

18 Beach Avenue, Salem

According to available evidence, this structure, built as a summer house in 1887 for George W. and Lucy A. Hobart, of Lowell, was rebuilt in 1910 for Charles Turner, a Salem construction manager, and his wife Sadie. Beginning in 1915, it was operated as The Point Breeze House, a summer guest house.

On 27 Sept. 1880, Daniel B. Gardner for \$975 sold to Lucy A. Hobart, wife of George W. Hobart of Lowell, the land and buildings, lots 64 & 65 on a Plan of Cottage & Stable Lots on Juniper Point, Salem Neck, subject to specified restrictions (ED 1046:97). These lots were part of a larger parcel, Lot 33, on the original 1875 plan (appended to this report) of the subdivision of Juniper Point into various lots. Mrs. Hobart immediately mortgaged the lots for \$675 to Daniel C. Manning of Salem (ED 1046:165).

Mr. Gardner had purchased much of the old Allen Farm property before 1875. In the days before the 1875 subdivision, this was a part of the Salem Neck farmland. Rev. William Bentley (1757-1819) frequently took his walks this way. Of the early days at "the Juniper," Henry M. Brooks wrote (c.1890), "at what is called the Juniper, south of the Willows, there were, within my recollection, a number of juniper trees, hence the name. These trees have since gradually disappeared. Some were there as late as 1869. This was always a favorite spot for fishing parties to land and have fish fries and chowder." (EIHC 31:110).

It is very clear that Mr. Gardner intended for The Juniper as a planned community, with severe restrictions on who could build what kind of structure thereabouts. No doubt he did this in order to fend off any rush to throw up cheap summer places, or even tents, and drive down the price of the land. His intentions are expressed in the restrictions he placed on the usage of Lots 64 & 65 in the deed of 1880: for 25 years forward from 25 July 1876 "no building or any part thereof, except the steps, piazza, porticoes, bay windows, covings and cornices, shall be erected on the granted premises, and that for said term no dwelling house shall be placed on the granted premises costing less than \$300; and that for said term, no building nor any part thereof on said land shall be used as a hotel, boarding-house, saloon, shop, livery or boarding stable, or for manufacturing purposes, or for any purposes than for a private dwelling house, with the usual out-buildings, including a private

stable; no stable, however, to be erected within 50' of any street, and with the further agreement that no swine shall be kept on said land during the term.”

From the 1880s valuations, it may be inferred that in 1886 Mrs. Hobart had only one house at the Juniper: a cottage on Lot 8. In 1887, she had the #8 cottage (evidently occupied by Sarah G. Beach) and a house at #33 Beach Ave., occupied by the Hobarts (house worth \$800, land worth \$600—same figures given in 1889 valuation for #33). Almost certainly, that house at #33 is the present house at #18. Therefore, it would have been built between 1886 and 1887. It was then given the #33 to correspond with its lot number. Note that in the 1875 Juniper Point Plan the stable lots 64-65 are shown as Lot #33.

The Hobarts remained residents of Lowell, and summered here at Juniper Point in this house, evidently through the year 1891. On 16 June 1892 Mrs. Hobart for \$1550 sold to Charles H. Beach and wife Sarah G. Beach the buildings and land on Lots 64 & 65; also two stable lots on Grant Street, Lots 74 & 75 (ED 1348:252).

The 1897 Salem Atlas shows the house occupying Lots 64 & 65 and owned by “Sarah G. Beach;” and there is a small building on Lot 75. Note that, in its footprint, the building here appears to be rectilinear, without bays or porches; it occupies only the land of Lots 64 & 65; and it is situated at some little distance from the house to the southeast. Perhaps the 1897 atlas did not do justice to the actual contours of the house as it was then; more likely, it was a much plainer and smaller building than it is now; and it may have been a different building altogether.

The Beaches resided at 1 Beach Avenue in 1892 and afterward; evidently they purchased this house and land (#18) as an investment. Charles H. Beach (1847-1902) was born in Saco, Maine, on 1 Nov. 1847. He enlisted in the U.S. Army in March, 1864, aged 16; and served in Company K of the 13th Maine Infantry regiment for the duration of the Civil War. In 1868 he married his wife Sarah; and in the 1880s or before, he and his wife Sarah came to Salem, where he worked as the agent of Wheeler & Wilson Sewing Machine Co., with an office at 276 Essex Street and a house at #274 (per Naumkeag Directory). The Directory gives his business in 1889 as Beach & Smith, Metropolitan Supply Co. The Beaches resided on upper Essex Street before moving to 1 Beach Avenue by 1887. By 1891, he was living in Salem but working in Brockton; and by 1894 the Beaches had removed to their home town of Saco, Maine (per Directory). By 1898 they were back in Salem, residing at 1 Beach Avenue, and he was back at 276 Essex Street with the sewing machines. Mr. Beach died on 9 March 1902, aged 54 years. He

was survived by his widow Sarah (no children), to whom he devised all of his property by his will of 1896. Mrs. Beach lived on another six years. She died on 2 March 1908, leaving a minor daughter, Gladys (probably adopted), of Salem, and a sister, Joanna W. Stinson of New Sharon, Maine. She owned the houses on Beach Avenue situated on Lots 8, 19, and 33. The house at Lot 33 (#18) was valued at just \$1000, and the land at \$500.

In April, 1909, the Sarah G. Beach estate sold the Stable Lots 64 & 65, "with buildings thereon," for \$1400 to Mrs. Sadiebelle N. Turner, wife of Charles C. Turner of Salem (ED 1967:70). One month later, this same Mrs. Turner purchased the land to the northeast and southeast of the small Lots 64 & 65, which gave her a much larger house-lot. On this newly enlarged house lot, it seems, the Turners rebuilt the original house, but not before the spring of 1910, for at that time the property was still valued at just \$1500 (house, \$1000, land \$500) and the City Valuation had not yet noticed that the Turners had acquired the land adjoining Lots 64-65 (see published 1910 Salem Valuations). Either the Turners included the original building in their remodeling, or they removed the 1887 building and built, from scratch, the present house. The "new" house was completed by 1911, for the 1911 Atlas shows the footprint of the house as it is today; and the house is shown situated close to the house to the southeast (unlike the building shown on the atlas of 1897).

In 1909, Charles C. Turner worked as a superintendent of building construction in Boston, and resided at 18 Beach Ave., Juniper Point (per 1909 Salem Directory). This was his first listing in the Salem Directory. In 1910, the Turner family resided here and consisted of Charles, 48, Sadie B., 41, and their three children, Norris, 19, a contractor's helper, Gladys, 17, and Gilbert, 15 (1910 census, ward one, precinct one). The house was enlarged and improved in 1910 or 1911, and by 1914 (per Directory) the Turners had been joined by Nathan Shribman, a summer resident (perhaps a boarder, or perhaps he took the house for the summer). Mr. Shribman worked (evidently as a manager) at the Salem Counter Company, which supplied the shoe industry; and he resided at 3 Wisteria as his year-round home.

At this time, Salem Willows was being developed with amusement rides and restaurants—a new addition to the scene at Juniper Point, which had been a neighborhood of summer homes with a clubhouse and hotels but few or no commercial aspects. In the years preceding World War I, a merry-go-round, a casino, and many summer-only restaurants sprang up here, along with boarding-houses, and the Willows took on its amusement-park character, separate from the residential character of the Juniper Point neighborhood to the east.

Since the 1840s, the City of Salem had pursued a manufacturing course. More factories and more people required more space for buildings, more roads, and more storage areas; and as the settled part of the city was built up, places like the Juniper became more valuable.

Salem kept building infrastructure, and new businesses, and expansions of established businesses. Retail stores prospered, and machinists, carpenters, millwrights, and other specialists all thrived. In the late 1800s, French-Canadian families began coming to town to work in Salem's mills and factories, and more houses and tenements filled in what had been open areas of the city. They were followed in the early 20th century by large numbers of Polish and Ukrainian families, who settled primarily in the Derby Street neighborhood. By the eve of World War One, Salem was a bustling, polyglot city that supported large department stores and large factories of every description. Its politics were lively, and its economy was strong.

On June 25, 1914, in the morning, in Blubber Hollow (Boston Street opposite Federal), a fire started in one of Salem's fire-prone wooden tanneries. This fire soon consumed the building and raced out of control, for the west wind was high and the season had been dry. The next building caught fire, and the next, and out of Blubber Hollow the fire roared easterly, a monstrous front of flame and smoke, wiping out the houses of Boston Street, Essex Street, and upper Broad Street, and then sweeping through Hathorne, Winthrop, Endicott, and other residential streets. Men and machines could not stop it: the enormous fire crossed over into South Salem and destroyed the neighborhoods west of Lafayette Street, then devoured the mansions of Lafayette Street itself, and raged onward into the tenement district. Despite the combined efforts of heroic fire crews from many towns and cities, the fire overwhelmed everything in its path: it smashed into the large factory buildings of the Naumkeag Steam Cotton Company (Congress Street), which exploded in an inferno; and it rolled down Lafayette Street and across the water to Derby Street. There, just beyond Union Street, after a 13-hour rampage, the monster died, having consumed 250 acres, 1600 houses, and 41 factories, and leaving three dead and thousands homeless. Some people had insurance, some did not; all received much support and generous donations from all over the country and the world. It was one of the greatest urban disasters in the history of the United States, and the people of Salem would take years to recover from it. Eventually, they did, and many of the former houses and businesses were rebuilt; and several urban-renewal projects were put into effect.

Soon after the fire, the Turners moved out of Salem. On 13 May 1915 they sold the premises here to Mrs. Ida A. Noble, a Salem widow (ED 2294:493). Mrs. Noble, a native of Nova Scotia, was the widow of Whitfield Noble, who had died before 1904. In 1905 she resided at "11 Highland" (Highland Avenue?), evidently with her daughter Asphodel Noble. Between 1908 and 1909, Mrs. Noble moved from "11 Highland" to an apartment, 17r Brown Street, near Salem Common (see 1909 Directory). At that time, the double dwelling at 17-19 Brown Street was a lodging house run by Mrs. M. Perkins; but by 1910 Mrs. Noble was running the place as "The Adams House," a guest house, where she also resided with her daughter (see Directory, 1909). She needed help running the place, and took a partner, William Brabazon, who also resided there; and as partners they operated The Adams House (see Directory, 1910). This partnership did not last; and Mrs. Noble continued on her own.

Mrs. Ida Noble was successful in her business, and in 1915, as mentioned, she purchased 18 Beach Avenue, which she immediately opened as The Point Breeze House, a summer guest house, one of many at the Juniper. In the 1916 Directory, she is listed as proprietor of The Adams House (19 Brown St.) and of "The Point Breeze" (18 Beach Avenue), which houses she also used respectively, as her home and her summer residence.

After many years as a widow, Mrs. Ida A. Noble married (by or in 1921) a man named Chester C. Jones, for whom the Directory does not list an occupation. After that, she did not reside at Brown Street or run The Adams House, evidently; and #18 became her year-round residence. In 1921 (per Directory) she, Ida A. Noble Jones, was operating this house as the Point Breeze House; and Chester C. Jones had "removed from city." He was back by 1929, when he and Ida are listed 18 Beach Avenue, but the house is not listed as a hotel or as the Point Breeze House. This remains the case until 1936, when Mr. Jones disappears permanently from the record. In that year, the house is once again The Point Breeze House, a hotel and the home of Mrs. Ida A. Jones. So it remained for decades, until 1962—fully 41 years since Ida had purchased the homestead.

In October, 1962, Mrs. Ida A. Jones sold the property to Mr. & Mrs. Robert W. & Lilliane I. Field (ED 4992:206). Mrs. Jones moved to 97 Columbus Avenue, where she died on 9 January 1963, at an advanced age. She was survived by her daughter Asphodel, the wife of Clarence C. Phipps, and by two grandsons.

Since 1962, the ownership of the house has changed several times: it went to the Gordon F. Robinsons, 1963 (5035:245); to the Arthur M. Coons, 1966 (5406:181);

to Richard J. Edelstein, 1978 (6542:576); and to Deborah H. Duffee, 1986 (8238:324).

Today the house is owned by Mr. & Mrs. Michael & Maria Buckley (14839:212), who reside here with their daughter.

While the arrival of suburban shopping malls and the relocation of manufacturing businesses took their toll on Salem, as they have on many other cities, Salem, more than most, has navigated its way forward into the present with success, trading on its share of notoriety arising from the witch trials, but also from its history as a great seaport and as the home of Bowditch, McIntire, Bentley, and Hawthorne. Most of all, it remains a city where the homes of our predecessors are all honored as a large part of what makes Salem different from any other place.

--8 Sept. 2001, Robert Booth for Historic Salem Inc.

Glossary & Sources

A figure like (ED 123:45) refers to book 123, page 45, Essex South registry of Deeds, Federal Street, Salem.

A figure like (#12345) refers to Essex Probate case 12345, on file at the Essex Probate Court, Federal Street, Salem, or on microfilm at Mass. Archives, Boston, or at the Peabody Essex Museum's Phillips Library, Salem.

Census records (censuses were taken every 10 years from 1790 on, and in 1855 and 1865) are available on microfilm; they list the heads of households 1790-1840, and then list family members from 1850 on.

MSSRW refers to the multi-volume compendium, *Mass. Soldiers & Sailors in the Revolutionary War*, available at the Salem Public Library among other places.

MSSCRW refers to the multi-volume compendium, *Mass. Soldiers, Sailors, & Marines in the Civil War*, available at the Salem Public Library among other places.

EIHC refers to the Essex Institute Historical Collections (discontinued), a multi-volume set (first volume published in 1859) of data and articles about Essex County. The indices of the EIHC have been consulted regarding many of the people associated with this house.

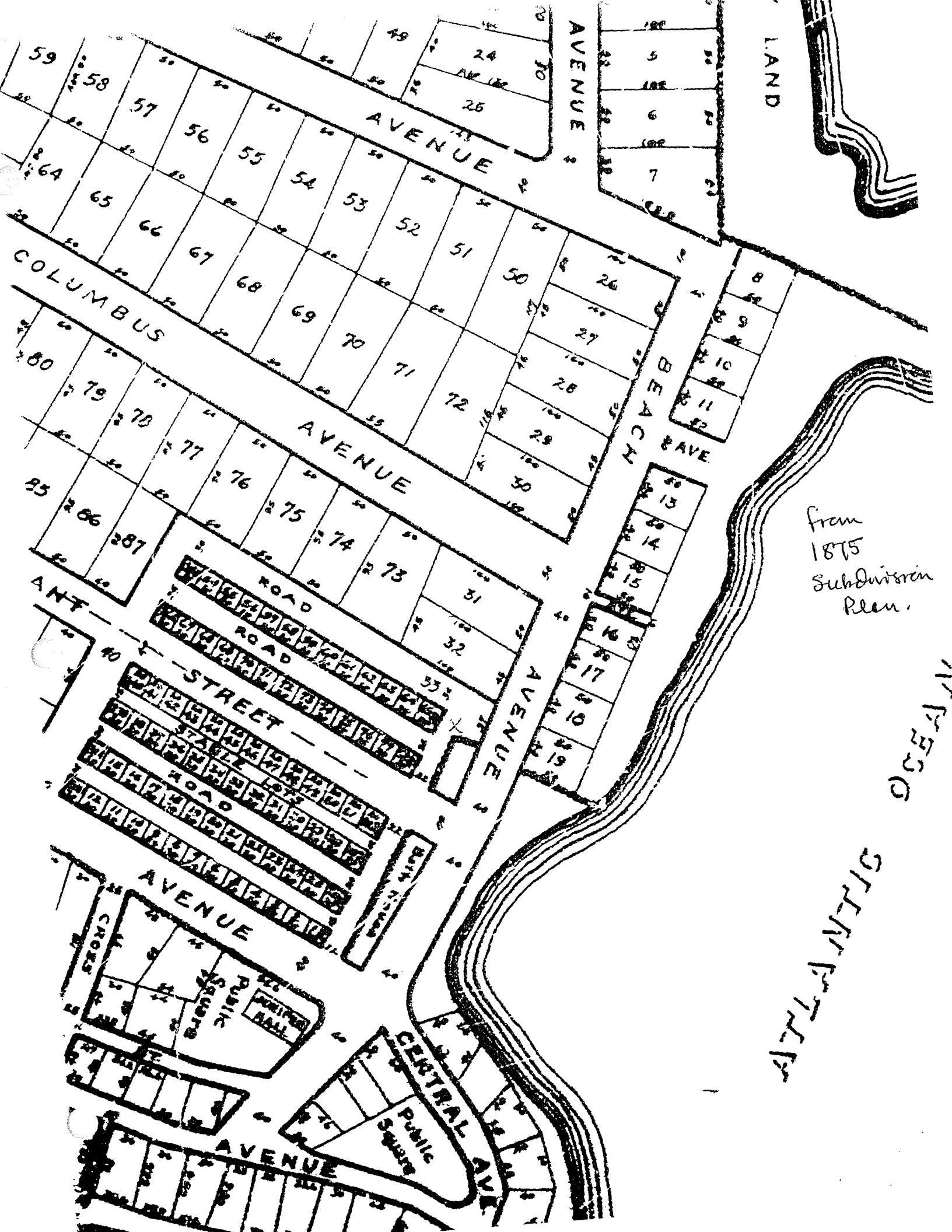
The six-volume published Salem Vital records (marriages, births, and deaths through 1849) have been consulted, as have the Salem Directory and later Naumkeag Directory, which have information about residents and their addresses, etc.

Sidney Perley's three-volume *History of Salem, 1626-1716* has been consulted, as has the four-volume *William Bentley's Diary*, J. Duncan Phillips' books, some newspaper obituaries, and other sources.

Salem real estate valuations, and, where applicable, Salem Street Books, have also been consulted, as have genealogies.

There is much more material available about Salem and its history; and the reader is encouraged to make his or her own discoveries.

--Robert Booth



LAND

AVENUE

AVENUE

BEACH AVE

COLUMBUS

AVENUE

AVENUE

STREET

AVENUE

CENTRAL AVE

AVENUE

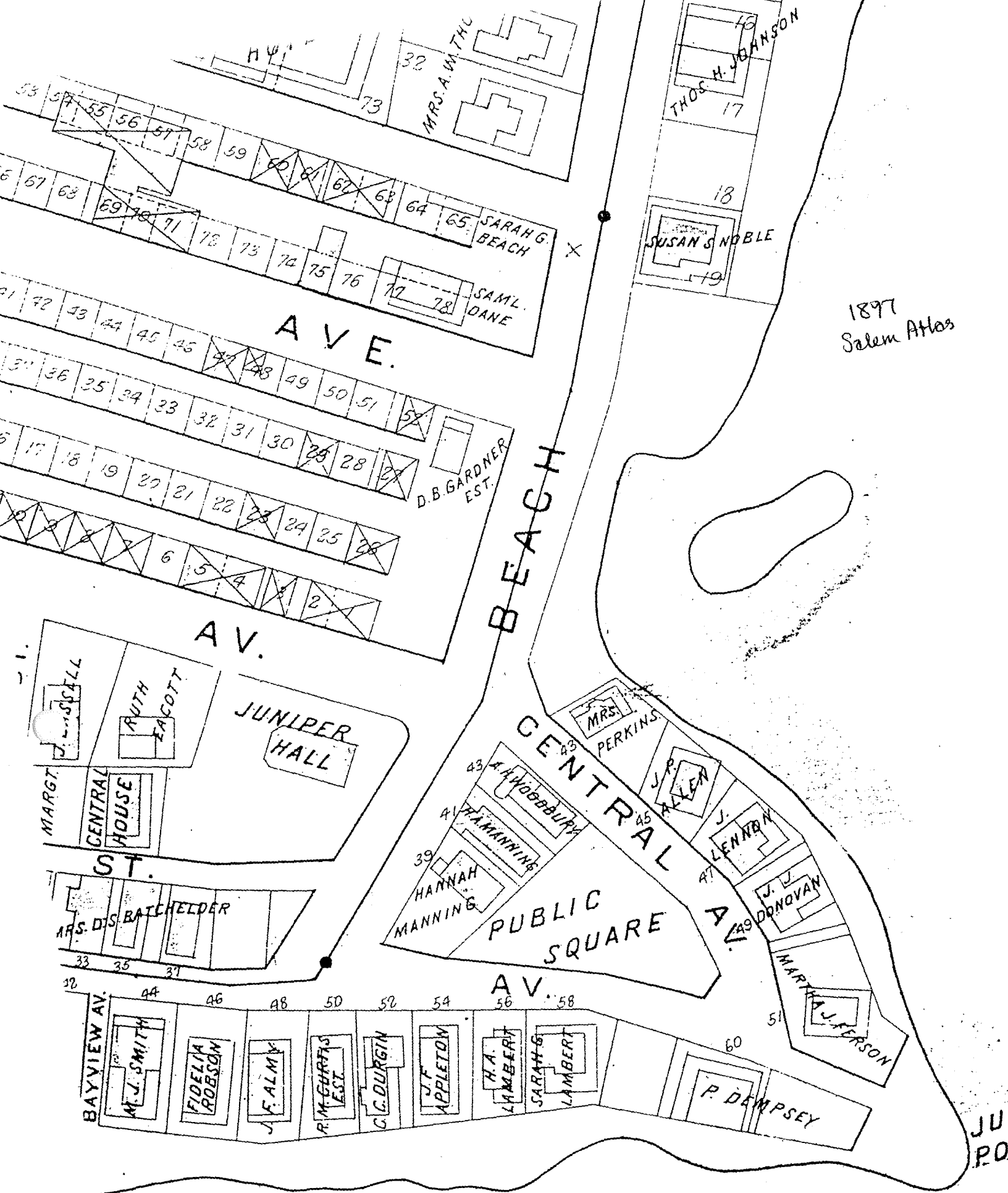
From 1875 Subdivision Plan.

W. F. CROSS

ST. JOHN'S

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1897
Salem Atlas

AVE.

AV.

BEACH

CENTRAL

PUBLIC SQUARE

AV

BAY VIEW AV.

32

73

MRS. A. W. THU

THOS. H. JOHANSON

18

SUSAN S. NOBLE

19

SARAH G. BEACH

SAML. OANE

D. B. GARDNER EST.

JUNIPER HALL

MRS. PERKINS

A. HOBBSBURY

H. MANNING

HANNAH MANNING

J. P. ALLEN

J. LENNON

J. V. DONGVAN

MARTHA J. PIERSON

P. DEMPSEY

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MARGT. J. WISSELL
CENTRAL HOUSE
A. W. ZACOTT

MRS. D. S. BATCHELDER

M. J. SMITH

FIDELIA ROBSON

J. F. ALMY

R. M. GUERTS EST.

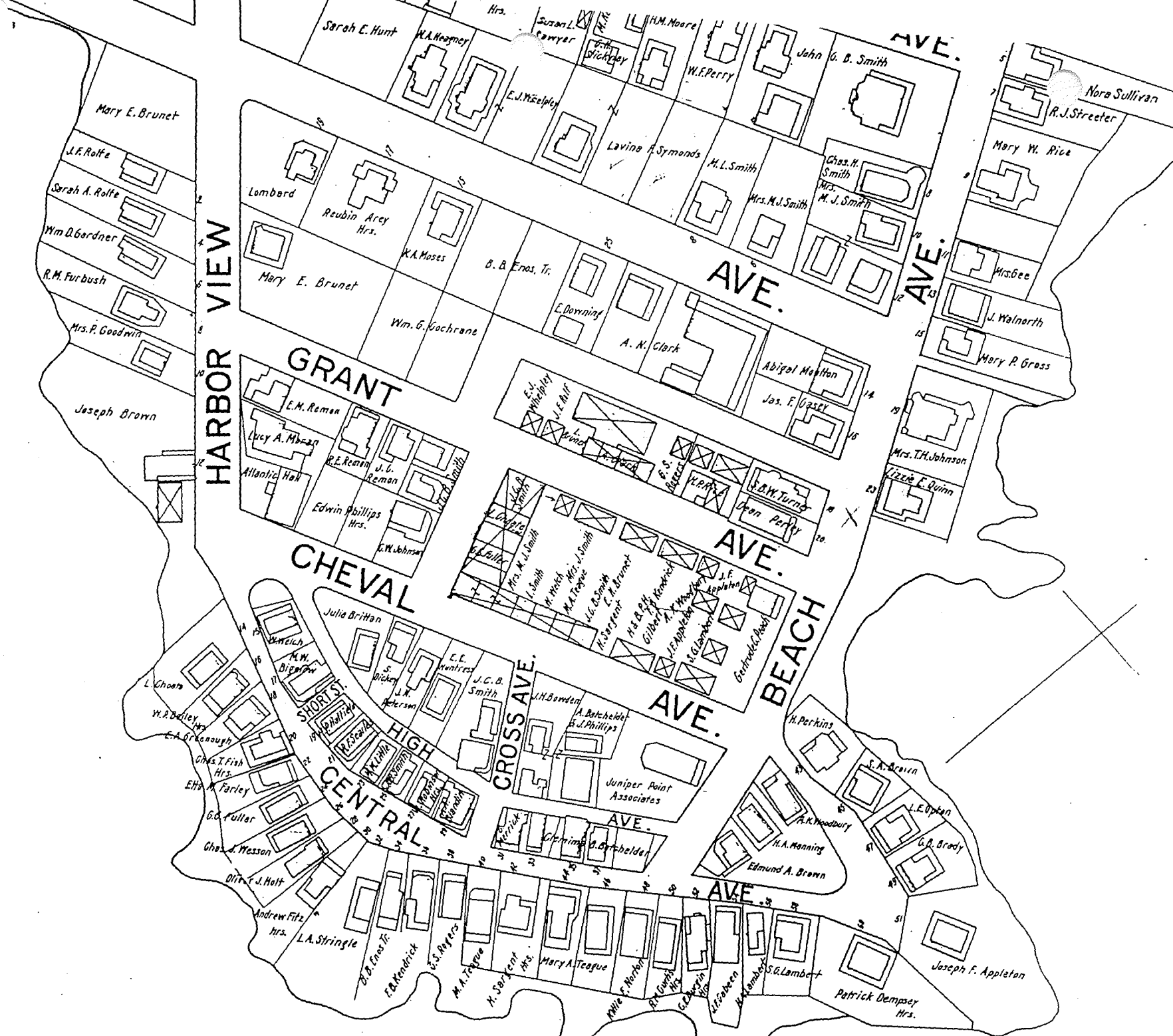
C. C. DURGIN

J. F. APPLETON

H. A. LAMBERT

SARAH G. LAMBERT

JU
PO

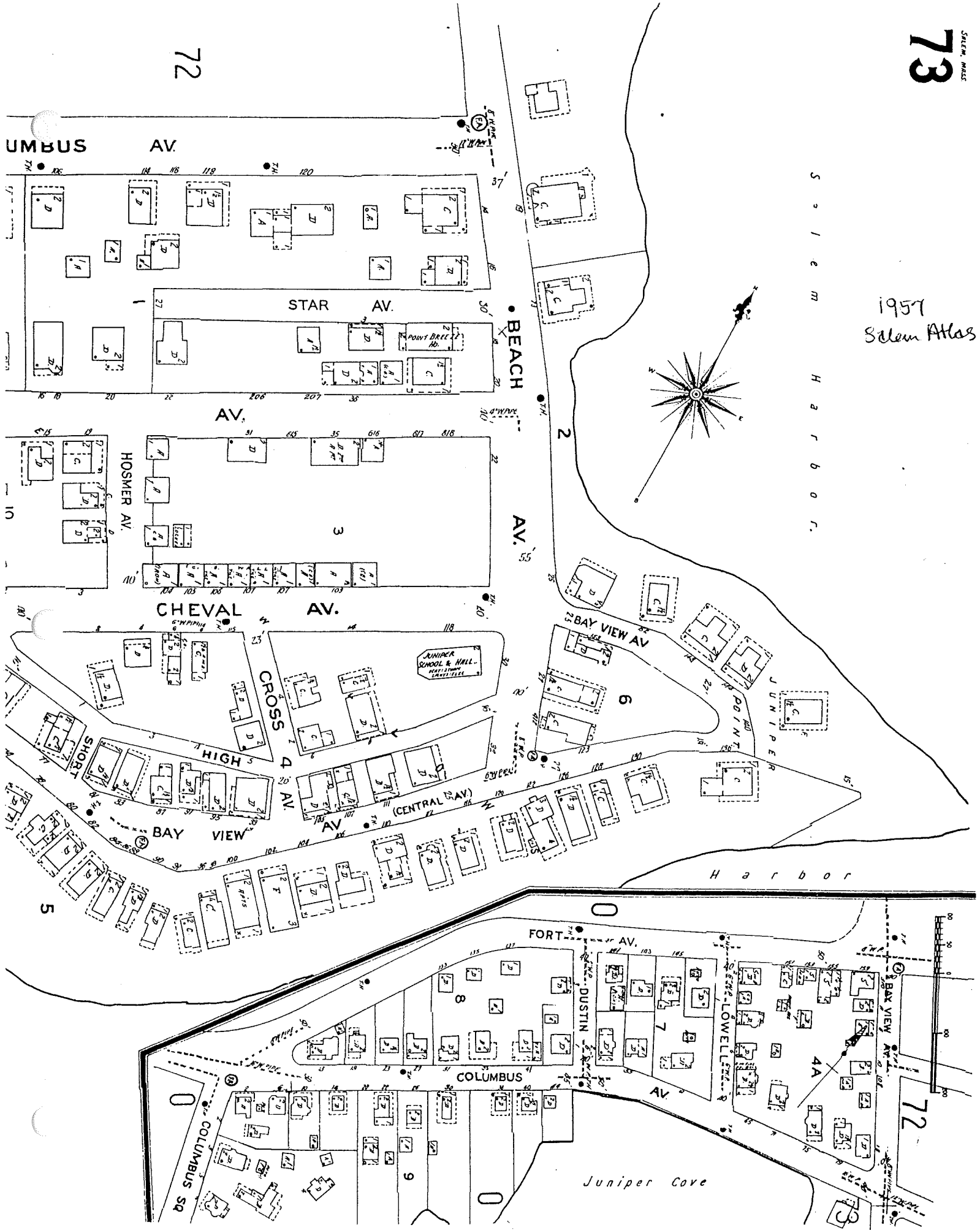


1911
Atlas

Juniper Pt.

1957
Salem Atlas

Salem Harbor



72

72

Juniper Cove

1880

D. B. Gardner

to
L. A. Hobart

in 3' 10' 30"

Know all men by these Presents, That I Daniel B. Gardner, of Salem, in the county of Essex, and Commonwealth of Massachusetts. In consideration of nine hundred and seventy five dollars paid by Lucy A. Hobart wife of George W. Hobart of Lowell in said Commonwealth the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Lucy A. Hobart. The real estate in said Salem with the buildings thereon and described as follows, viz: Being the lots numbered sixty four & sixty five on a plan of lotlage and stable lots on Juniper Point, Salem Neck, owned by Daniel B. Gardner, recorded in the Registry of Deeds, South District, 1st Book of Plan - Plan No. 30. This conveyance is with the express agreement that for the term of twenty five years from the 25th day of July A. D. 1876, no building or any part thereof, except the steps, piazza, porticoes, bay window, eorings and cornice, shall be erected on the granted premises and that for said term no dwelling house shall be placed on the granted premises costing less than three hundred dollars. And that for said term, no building nor any part thereof on said land shall be used as a Hotel, Boarding house, Saloon, Shop, Livery or Boarding Stables or for manufacturing purposes, or for any other purpose than for a private dwelling house, with the usual out buildings, including a private stable; no stable however to be erected within 50 feet of any street, and with the further agreement that no mine shall be kept on said land during the term. The said grantor reserves to himself, his heirs, and assigns, the right to enter upon the premises and at the expense of the party in fault to remove or alter any building or part thereof which may be erected on the premises by the grantee, his heirs or assigns, in a manner contrary to the above stip.

elation. To have and to hold the above-granted premises, with all the privileges and appurtenances thereto belonging, to the said Lucy A. Hobart and her heirs and assigns, together and their use and behoof forever. And the said grantor, for myself, and my heirs, executors, and administrators, do covenant with the said grantee, her heirs and assigns, that I am lawfully seized in fee-simple of the aforegranted premises; that they are free from all incumbrances, except said restrictions that I have good right to sell and convey the same to the said grantee, her heirs and assigns forever, except as aforesaid; and that I will, and my heirs, executors, and administrators shall warrant and defend the same to the said grantee, her heirs, and assigns forever, against the lawful claims and demands of all persons, except as aforesaid. In witness whereof, we the said Daniel B. Gardner, and N. Augusta Gardner wife of said Daniel B., who thereby releases all right and title of or to both donor and donee in the granted premises, have hereunto set our hands and seals, this twenty seventh day of September in the year of our Lord eighteen hundred and eighty.

Signed, sealed and delivered.

in presence of

Edward A. Smith to W.A.S.

Edward A. Smith to W.A.S. } Essex ss. September 27th 1880. Then

personally appeared the within named Daniel B. Gardner, and acknowledged the foregoing instrument to be his free act and deed,

before me, Patrick J. Mc. Barker Justice of the Peace.

Essex, N. H., Oct. 1, 1880. 25m. part 11 C. M. Sec. 6 v. 6 by ~~Chadbot~~ ~~page~~

Know all men by these presents that Lucy A. Hobart of Lowell, County of Middlesex and Commonwealth of Massachusetts in consideration of fifteen hundred and fifty dollars to me paid by Charles W. Beach and Sarah G. Beach of Salem, County of Essex and Commonwealth of Massachusetts the receipt whereof is hereby acknowledged, do hereby give, grant bargain, sell and convey unto the said Charles W. Beach and Sarah G. Beach a certain piece or parcel of land with the buildings thereon in said Salem, Mass. described as follows, being ~~lots~~ ^{and sixty-five} lots numbered sixty-four on plan of cottage and stable lots on Juniper Point Salem Neck the same as deeded to me by Daniel B. Gardner and recorded with Essex South Dist. Book 1342 leaf 17. Also two stable lots so called situated on Grant Street numbered seventy-four and seventy-five on the same said plan of cottage and stable lots on Juniper Point the same as deeded to me by David B. Gardner and recorded with Essex South Dist. Book 1113 leaf 55 and book 1319 leaf 32. In the deed of stable lot number seventy-five on Grant Street given by Daniel B. Gardner to Lucy A. Hobart there was a clerical error it should have been written Lucy A. Hobart her correct name. TO HAVE AND TO HOLD the granted premises, with all the privileges and appurtenances thereto belonging to the said Charles W. Beach and Sarah G. Beach and their heirs and assigns to their own use, and behoof forever. And I do hereby for me, my heirs, executors and administrators covenant with the said grantee and their heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances and that I have good right to sell and convey the same as aforesaid and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and their heirs and assigns forever against the lawful claims and demands of all persons. And for the consideration aforesaid do hereby release unto the said grantee and heirs and assigns all right of mine to both dower and homestead in the granted premises. In witness whereof I the said Lucy A. Hobart hereunto set my hand and seal this eighteenth day of June in the year one thousand eight hundred and ninety-two signed, sealed and delivered in presence of Nathan S. Greenleaf } Lucy A. Hobart seal
Essex ss Salem June 16, 1892. Then personally appeared the above named Lucy A. Hobart and acknowledged the foregoing instrument to be her free act and deed before me Nathan S. Greenleaf, Justice of the Peace Essex ss July 7, 1892. 53m. Part 28. m. Rec. Ex. by Charles Beach R.P.

Know all men that I, Charles H. Beach of Salem in the County of Essex and Commonwealth of Massachusetts, being of sound and disposing mind and memory, do make and publish this my last will and testament.

And after the payment of my debts and all just charges against my estate, I give, devise and bequeath all of my estate, both real and personal, of every name and nature, and whether situated in this Commonwealth or not, to my wife, Sarah G. Beach.

I constitute and appoint my said wife, Sarah G. Beach, to be the executrix of this my last will, and request that she may be exempt from furnishing a surety or sureties upon her probate bond as such executrix.

In witness whereof I have hereunto set my hand and seal this fourteenth day of January, in the year eighteen hundred and ninety-six.


Charles H. Beach. 

On the aforesaid fourteenth day of January, A. D. 1896, Charles H. Beach, testator above-named, signed the foregoing instrument, declared by him to be his last will and testament, in the presence of us, who, at his request and in his presence, and in the presence of each other, have signed our names as witnesses hereto.

W. J. Munton
George E. Teel
Mauro Taylor

10. I direct that my body be buried in my lot at Laurel Hill Cemetery in the City of Saco, State of Maine.

In witness whereof I have hereunto set my hand and seal this thirteenth day of November 1906.

Sarah G. Beach. 

Signed, sealed, published and declared by the said Sarah G. Beach, as and for her last will, in our presence, who in

Estate of Sarah G. Beach
Schedule of Real Estate in Detail.

	DOLLS.	CTS.
Lot no. 8 Beach avenue Saco, land 2000 ft, \$1000. House \$1500.	2	500
Lot no. 19 Beach avenue Saco, land 2500 ft \$1500. House \$2800	4	300
Lot No. 33 Beach avenue Saco, land 1200 ft. \$500. House \$1000	1	500

I, Deborah H. Duffee,

of Salem in consideration of Three Hundred Fifteen Thousand Dollars (\$315,000.00) Essex County, Massachusetts

grant to Michael T. Buckley and Maria D. Buckley, husband and wife, as tenants by the entirety

of Salem, Massachusetts

with quitclaim covenants

the land in Salem, Massachusetts

including all the structures located thereon, located at Juniper Point, so called, being a part of Lot 33, all of stable Lots 64 and 65, and land adjoining, shown on a plan made for C. A. Putnam, Surveyor, dated November, 1875, and recorded with Essex South District Registry of Deeds, Book of Plans 1, Plan 30.

Said Parcel is bounded:

EASTERLY: by Beach Avenue, 321/2 feet;

SOUTHERLY: by the center line of the road shown on said plan, 80 feet;

WESTERLY: by the said road and Lot 63, on said plan, 321/2 feet; and

NORTHERLY: by another road shown on said plan, 77 feet

Being the same premises conveyed to me by deed of Richard J. Edelstein, Trustee of Lisa Trust, dated May 5, 1986, and recorded in the Essex South District Registry of Deeds in Book 8238, Page 324.

Property Address: 18 Beach Avenue, Salem, MA

Executed as a sealed instrument this

28th

day of

1998

CANCELLED
DEEDS REC-10
ESSEX SOUTH
05/29/98

TAX 1436.40
CASH 1436.40
7872000 19:53
EXCISE TAX

Deborah H. Duffee
Deborah H. Duffee

The Commonwealth of Massachusetts

Essex

28th

1998

Then personally appeared the above named Deborah H. Duffee

and acknowledged the foregoing instrument to be her free act and deed,

a4

Before me,

Charles M. Butler, Jr.
Charles M. Butler, Jr. Notary Public

My commission expires July 15 1998

J. C. B. SMITH'S RESIDENCE AT SALEM WILLOWS

fr Salem The Willows no date info by Mayor Peterson (1903)

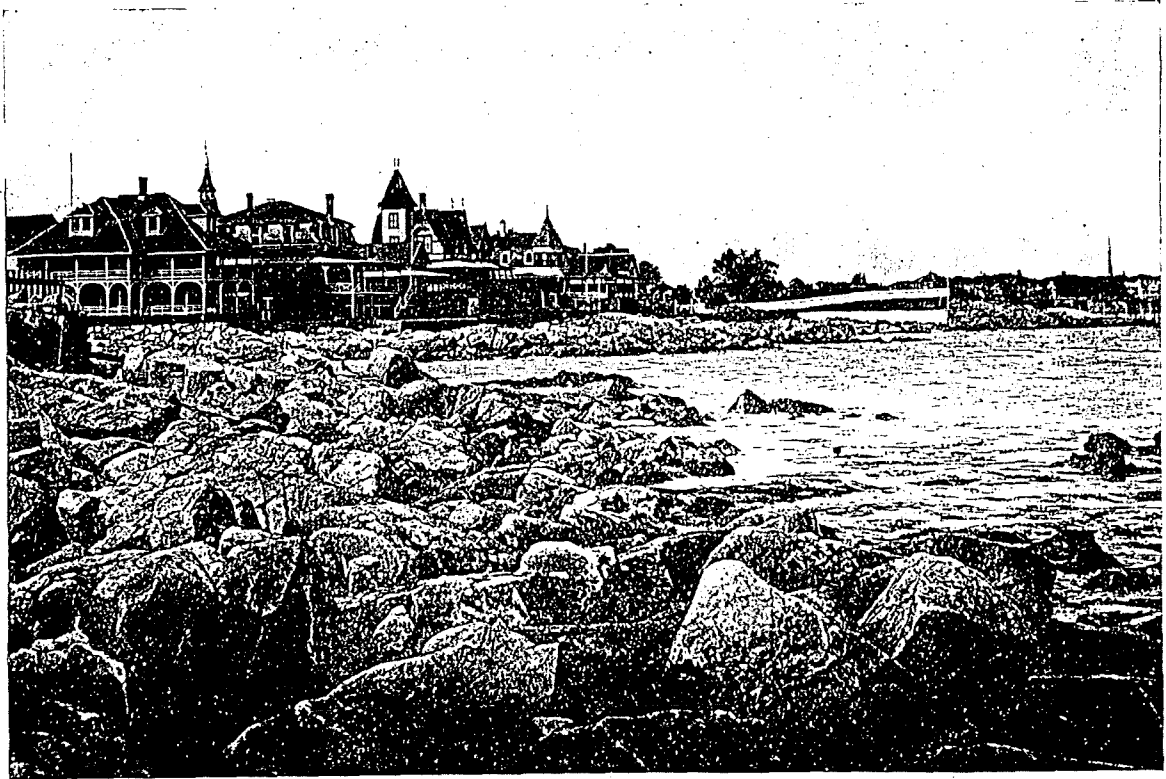


OCEAN VIEW HOTEL—SALEM WILLOWS.



ATLANTIC HOUSE—SALEM WILLOWS

21903



COTTAGES AT SALEM WILLOWS



BATHING BEACH AT SALEM WILLOWS