

8 Lynn Street

Built for  
WILLIAM BODEN  
Mariner  
1802

By  
Robert Booth  
27 Oct 1977

## 8 Lynn Street

This house was built for William Boden, Salem mariner, probably in 1802.

In 1700 this lot was part of a larger tract owned by the Beckford family of Salem, who retained possession of it until 1778, when much of it was sold to Benjamin Goodhue, Salem merchant and later a United States Senator. On 27 Jan 1783 Mr Goodhue, for 54.1.8 granted to William Boden, Salem mariner, 'a certain house lot near the new street (now Federal Street) in Salem, and being part of a field which I bought of Benjamin Bickford and partly a piece of land I bought of John Bickford, said house lot being bounded and described as follows, beginning at the northwesterly corner of a street which said John Bickford has lately laid out through his land (this is now Andover Street) where it communicates with a street I have lately laid through said field of mine (this is now Lynn Street) . . ." (140:115).

William Boden, the new owner of this land, had married Experience Downing in Salem in July 1774, and soon they had a family of at least four children (William Jr, Elias, Sally, and Charles Derby). In the Revolutionary War, Mr Boden (or Bowden, as the name was sometimes spelled) enlisted right after the Lexington Fight, serving as Drum Major in Capt Thomas Barnes' company, Col. Mansfield's (19th) regiment, throughout most of 1775. When the war went south, drummer Boden stayed here, shipping as a mariner aboard various privateers. In 1780 he served aboard the Salem brigantine Cutter, a privateer, Capt Samuel Crowell, and the Marblehead privateer ship Thorn, Capt Richard Cowell. He was then described as standing 5' 2" to 5' 4" high, possessed of a light complexion. He was not particularly short for those days.

William Boden evidently had a house built on this land soon after buying it in 1783, but it is not possible to be certain. In 1782 and 1784 he was assessed for a small house worth 50 li (he may have built the house thereon the year before he bought the land); from 1789-91 he was not assessed for real estate; from 1792-99 he was assessed small amounts for part of a house. During this time he gave up seafaring, and became a laborer. He also took to drink, and in 1800 spent a stretch of time in the town work-house, the place reserved for the poor and improvident of Salem.

Perhaps this humiliation sobered him, for in 1802 the assessment on his part of a house jumped from \$250 to \$400, perhaps reflecting the construction of a larger house (this one) on his land. Other evidence exists to support this theory: on 7 Jan 1802 he sold a piece of his houselot (to the north) for \$260, and on 18 Aug 1802 for \$200 he mortgaged his homestead (171:44).

By raising this money, Mr Boden would have been able to pay for the construction of a new house in 1802, in addition to the small house which already stood on the land. On 15 June 1803, with the new house (assuming there was a new house) complete, William "Le Boden", now styled a Salem yeoman (farmer), for \$650 mortgaged to James Bott, Salem saddler, "all that piece of land with the dwelling houses and buildings thereon, situated at the corner where Andover Street meets Lynn Street" (172:195). It is clear from this last mortgage deed that by 1803 there were at least two dwelling houses on Mr Boden's land--virtual assurance that a new house had recently been built.

Unfortunately, Mr Boden had a great deal of difficulty walking the straight and narrow, and once again he fell into a bottle. By 1807 the problem was so bad that the Salem selectmen appointed a guardian for him, who "by excessive drinking and idleness does so spend, waste and lessen his estate as thereby to expose himself and family to want and suffering circumstances" (#2873). The guardian was Samuel Sweetser, Salem trader (probably a creditor). Mr Boden did not have to live with this situation much longer; he died late in October 1807, aged 61 years. In the probate of his estate, the northern half of this, his "mansion house" was set off for life to his widow Experience (#2874).

On 18 Aug 1809 Mrs Boden, as administratrix of her late husband's estate, sold to her son William Boden, Salem painter, "the mansion house & a small house" and land at the corner of Andover & Lynn Streets, subject to her dower right and the two unredeemed mortgages (187:290); Mr Boden reconveyed the same for \$1100 to his mother Experience that same day; she had raised the money by taking out a mortgage loan from James Bott for \$1100 (187:290, 290).

Mrs Boden probably had trouble repaying this mortgage, and on 23 Nov 1815 she sold the house lot "with all the buildings thereon" for \$1424 to James Bott, Salem merchant and holder of her previous mortgage; that same day Mr Bott leased to Mrs Boden, for 1¢ annual payment for life, her dower or northern half of the house, with liberty to use the entries & stairways, the out-house, to dry clothes and pile six cords of wood in the back yard, and to use the "aqueduct" in the southern half of the cellar until it be extended into the northern cellar (208:215). Experience Boden lived here until her death in September, 1838, in her 90th year.

In the meantime, the owner, James Bott (1745-1829) died, on 28 Dec 1829, in his 85th year. A wealthy man possessed of much real estate, he had willed this, "my Boden house" to the children of his son Lynch Bott; it was then valued at \$950 (#2804). Evidently the smaller house on the property had been removed before Mr Bott made his will in 1825.

The heirs or children of Lynch Bott (evidently there were four: Mary, John, William, and Thomas Bott) occupied this house as late as 1844; by 1850 only William Bott was living here, having bought out the rights of his brothers and sister (see 369:1 & other deeds). William C Bott, a Salem carrier engaged in Salem's burgeoning leather industry, released his right to the homestead on 22 Aug 1851 to Jonathan C Perkins Esq of Salem (449:277).

Mr Perkins rented out the house & land until 22 Sept 1855, when, for \$800, he sold the same to (his tenant?) John Flanagan, Irish immigrant and Salem laborer (519:222). In 1855 the house was occupied by the families of Mr Flanagan, John Bolles (husband of his niece), John Scanlan, and Owen Dwyer, all "curriers" (workers in the leather industry) and probably all born in Ireland. Mr Flanagan owned the homestead until his death on 29 May 1871; he had willed the property half-and-half to his wife Ann (who later married John Kearins) and his niece Mary Bolles (who later married James Handley); it was then valued at \$1500 (#39089).

On 6 June 1874 for a bit more than \$2125 the executor of Mr Flanagan's will, and his two heirs, sold the estate to Michael McCarthy of Salem (905:282, 282). Mr McCarthy, an Irish immigrant & operator of a head-splitting machine in a leather factory, his wife Annie (Shea), their infant daughter Julia (a son John J would be born later) occupied this house for a short time; in 1876 Mr McCarthy had the house at 12 Andover St built, and he and his family moved in there, renting out this house. Mr McCarthy died on 7 Mar 1893, aged about 60 years, as a result of a factory accident.

The property descended to his heirs, Julia (1874-1916) and John J McCarthy; after Julia's death on 27 Aug 1916, John came into ownership of the premises; he died on 7 Nov 1948, a bachelor, having willed his "cottage at 12 Andover St and a two-family dwelling house at 8 Lynn St" to his cousin William C McCarthy of Salem (#225813).

On 24 July 1953 Mr McCarthy granted the premises to himself and his wife Annie M, via Mary L Higgins (3995:301, 302); it was at this time that he had a plan of the estate made, since he was selling off 12 Andover Street. After the death of her husband, Mrs Annie M McCarthy, on 13 Feb 1958, granted 8 Lynn Street to herself and her son William E McCarthy (4440:54). About a year later, on 21 Jan 1959, they sold the house and land at 8 Lynn Street to Mabel H Begley, thus ending the long tradition of family ownership (4532:372).

Robert Booth  
27 Oct 1977

## Notes

The inventory of William Boden's property lists his real estate as "two dwelling houses and about 8 poles land under & adjoining, situate at the corner of Andover & Lynn Streets in sd Salem," worth \$2000 (#2874).

For more information on Michael McCarthy, see the 1977 research report on 12 Andover Street by Robert Booth.

A figure such as (123:45) refers to So. Essex County Deed Book 123, page or leaf 45; a figure such as (#12345) refers to So. Essex County Probate docket 12345.

the term "li" refers to value in monetary pounds.

In the deed of 27 Jan 1783, Goodhue to Boden, 140:115, the house lot was bounded south by John Bickford's Street 40', east by John Bickford's land 90', north partly by garden land belonging to the mansion house of Benjamin Bickford, deceased, and partly by land sold to Thomas Phillips 58' 9", west by the street Goodhue laid out through his field 90' 8".

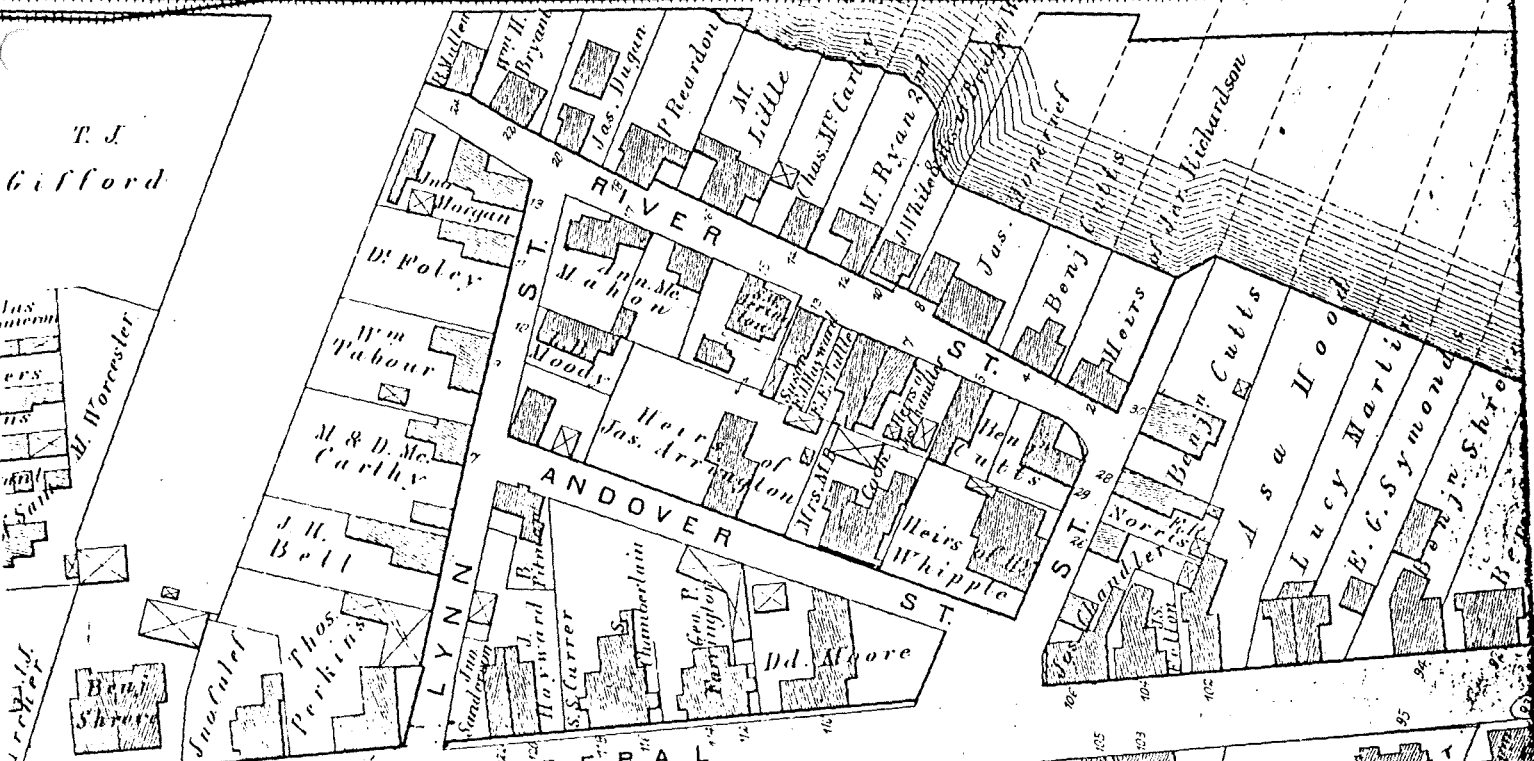
T. J. Gifford

M. Worcester  
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MUNROE ST.

ESSEX



From An Atlas  
of  
**SALEM.**

in 1874 by G. M. Hopkins



PART  
OF  
**WARD 4.**

Know all Men by these presents that I Benjamin Goodhue of Salem in the County of Essex & State of Massachusetts Merchant, in consideration of fifty four pounds one shilling & eight pence lawful money paid me by William Boden of Salem mariner, the receipt whereof I do hereby acknowledge do hereby give grant sell & convey unto the said William Boden his heirs & assigns, a certain house lot near the new street in Salem aforesaid & being part of a field which I bought of Benjamin Bickford & partly a piece of land I bought of John Bickford said house lot being bounded & described as follows, beginning at the northwesterly corner of a street which the said John Bickford has lately laid out through his land where it communicates with a street I have lately laid through the field of mine & running easterly by the street of the said Bickford until it meets the said John Bickford land forty feet then running northerly by the said John Bickford land until it meets the garden belonging to the mansion house of Benjamin Bickford & ninety feet, then running westerly partly by the said garden & partly by land I sold Thomas Phillips until it meets the street I laid out through my field as aforesaid fifty eight feet nine inches then running southerly upon the street last mentioned until it meets the corner first mentioned ninety feet eight inches containing in the whole about sixteen poles & two thirds of a pole more or less, To have & to hold the same to the said William Boden his heirs or assigns to his or their use or behoof forever, And I do covenant with the said William Boden his heirs & assigns that I am lawfully seized in fee of the premises that they are free of all incumbrances that I have good right to sell & convey the same to the said William Boden & that I will warrant & defend the same to the said William Boden his heirs & assigns forever against the lawful claims & demands of any persons. In witness of the within I have hereunto put my hand & seal this twenty seventh of January A.D. 1783. And Francis my wife in consideration of five shillings paid her doth relinquish her right of dower in the premises, as witness her hand the day above mentioned,

Signed sealed & delivered in presence of us } Benjamin Goodhue & a seal  
Joseph Clough Joseph Brown } s<sup>g</sup> Goodhue & a seal

Essex Jan'y 27. 1783 Then Benjamin Goodhue personall appeared & acknowledged this Instrument to be his free Deed. Before John Pickering Just. Peace  
Essex Rec<sup>d</sup> Feb. 24. 1783 & recorded & exam<sup>d</sup> by John Pickering Reg<sup>r</sup>

Benj Goodhue  
to  
Will<sup>m</sup> Boden

An Inventory of the Estate of M<sup>r</sup>. William Boden late of Salem in the County of Essex Labourer deceased as Appraised by us the Subscribers

2 Dwelling Houses & about 0. poles Land under & adjoining Situate at the Corner of Andover & Lynn Streets in S. Salem } \$ 2000.00

- 1 Birch Chest \$ 5.00 1. 4 foot Mahog<sup>y</sup> Table \$ 5.00 \$ 10.00
  - 1 pine Parcel Table \$ 14.50 1 pine Kitchen Table 50" " 2.00
  - 1 Light Stand \$ 2.00 9. Chairs \$ 3.00 " 5.00
  - 1 Looking Glass \$ 2.00 10. Dille \$ 3.00 " 5.00
  - 2 pair Andovers Shovel & Tangle " 1.50
  - Glass & Fantery Ware \$ 2.00 Tin & Pewter Ware \$ 3.00 5.00
  - Ballnet & 2. old Coffee Mill " 0.75
  - 2 Iron pots, 1 Baking Kettle, Taster & 3 Baking pans " 3.00
  - 1 pair flat Irons 25" 1 Small Brass Kettle \$ 2.00 " 2.25
  - 9 Silver Tea Spoons \$ 3.00 Knives & forks 50" " 3.50
  - 1 Ax, Saw, wooden Horse, Spade, Shovel, Broom & wedges " 3.50
  - 2 Tractors 1300s Bolsters & pillows " 17.00
  - 2 Book Sheds \$ 1.50 4. Blankets \$ 2.50 " 4.00
  - 3 pair Sheds \$ 2.25 3. Quills & 1 Rug \$ 4.00 " 6.25
  - 2 Table Glazes \$ 1.00 6. Napkins 50" " 1.50
  - 1 Warming fram 45" 1. Shovel & Cropper 20" " 0.95
  - 4 pair pillow Cases with cloths Horse & Book Shed \$ 2.00 2.00
  - Wearing Apparel & chest " 12.00
- \$ 106.00

Salem July 11. 1800

Experiences <sup>by</sup> ~~W~~ Boden }  
 Mark Udany }  
 Joseph Mansfield } Committee  
 Saml. Sweetser }  
 Jas ob Sanderson } Sworn

Essex, ss. Salem July 19th. 1800. Then Experience Boden Adm<sup>r</sup> present ed the aforewritten, and made oath, that it contained a true and perfect Inventory of the estate of William Boden late of Salem a forced single Labourer deceased intestate, so far as has come to her hands or edge, and that if any thing further shall hereafter appear, she will cause it to be added before me  
 Hottenrod Prob