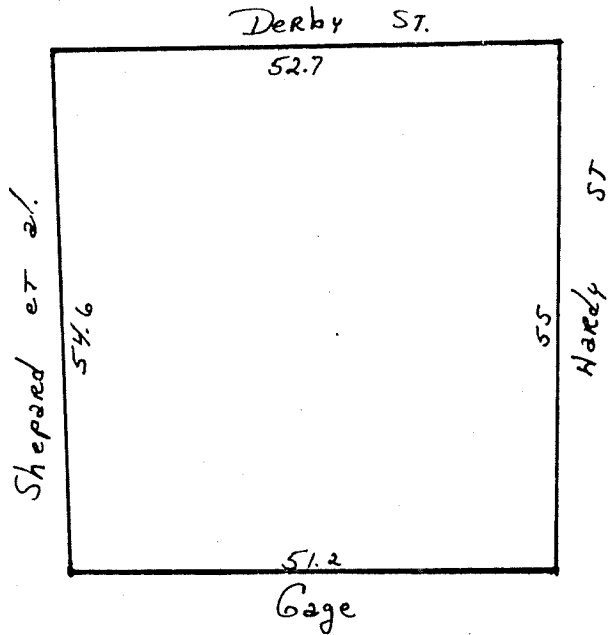
1887 Derby Street

#77	Philip McDonald	owner Hannah McDonald	- house	\$700
	David Higgins		land	300
#79	John H. Griffin	owner heirs of T. Rogers	- house	400
	James Cogger		land	200

1890 Derby Street

#77	Philip McDonald	heirs of H. McDonald.	- house	\$700
	David P. Higgins		land	300
#79	James Cogger	heirs of T. Rogers	- house	400
	Michael Hubbard		land	300
	Daniel Hubbard			

On May 1, 1894 Catherine Rogers, single; Mary J. McDonald, single; Catherine Cogger, widow; James F. Dean and his wife Margaret in her right sold the property to Thomas Hunt:



(book 1411 page 49)

Six days later Fr. Hunt transferred title to the James F. Dean. (book 1411 page 50) The title was later changed to give ownership to Margaret H. Dean wife of James F. Dean. (book 1437 pages 475 and 476)

The tax records for 1894 not only reflect the shift in ownership but also assign the number 125 to the house for the first time:

1894 Derby Street				
125	77 Michael Hubbard	owner	Margaret Dean Catherine Rogers	house \$400
	Daniel Hubbard		Margaret Dean	land 300
	79 Philip McDonald	owner	Kate Rogers	house 700
				300

1900 Derby Street

125	George H. Bartlett	owner	Mrs. J. F. Dean	house \$1,800
	John F. Bartlett			land 500
	Philip McDonald			
	Matthew Riley			

On July 2, 1904 James F. and Margaret H. Dean sold the land and buildings to Margaret Hurley. The same described in deed of Thomas Hunt to Margaret Dean. (book 1247 page 447)

On Sept. 13, 1915 Margaret Hurley, widow, sold to Iyer and Katie Kopelman the land and building at 125 Derby St. (book 2307 page 552)

On June 14, 1950 Katie Kopelman widow of Iyer sold to Philip and Bertha Von Saltza the same property conveyed to Kate and Iyer by deed of Margaret Hurley on Sept. 13, 1915. (book 3246 page 571)

On Dec. 23, 1960 Philip and Bertha Von Saltza sold the house and land at 125 Derby St. to Esther O. Hedburg. "For title see deed Katie Kopelman June 14, 1950." (book 4732 page 187)

On Nov. 9, 1961 Esther O. Hedburg of Dorchester sold to Robert C. Seamans and Peter B. Seamans, trustees of Seamans Realty Trust the land and building 125 Derby St. "See deed of Philip Von Saltza Dec. 23, 1960."

Notes: Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building on Federal St. All maps in this report are not meant to be exact, just for illustration purposes.

The Essex Institute has in its photo collection two photos of 125 Derby St.

A portrait of Capt. Edward Allen can be found at the Peabody Museum.

125 Derby St. is featured in THE SALEM HANDBOOK page 13.

Edward Allen

Inventory of the estate of Capt. Edward Allen late of
Warren in the county of Essex deceased, appraised upon
the 14th day of the month of June 1791 by the subscribers duly appointed to that end
by the Hon. the Court of Probates of
the County of Essex

Real Estate

N^o 1 A dwelling house in S. Salem situated on the
south side of Derby street & bounded
with the out houses & garden & a garden
ing the same bounded westerly on Mary street } 5400

N^o 2 A dwelling house in S. Salem situated on
the south side of Derby street & bounded
with the out houses & garden & a garden
ing the same bounded westerly on Mary street } 2600

N^o 3 A dwelling house in S. Salem situated on
the south side of Derby street & bounded
with the out houses & garden & a garden
ing the same bounded westerly on Mary street } 1650

N^o 4 A house lot in S. Salem situated on the south
side of Derby street & bounded westerly
on lot N^o 2 } 900

N^o 5 A dwelling house in S. Salem situated near
the east side of English street with the land under
& adjoyning the same bounded westerly on land of } 2400

N^o 6 A farm lying in Salem & called court
about 40 Acres more or less with the dwellings
houses & out houses standing thereon } 5100

N^o 7 A dwelling house in S. Salem situated on
the western side of Market street opposite the
Messrs. Marine Insurance office with a small out
house appertaining standing on land of the heirs of
Robert Rantoul dec'd } 1150

78700

Edward Allen

Personal Items

Articles of clothing

12 1/2 yds coarse cotton 2 1/2 yds width	at 2.50 per yd.	\$ 30.00
10 yds colored sewing silk	at 6.25 per yd.	12.50
3 cut pieces of linen 1 1/2 yds wide	at 0.35 per yd.	14.10
3 cut cotton 20 yds width		10.00
4 yds horizontal patterns		3.00
11 Embroidered handkerchiefs		1.85
1 pair mitts		2.00
5 yds fine brown cloth		15.00
11 1/2 yds cambric		9.20
5 yds coarse blue broad cloth		5.00
16 yds white linings		3.50
1 1/2 yds scarlet corduroy		1.50
1 1/2 yds green linings		1.00
3 yds thick paper		9.00
12 yds plated insulated canvas & paper		5.30
24 yds small metal buttons		22.50
30 sheets silk		2.50
2 yds bear wrap		2.50

Household & Miscellaneous

10 Balingany Chairs 4 yds 6 at 13.00 = 78.00 + 6 at 12.00 = 72.00	} 150.00
4 yds of fabric - 1 day chair 8 yds - 2 dolling chairs 5 yds	
1 Settee 5.00 - 61 other chairs mostly window chairs	
approx 100 different cuts - 14.00 - 2 window squares	
9 Balingany Tables 4 yds - 2 at 8.50 = 17.00 + 2 at 6.00 = 12.00	} 31.50
2 D. S. 10.00 - 1 D. S. 8.00 - 3 small D. S. 6.00 = 24.00	
2 D. S. 10.00	
1 Balingany Table 2 yds - 2 Birch tables 6 yds each	} 16.00
Toilet Tables & chairs at 3.00 - 4 other tables 5.00	
1 Balingany Desk & Book cases 4 yds - 1 D. S. Desk 12.00 = 25.00	} 25.00
1 1/2 high case of drawers 12.00 - 1 B. Bureau 8 yds	
Carried over	\$ 307.76

Edward Allen

100 lbs. ...	300.70
...	8.00
100 lbs. ...	40.50
...	77.60
...	32.10
...	19.00
...	16.95
...	42.25
...	37.00
...	5.00
...	5.50
...	10.50
...	3.50
...	30.00

\$ 682.02

29000

Joseph W. Allen

(B)

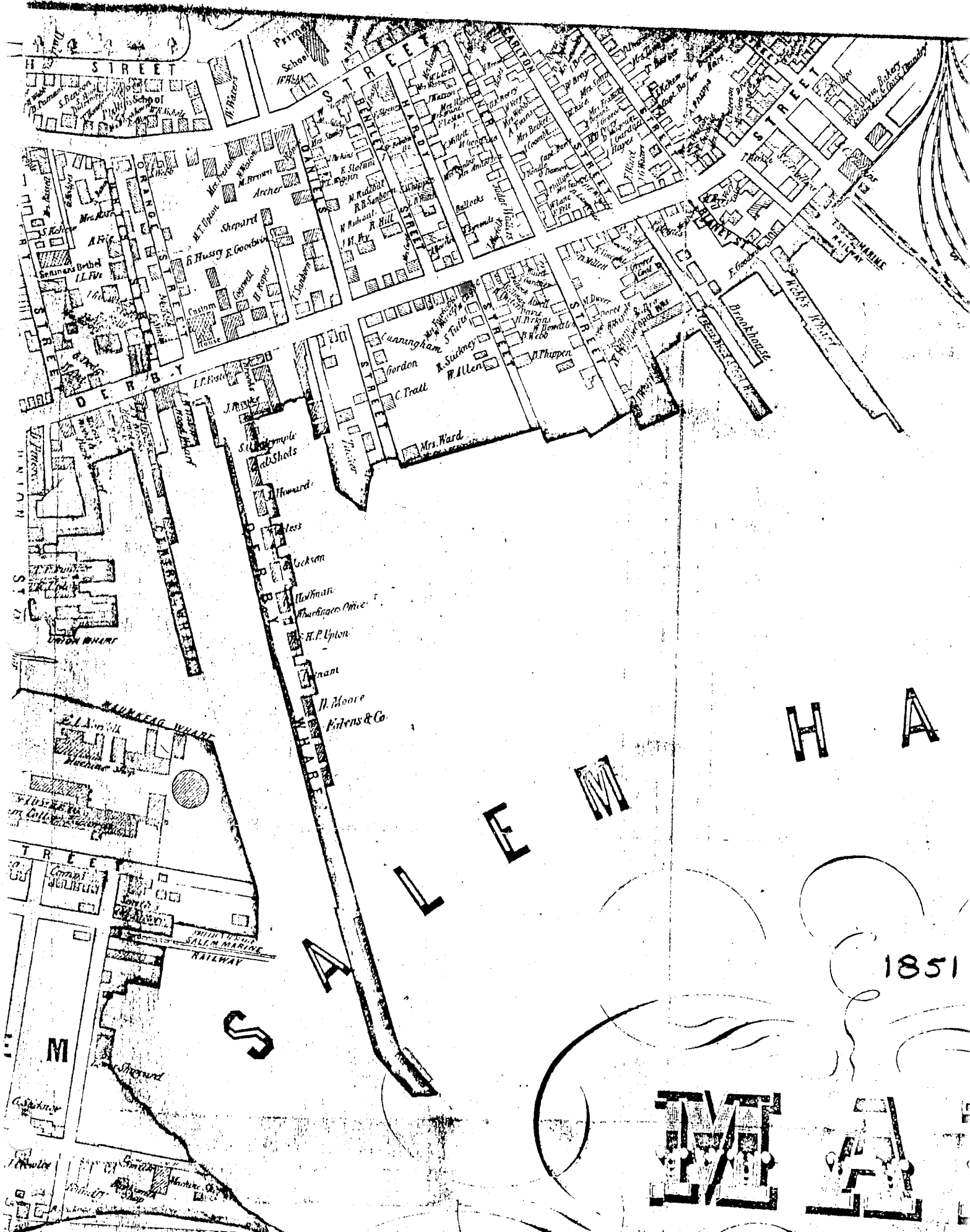
late of Salem in said County, Merchant deceased, testate, as shown to us by the administrator Executor

REAL ESTATE.

Eastern end of Brick house corner of Turner } Derby Streets	\$ 2 000 00
Western end of said Brick house	2 000 00
House Corner of Derby & Hardy Streets	2 500 00
New House in Derby Street adjoining the same	\$ 1 400 00
	3 00 00
Lots of Land in Bridge Street	"
	2 00
Two Jews in East Meeting House	
	<u>\$ 8 202 00</u>

Personal Estate.

Ten shares in Salem M. Ind. Co \$200 each \$ 2 000 00 advanced 4 percent 80 00	\$ 2 080 00
Two hundred shares Union M. Ind. Co. at \$2.50 each advanced 3 percent	492 --
	120
Twenty percent of six shares Wash. State	60
One percent, 60 shares Edg. East. State	
Archibald Rhein's note \$3000	3037.50
net at 8 percent 37.50	18.00
Share in Salem Athen. Club	
Boyd's Dodge note \$500	520.00
net to Feb. 11 20	
Hyatt's note \$300	570.00
net 270	
	2200.00
Shipment in Arno \$2200	1982.50
Amount due on Mortgage of Brookfield farm	1369.44
Cash in Naumkeag Bank \$1369.44	1100 00
Carrier's Charge in	
Mason & Howard's hands 400	
Household furniture, silver plate and utensils \$1000	<u>1000 --</u>
	\$ 13 849 44



S A L E M H A

1851

M A S S

OF THE

CITY OF

M A S S

STAGE POINT



H 481

Wm Hunt
Saddle Street

Wm Hunt
Saddle Street

Derry Street
Saddle Street

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Daisy Street

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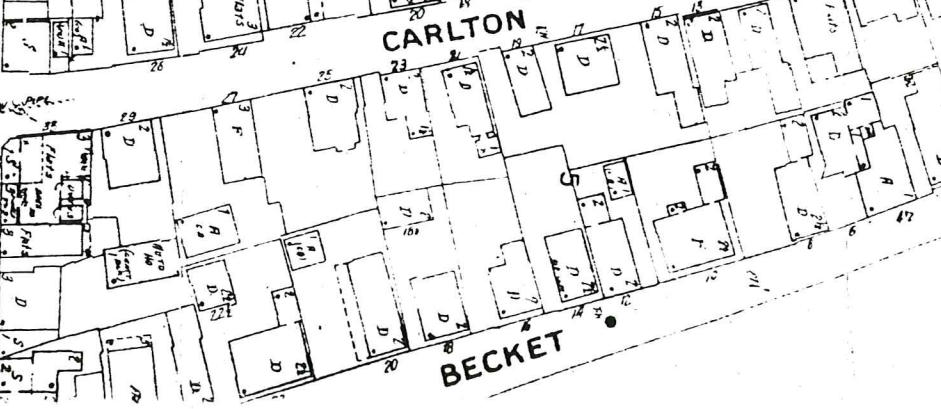
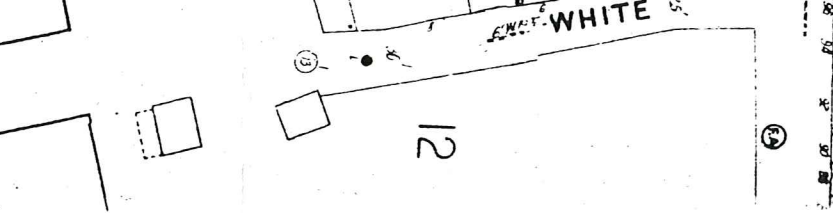
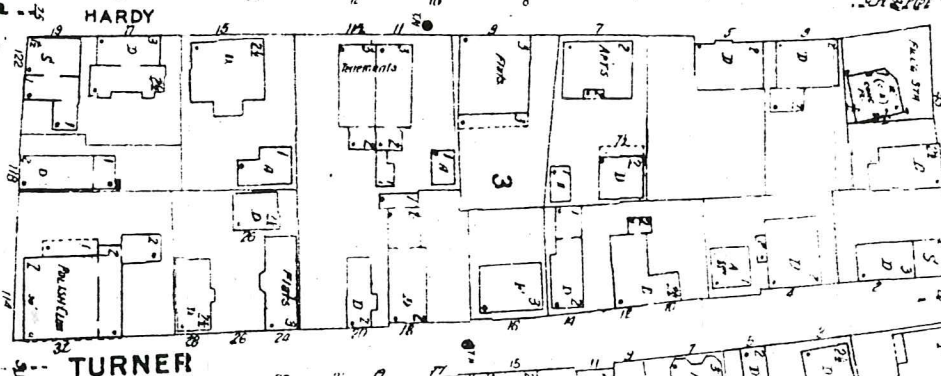
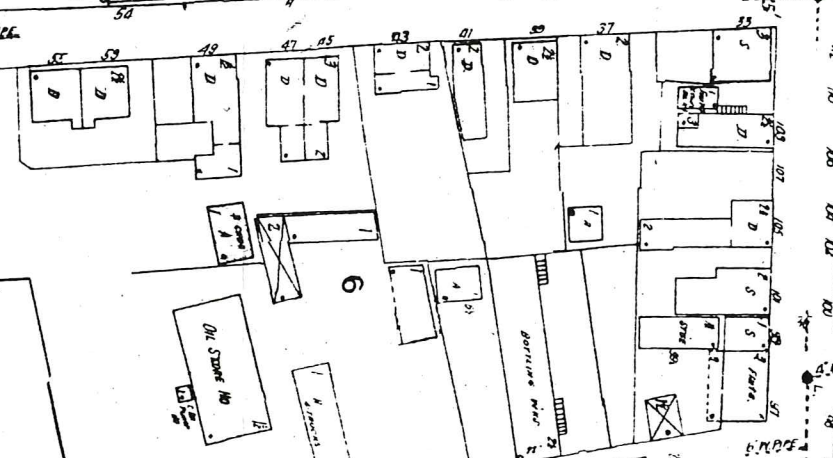
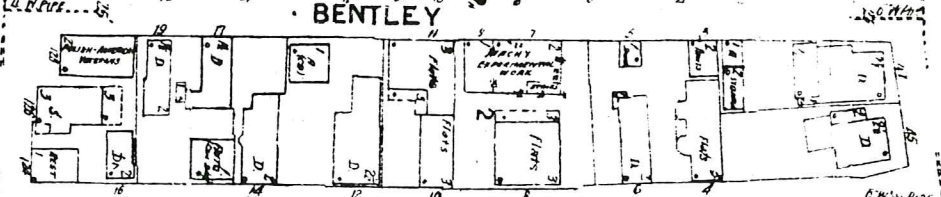
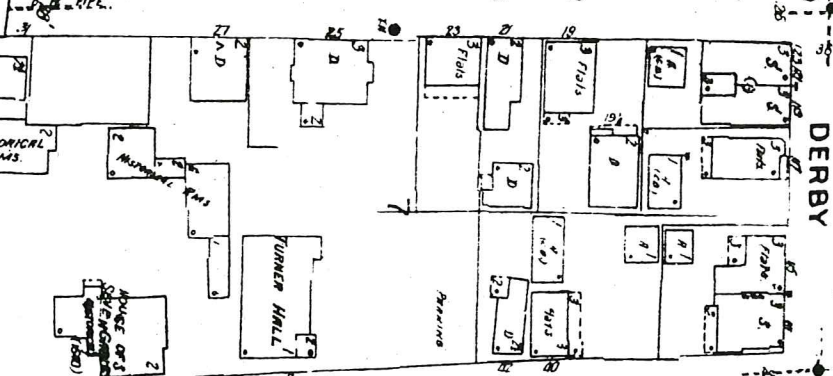
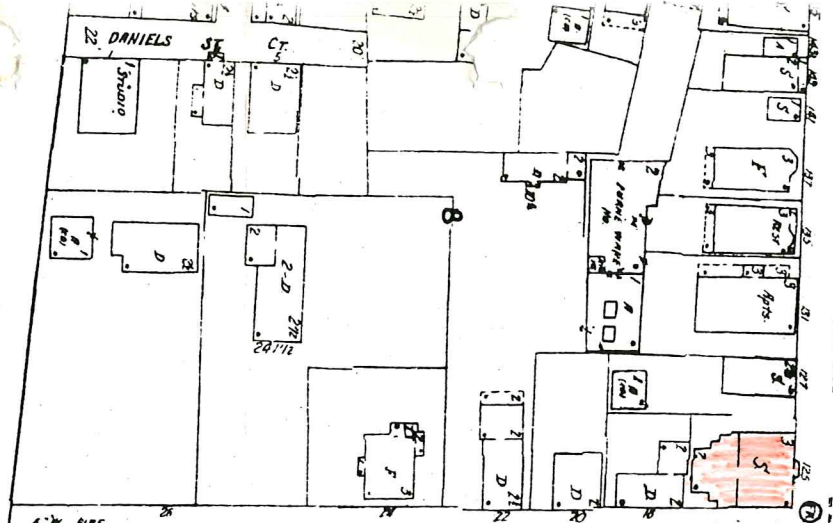
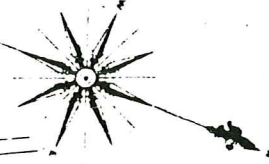


1897
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M
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1897

1956

S A I C M H A T B O O R



9

12

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