

HISTORIC SALEM INC

House History and Plaque Program

For Kenneth W. Leisey and Monica R. Leisey

310 Lafayette Street

Salem, Massachusetts 01970

Research and Writing Provided by

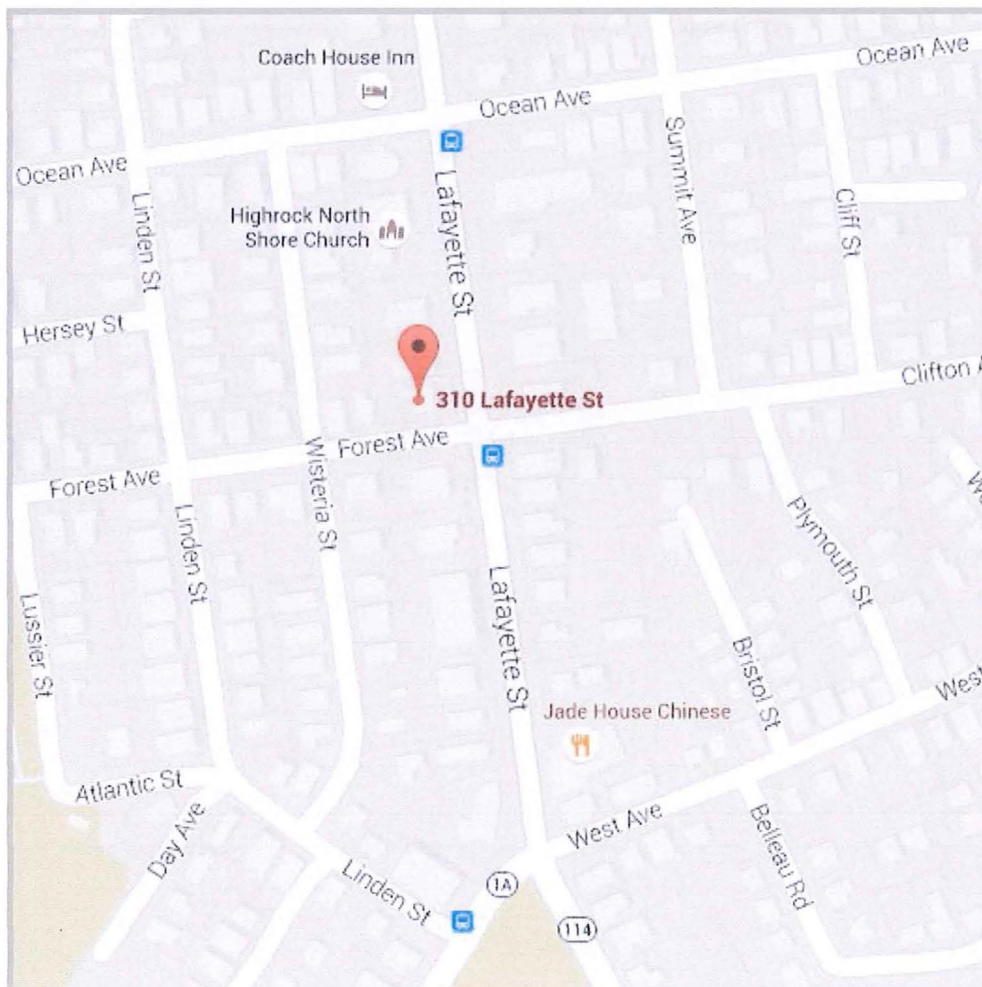
Kimberly Whitworth, J.D., M.A.

June 2015

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The House History of 310 Lafayette Street





According to available records, the house at 310 Lafayette Street was built for the Mudgett family sometime between 1901 and 1903. The land on which the house sits was bought on September 1, 1901 by Miss Elizabeth S. Mudgett.¹ The 1901 Salem Town Directory listed Elizabeth at 211 Lafayette Street, along with her widowed mother, Sarah A. Mudgett and her brother, Charles D. Mudgett, who ran a boarding and hack stable at 212 Essex Street. Elizabeth's other brother, George, lived down the street at 386 Lafayette Street.²

The part of Lafayette Street that includes the 310 address was once a portion of the Derby Farm in Salem, which was subdivided into house lots by developers in 1867.³ Lafayette Street and the neighborhoods surrounding this main thoroughfare represent a period of rapid expansion in Salem. By the mid-eighteenth century, the old fields had become valuable land for development and had been turned over to private owners who developed the area into individual "farms, summer homes and private estates."⁴ The *Atlas of the City of Salem, Massachusetts* by G.M. Hopkins, published in 1874, illustrates this development of the old pastures and fields into the familiar Lafayette Street neighborhoods of today.⁵

The Mudgett family house was built in the Georgian Colonial revival style. Colonial revivals were fashionable at the turn of the twentieth century and found in most of the neighboring houses along Lafayette Street. Georgian influences are found in the façade, which was likely symmetrical when first built, in the dentil moldings along the cornices and the multiple triangular pediments found at the roof and about the door. Some time prior to 1985, the curved window to the right of the entrance was added (note how the other bay windows are straight edged), the entrance portico was enclosed and perhaps enlarged (adding a second pediment), and a curved porch to the right of the entrance was enclosed when the first floor room was enlarged.⁶ The white clapboard siding on this home and the black shutters are standard treatments for a Georgian-revival style house.

¹ Essex South County Registry of Deeds (hereinafter ESCRD) Book 1650, Page 429.

² Salem, Massachusetts, City Directory, 1901; see also Ancestry.com. *1860-1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

³ ESCRD Book 727, Page 300.

⁴ *Salem Massachusetts: The City Guide*. Lafayette Street Historic District. <http://www.salemweb.com/guide/arch/ldistrict.shtml> (Accessed April 21, 2015).

⁵ *Atlas of the city of Salem, Massachusetts*, G.M. Hopkins, Publisher, 1874 <http://archives.lib.state.ma.us/handle/2452/206060?show=full> (Accessed April 21, 2015).

⁶ Massachusetts Cultural Resource Information System (MACRIS), <http://mhc-macris.net/Details.aspx?MhclId=SAL.2062>.



On May 21, 1906, Elizabeth sold the house to her brother Charles for the price of “one dollar and other valuable considerations.” The deed was not recorded until March 4, 1910. Their mother, Sarah, died sometime between 1904 and 1905, and Elizabeth died on February 19, 1910.⁷ Elizabeth’s death likely prompted Charles to record the deed from 1906 at the Registry of Deeds. Charles retained ownership of the house until 1913, when he sold it to Michael S. Welch and Catherine M. Welch.⁸ According to the 1910 Salem Directory, Charles had previously moved to 386 Lafayette Street to live with his brother, George.

Michael and Catherine Welch lived at 310 Lafayette Street from 1913 to 1924. Both Michael and Catherine were Irish immigrants and, according to the 1920 United States Census, Michael was 56 in 1920 while Catherine was 52.⁹ While living in the house, Michael was employed as a track supervisor for the Boston and Maine Railroad.¹⁰ Catherine died sometime after 1921¹¹ but before 1924 when Michael sold the property to Eugenie F. Labrecque.¹²

Eugenie Labrecque owned the property for a little over a year, selling the house to Delia Tracy on July 30, 1925. According to the 1930 United States Census, Delia lived at 310 Lafayette Street with her husband, Stephen Tracy and his brother, Thomas Tracy. Stephen was employed as a gasoline salesman, and Thomas worked as an insurance agent. All three of them were born in Massachusetts, their parents being immigrants from Ireland. In 1930, the Tracys also had a boarder in their house named Mary E. Quinn, who worked as a clerk in the courthouse — likely one of the old courthouses still on Federal Street today.¹³

By 1940, Delia and Stephen had both retired; she was 72 and he was 75. The 1940 United States Census Record records Delia and Stephen as living at 304 Lafayette Street, but Salem Directories in the same period list them at 310 Lafayette Street.¹⁴ According to the 1940 Census, they were living with their son, George Tracy, who was 49 years of age and a newspaper writer, along with three boarders named Ludger Jodoin, John Coyne and Henry Jackurth, all of whom were employed, middle-aged men.

⁷ Salem, Massachusetts, City Directory, 1904-1905, 1910.

⁸ ESCRD Book 2007, Page 409; Book 2209, Page 253.

⁹ Year: 1920; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: T625_697; Page: 13B; Enumeration District: 277; Image: 348.

¹⁰ Salem Massachusetts, City Directory, 1915, 1916.

¹¹ Salem Massachusetts, City Directory, 1921.

¹² ESCRD Book 2585, Page 193.

¹³ Year: 1930; Census Place: Salem, Essex, Massachusetts; Roll: 903; Page: 4A; Enumeration District: 0258; Image: 55.0; FHL microfilm: 2340638.

¹⁴ Year: 1940; Census Place: Salem, Essex, Massachusetts; Roll: T627_1589; Page: 1A; Enumeration District: 5-361.; Salem Massachusetts, City Directory, 1937, 1940, 1942, 1946, 1948.



Stephen Tracy died in 1949 and was buried in Saint Mary's Cemetery in Salem.¹⁵ Delia sold the property on August 11, 1950 to Joseph R. Roy and Nelida A. Roy. They took title to the property as husband and wife, tenants by the entirety, which means that upon death the property passes to the survivor by operation of law.¹⁶ According to Salem City Directories for the years 1950 and 1953, the Roys lived at 310 Lafayette Street and ran an establishment called "Nelida's Tourist Home," capitalizing on the history of Salem and its growing reputation as a tourist destination.¹⁷ The couple sold the home in 1953 to George H. Boucher and Grace S. Boucher, who also took title as husband and wife, tenants by the entirety.¹⁸

George and Grace lived at 310 Lafayette Street for five years, George working as an accountant for the Boston and Maine Railroad.¹⁹ George died sometime prior to October 7, 1958 when Grace conveyed the property to Joseph A. Dunn and Beatrice L. Dunn.²⁰ According to the 1961 Salem Directory, 310 Lafayette Street was the home of Joseph and Beatrice, and also "The Grace Tourist Home." Perhaps the former owner Grace Boucher ran an establishment much like Nelida Roy's. In 1964, Joseph A. Dunn, Jr. of the United States Air Force was listed as living at 310 Lafayette with his parents.²¹ In 1968, Joseph and Beatrice sold the house to James T. Duffy and Marguerite E. Duffy.²²

James and Marguerite remained at 310 Lafayette for 10 years. In 1979 they sold the property to Joel C. Green and Katherine L. Green.²³ From deed records at the Essex South County Registry of Deeds, it appears Joel and Katherine already lived at the property when they purchased it in 1979. An inventory of Salem houses in December 1984 found that part of the house was being used as an office at the time.²⁴ A real estate ad placed when the property was on the market in 2014 states that the first floor had been used as a chiropractic office for about 35 years.²⁵ By 2004, the Greens were engaged in estate planning, placing the property into the Green Nominee Trust, and listed their address at 14 Naumkeg Row, Danvers, Massachusetts.²⁶

¹⁵ *Find A Grave*. Find A Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>.

¹⁶ ESCRD Book 3761, Page 24.

¹⁷ Salem Massachusetts, City Directory, 1951, 1953.

¹⁸ ESCRD Book 4000, Page 483.

¹⁹ Salem Massachusetts, City Directory, 1954, 1958.

²⁰ ESCRD Book 4502, Page 207.

²¹ Salem Massachusetts, City Directory, 1961, 1964.

²² ESCRD Book 5580, Page 182.

²³ ESCRD Book 6645, Page 602.

²⁴ MACRIS, <http://mhc-macris.net/Details.aspx?MhclId=SAL.2062>.

²⁵ Century21 website: <http://www.commonmoves.com/property/310-Lafayette-Street-Salem-01970/MLSPINsold/71617412>

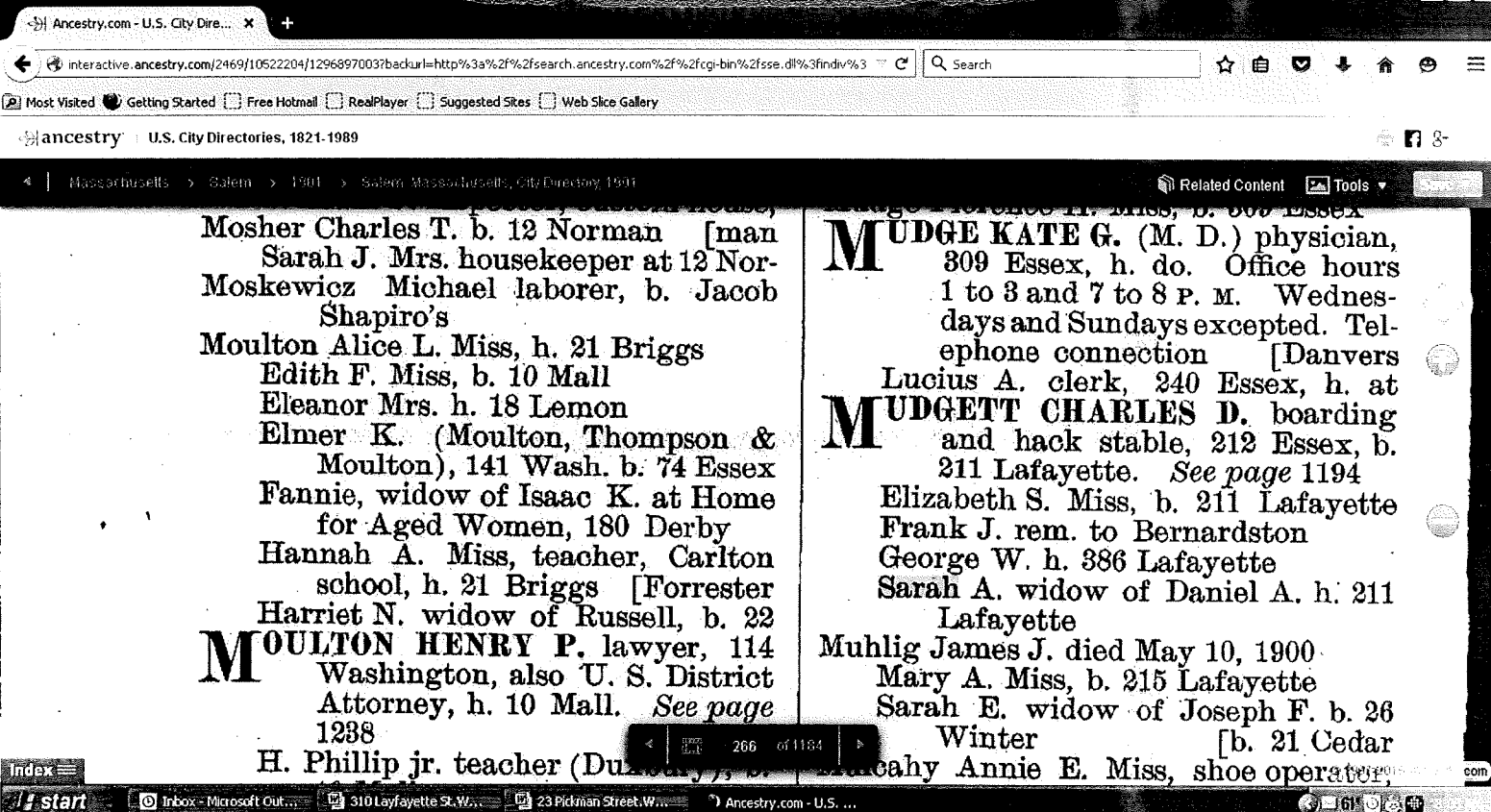
²⁶ ESCRD Book 25149, Page 381.



In 2014, The Green Nominee Trust conveyed the property to the current owners, Kenneth W. Leisey and Monica R. Leisey. At the time of this writing, an active chiropractic office continues to operate at the address.



HISTORIC
SALEM INC



Mosher Charles T. b. 12 Norman [man
Sarah J. Mrs. housekeeper at 12 Nor-
Moskewicz Michael laborer, b. Jacob
Shapiro's

Moulton Alice L. Miss, h. 21 Briggs
Edith F. Miss, b. 10 Mall
Eleanor Mrs. h. 18 Lemon
Elmer K. (Moulton, Thompson &
Moulton), 141 Wash. b. 74 Essex
Fannie, widow of Isaac K. at Home
for Aged Women, 180 Derby
Hannah A. Miss, teacher, Carlton
school, h. 21 Briggs [Forrester
Harriet N. widow of Russell, b. 22

MOUULTON HENRY P. lawyer, 114
Washington, also U. S. District
Attorney, h. 10 Mall. *See page*
1238

H. Phillip jr. teacher (Dun...

MUDGE KATE G. (M. D.) physician,
309 Essex, h. do. Office hours
1 to 3 and 7 to 8 P. M. Wednes-
days and Sundays excepted. Tel-
ephone connection [Danvers

Lucius A. clerk, 240 Essex, h. at
MUDGETT CHARLES D. boarding
and hack stable, 212 Essex, b.
211 Lafayette. *See page 1194*

Elizabeth S. Miss, b. 211 Lafayette
Frank J. rem. to Bernardston
George W. h. 386 Lafayette
Sarah A. widow of Daniel A. h. 211
Lafayette

Muhlig James J. died May 10, 1900
Mary A. Miss, b. 215 Lafayette
Sarah E. widow of Joseph F. b. 26
Winter [b. 21 Cedar

Leahy Annie E. Miss, shoe operator,

Pond, n. do.
 Mowbray Richard H. sexton, Tabernaole church, and janitor, Cate and Odell blocks, h. at Peabody
 Mowett William H. rem. to Beverly
 Mowl Frederick N. asst. paymaster, B. & M. R. R. h. 48 Balcomb
 Moy Leong (Moy & Co.), 142 Essex, h. do.
 & Co. (Leong Moy), laundry, 142 Essex
 Moynihan Abbie F. rem. to Hamilton
 Cornelius P. police officer, h. 12 Lynn
 Maria, wid. Humphrey E. h. 12 River
 Patrick F. painter, h. 10 Japonica
 Mudge Florence H. b. 308 Essex
 Kate G. (M. D.), physician, 309 Essex, h. do.
 Mae Belle, saleswoman, 177 Essex, b. at Peabody
 Mudgett Charles D. b. 388 Laf.
 Elizabeth S. died Feb. 19, 1910.
 George W. h. 388 Lafayette
 Muenzner Otto, painter, h. 28 Symonds
 Muise Sadie M. wid. Harvey, housekeeper at 42 Endicott
 Muesman Nellie E. Mrs. clerk, b. 11

Lawrence J. cigars and lunch, 128 Essex, b. 8 Federal
 William J. foreman, r. 40 Beaver, h. 20 Silver
 see Mullane and Mullin
 Mulligan Alice I. clerk, 180 Essex, b. 46 Broad
 Anna E. bookkeeper, 11 Green pl. b.
 Anna V. b. 20 Phelps
 Bernard J. (B. J. Mulligan & Son), 11 Green pl. h. 37 Warren
 Bernard M. machinist, h. 20 Phelps
 Bessie L. asst. bookkeeper, 51 Lafayette, b. 48 Broad
 B. J. & Son (Bernard J. and James J.), counters, 11 Green pl.
 Edward, shoe worker, b. 37 Warren
 James, foreman, 11 Green pl. h. 46 Broad
 James J. (B. J. Mulligan & Son), 11 Green pl. h. 13 Dunlap
 John, shoe stock, 11 Green pl. h. 40 Broad
 John R. shipper, b. 20 Phelps
 Malachi, b. 20 Phelps
 Phelps
 Mary, teacher, b. 20 Phelps

Search 509

named Jeremiah P. Jones Administrator, and acknowledged
the foregoing instrument to be his free act and deed

before me, Geo. R. Lord Justice of the Peace

Essex. U. Rec. June 10. 1870. 10m. past 11 A.M. Rec. & Ex. by John Brown Ref.

Assignment
A. Huntington

to
B. P. Adams
On back Mtg.
Rec. B. 625. 2. 73

One #1. Inland
Exchange Stamp
Cancelled.

I know all men by these presents, that I Rachel Huntington
Linton within named in consideration of six hundred fifty nine
dollars ⁵⁰ to me paid by Benjamin P. Adams of Topfield in the County
of Essex, the receipt whereof is hereby acknowledged, do hereby
release, assign and convey unto said Adams this mortgage and
the note therein described, to have and to hold the same
to said Adams, his executors, administrators and assigns forever,
and against all claims by me or of any and all persons claiming
under me. In testimony whereof, I have hereunto set
my hand and seal this 10th day of June A.D. 1870.

Executed & delivered } Rachel Huntington seal
in presence of J. P. Jones } Essex. U. June 10. 1870. Then said Huntington
personally appeared before me, and acknowledged this in-
strument to be his free act & deed.

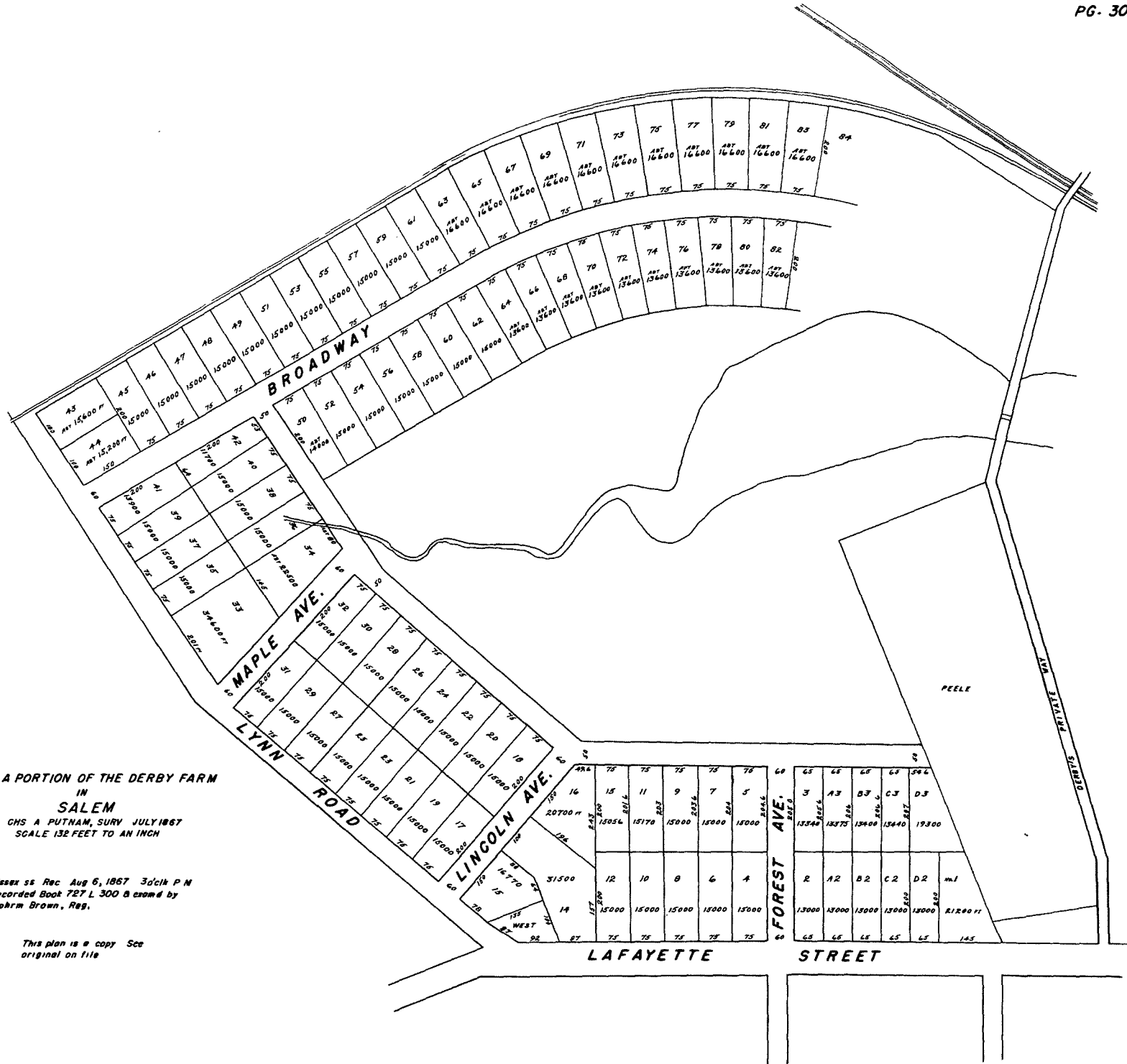
Jeremiah P. Jones Justice of the Peace

Essex. U. Rec. June 10. 1870. 10m. past 11 A.M. Rec. & Ex. by John Brown Ref.

S. F. Rogers
to
E. P. Bassett.

One #2. Mortg.
Stamp Cancelled

To all people to whom these presents shall come,
Greeting. Know ye, that I, Seabury F. Rogers of the Town and
County of New London and State of Connecticut, for the considera-
tion of nineteen hundred and fifty dollars paid by Edward P.
Bassett, of Salem in Essex County, Commonwealth of Massachu-
setts the receipt whereof is hereby acknowledged do give, grant,
convey and confirm unto the said Edward P. Bassett the
real estate in said Salem, which is bounded and described as fol-
lows, to wit, the parcel which is bounded east by Lafayette Street
sixty five feet, south by Forest Avenue, two hundred feet, west by
lot numbered three on the plan hereinafter passed sixty five.



PLAN OF A PORTION OF THE DERBY FARM
IN
SALEM
GHS A PUTNAM, SURV JULY 1867
SCALE 132 FEET TO AN INCH

Essex ss Rec Aug 6, 1867 3d'clk P M
Recorded Book 727 L 300 & exam'd by
Ephm Brown, Reg.

This plan is a copy See
original on file

feet north by lot numbered two "A" on said plan, two hundred feet
 The plan above referred to is a plan of a part of the derby estate
 which plan is recorded in the Registry of Deeds for Essex County
 aforesaid, in Book 727 leaf 300, and is the parcel of land and lot
 first described in the deed of two lots of land in said Salem, made
 to said Seabury F. Rogers, by James F. Olney brother, dated August
 10, 1867 and recorded in said Registry of Deeds for Essex County
 in Book 731, leaf 9. This conveyance is with the express agreement
 that no building or any part thereof except the steps shall be erected
 upon the premises within thirty feet of said Lafayette Street, and
 subject to the agreement to that effect in the said deed to this grantor
 and to the rights reserved to the grantors in said deed, to this grantor
 their heirs and assigns, to enter upon the within granted premises
 and at the expense of the party in fault remove or alter in conform-
 ity with the agreement last mentioned any building or any part
 thereof which may be erected on the premises by the grantee herein
 his heirs or assigns in a manner contrary to the said agreement.
 To have and to hold the above granted and bargained
 premises, with the appurtenances thereof unto him the said
 Edward B. Bassell his heirs and assigns forever, to his and their
 own proper use and behoof, and also the said grantor, Seabury
 F. Rogers do for myself & my heirs, executors and administrators
 covenant with the said Edward B. Bassell his heirs and assigns
 that at and until the encasing of these presents I am well seized
 of the premises as a good indefeasible estate in fee simple, and have
 good right to bargain and sell the same in manner and form
 as is above written, and that the same is free from all incumbrances
 whatever except as above. And furthermore I the said Seabury F.
 Rogers do by these presents bind myself & my heirs forever to war-
 rant and defend the above granted and bargained premises to the
 said Edward B. Bassell his heirs and assigns, against all lawful
 claims and demands whatever. In Witness Whereof I the
 said Seabury F. Rogers and I Hannah F. Rogers wife of said Sea-
 bury in token of release of all right & title of or to both donor and

homestead in the granted premises have herunto set our hands
and seal this 7th day of June A. D. 1870. Seabury F. Rogers seal

Signed sealed and delivered
in presence of
Witness to the execution of D. R. Williams
by S. F. Rogers }
to the execution. } Wm C. Crump
by S. F. Rogers. } Thos. S. Pepper
} B. F. Rogers

State of Connecticut, New Lon-
don County, ss. This 7th day
of June A. D. 1870. Personally
appeared Seabury F. Rogers
Signer and Dealer of the fore-

going instrument, to be her free act and deed, before me Wm C. Crump
Justice of the Peace within & for said New London County.

Cert. U. Rec. June 10. 1870. 10 m. before 12 M. Rec. 12:45. Eph. Brown Rec. 12

M. J. Voorhes
to
Ebenezer Beavland

One of Beavland
by Chas. Stamp
witnessed.

I know all men by these presents That I, Martha Jane
Woodruff of Salem Essex County, Conn. a single woman, in con-
sideration of eight hundred dollars paid by Ebenezer Beavland
of said Salem the receipt whereof I hereby acknowledge do
hereby give, grant, bargain, sell and convey unto the said Ebenezer
Beavland his heirs and assigns forever, the following described
parcel of land with the buildings standing thereon situate in said
Salem, and bounded as follows, viz. Beginning at the North West
corner by land of Striley, thence running Northwesterly by land of
Shorter eighty feet to the State, thence southeasterly by said State sixty
feet to land of M^r. Cus, thence southwesterly by land of said M^r. Cus
to a point sixty feet distant from Orgood St., thence turning and run-
ning Northwesterly sixty feet to the point begun at; with a right of
way bounding southerly on land of said M^r. Cus of twelve feet wide
leading to Orgood St., with all the rights to the place belonging to
the estate. Meaning to convey the same estate conveyed to me by
will of Jacob Striley dated August 26. 1867. To have and to
hold the above granted premises, with all the privileges and
appurtenances thereto belonging, to the said Beavland his heirs
and assigns, to her & their use and behoof forever. And I the said Voor-
hes for myself and my heirs, executors and administrators, do cov-

E. C. Caswell
to
S. S. Mudgett
Suro S. C. Stamp
Documentary
Cancelled

know all men by these presents that S. Edward
 C. Caswell of Salem, Essex County, Massachusetts, in consid-
 eration of moneys and other valuable considerations paid
 by Elizabeth S. Mudgett of Salem, singlewoman, the receipt
 whereof is hereby acknowledged, do hereby give, grant, bar-
 gain, sell and convey unto the said Elizabeth S. Mudgett and
 her heirs and assigns a certain parcel of land in said Salem
 bounded East by Lafayette Street fifty five feet, south by B or
 East Avenue two hundred feet, west by lot number three on the
 plan herein after named fifty five feet, north by lot number
 A two on said plan two hundred feet, being lot two on a plan
 of a part of the Derby Lots, which is recorded with Essex
 South District Deeds, Book 127 leaf 300; subject to the agree-
 ment and restriction contained in the deed of said parcel
 from Scabury F. Rogers to me dated June 7th, 1870, recorded
 B. 799 S. 19. To have and to hold the granted premises,
 with all the privileges and appurtenances thereto belong-
 ing to the said Elizabeth S. Mudgett and her heirs and as-
 signs, to their own use and behoof forever. And I do hereby
 for myself and my heirs, executors and administrators
 covenant with the grantee and her heirs and assigns that
 I am lawfully seized in fee simple of the granted premises,
 that they are free from all incumbrances except as afore-
 said, that I have good right to sell and convey the same
 as aforesaid; and that I will and my heirs, executors and ad-
 ministrators shall warrant and defend the name to the grantee
 and her heirs and assigns forever against the lawful claims
 and demands of all persons, except as aforesaid. And for the
 consideration aforesaid S. Sarah E. Caswell, wife of said Edward
 C. Caswell, hereby release unto the grantee and her heirs and
 assigns, all right of title both dower and homestead in the
 granted premises. In witness whereof we the said Edward
 C. Caswell and Sarah E. Caswell, hereto set our hands and
 seals this eleventh day of September in the year one thousand
 and nine hundred and one: Edward C. Caswell and
 Sarah E. Caswell
 Signed, sealed and deliv- }
 ered in presence of } Commonwealth of Massachusetts
 Andrew Fitz to S. C. C. } atty. Gen. Sept. 11, 1901. Then personally
 Charles Corwin } appeared the above named Edward C.
 Caswell and acknowledged the foregoing instrument to be his free
 act and deed, before me, Andrew Fitz Justice of the Peace.
 Witness: Sept. 11, 1901. 20 n. 1005-11 am. Rec. & by Killard & Hale Reg

Then personally appeared the above named Elizabeth S. Mudgett and acknowledged the foregoing instrument to be her free act and deed, Before me,

Arthur G. Averill, Justice of the Peace.

Salem ss. said Mar. 4, 1910, 15, in just 10 a.m. Recorded & examined.

Know all men by these presents, that ^{E. S. Mudgett} Elizabeth S. Mudgett of Salem in the County of Essex & Common. C. D. Mudgett. ^{to} of Massachusetts in consideration of One dollar & other valuable considerations paid by Charles D. Mudgett of said Salem the receipt whereof is hereby acknowledged, do hereby remise, release and forever quit claim unto the said Charles D. Mudgett, a certain parcel of land with the build^{ing} thereon in said Salem bounded East by Lafayette street sixty five feet south by Forest Avenue two hundred feet, West by lot number three on the plan hereinafter named sixty five feet north by lot number A. two on said plan two hundred feet, being lot two on a plan of a part of the Darby Estate which is recorded with Essex So. Reg. of Deeds P. 127. P. 300. meaning hereby to convey to

the grantee the premises conveyed to me by deed of Edward S. Caswell recorded in Essex So. Reg. of Deeds P. 150. S. 429 & subject to the restrictions contained in said deed. **TO** have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Charles D. Mudgett and his heirs and assigns to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators, covenant with the said grantee and his heirs and assigns that the granted premises are free from all incumbrances made or suffered by me except as aforesaid & to such takes as may be due, and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under me except as aforesaid but against none other. **IN WITNESS WHEREOF** the said Elizabeth S. Mudgett being single herunto set my hand and seal this 21st day of May in the year one thousand nine hundred and six.

Signed, sealed and del } Elizabeth S. Mudgett, seal.

divided in presence of Commonwealth of
A. S. Overhill.

21st 1906. Deen personally appeared the above named Edige
Beth S. Mudgett and acknowledged the foregoing instrument
to be her free act and deed. Before me.

Arthur S. Overhill. Justice of the Peace.

Essex, Dist. Mar. 4, 1910, 15, in part 10 a.m. Recorded & examined

W. A. Varney
et ux
to
A. A. Deen

Know all men by these presents, that
E. Clara A. Varney, wife of William A. Varney of Lynn in
the County of Essex and Commonwealth of Massachusetts
in consideration of One dollar and other consideration
paid by Abraham Deen of said Lynn, the receipt where-
of is hereby acknowledged do hereby give, grant, bargain,
sell, and convey unto the said Deen a certain parcel
of land with the buildings thereon, in said Lynn, bound
as South by Neptune Street, fifty eight feet; West by
land now or lately of John G. Bean, one hundred and
two feet and five inches, north by land formerly of James
Alley, seventy four feet and seven inches; and East by
land formerly of Susan M. Foster, ninety eight feet and
six inches. Being the same premises described in deed
from Susan M. Foster to Albert B. Longee recorded with
Essex S. O. Dist. Deeds, Book 583, Leaf 184, Be all said mea-
surements more or less. To have and to hold the
granted premises with all the privileges and appurten-
ances thereto belonging to the said Abraham Deen and
his heirs and assigns to their own use and behoof for
ever. And I do hereby for myself and my heirs, executors
and administrators covenant with the said grantee and
his heirs and assigns that I am lawfully seized in
fee simple of the granted premises, that they are free
from all incumbrances, 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 his
heirs and assigns forever against the lawful claims
and demands of all persons. And for the consideration
aforesaid, William A. Varney, husband of the said Clara
A. Varney, do hereby release unto the said grantee and
heirs and assigns all right of, or to both dower and
they and homestead in the granted premises, and all

as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money, and that, until default in the performance or observance of the condition of this deed, I and my heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In witness whereof the said Emilia Bhouinard, widow, hereunto set my hand and seal this tenth day of May in the year one thousand nine hundred and thirteen.

Emilia Bhouinard seal
Signed and sealed } Commonwealth of Mass.
in presence of } achusetts, Essex ss. May 10, 1913
E. A. Murphy } I then personally appeared the above

named Emilia Bhouinard and acknowledged the foregoing instrument to be her free act and deed before me.

E. A. Murphy Notary Public

Essex ss., Reed May 10, 1913. 45 m. past 11 A.M. Recorded & Examined

I know all men by these presents that I, Charles W. Mudgett of Salem, Essex County, Massachusetts (single), in consideration of One dollar and other valuable considerations paid by Michael S. Welsh and Catherine M. Welsh, husband and wife, of said Salem, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Michael S. Welsh and Catherine M. Welsh and their heirs and assigns a certain parcel of land in said Salem bounded East by Lafayette Street sixty five feet, South by Forest Avenue one hundred feet, West by land of Mudgett sixty five feet, North by land of Friend one hundred feet, being part of lot two plan Derby Estate recorded Essex South District Deeds Book 727 leaf 350. Subject to agreement and restriction in the deed of S. F. Rogers to E. O. Bassell June 7, 1870 recorded B. 799 p. 19. It is agreed that said Welsh shall pay the taxes for the present year (1913). It is also further agreed that there shall be no building constructed on said land nor present building altered for more than two families dwelling and that no part of any building shall be nearer than twelve feet of westerly line or within sixteen feet of Forest Avenue while the adjoining property on Forest Avenue remains in my possession. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Michael S. Welsh.

E. W. Mudgett
to
M. S. Welsh
et ux

and Catherine M. Welsch, as tenants by the entirety and not as tenants in common, and their heirs and assigns to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators consent 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, 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. In witness whereof the said Charles B. Mudgett, having no wife, has unto me my hand and seal this twelfth day of May in the year one thousand nine hundred and thirteen. Charles B. Mudgett seal

Signed and sealed }
in the presence of - } Commonwealth of
Massachusetts Essex

ss. May 12, 1913. I am personally appeared the above named Charles B. Mudgett and acknowledged the foregoing instrument to be his free act and deed before me.

Ulysses E. Haskell Justice of the Peace.

Essex ss., Read May 12, 1913. 2.55 p.m. past 11 A.M. Recorded & Examined.

Know all men by these presents, that we, Michael S. Welsch and Catherine M. Welsch, husband and wife, of Salem in the County of Essex and Commonwealth of Massachusetts, in consideration of Four thousand Dollars paid by the Salem Savings Bank, a corporation duly established by law and located at Salem in the County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Salem Savings Bank, a certain parcel of land with the buildings thereon situated in said Salem, and bounded easterly by Lafayette Street sixty five feet; Southwesterly by Forest Avenue one hundred feet; westerly by land now or late of Mudgett sixty five feet and northerly by lot numbered 20 on plan hereinafter referred to one hundred feet; and being a part of lot numbered two (2) on plan of a part of the Denby Estate recorded with Essex So. Dist. Deeds Book 127 Page 300, being the same premises conveyed to us by deed of Charles B. Mudgett to be recorded herewith. Said premises are conveyed subject to

M. S. Welsch
et ux
to
Salem Savings Bank

ESSEX, ss. Nov. 9. 1917. The Salem Savings Bank acknowledges to have received full satisfaction for the debt secured by the deed of mortgage here recorded and doth by its Treasurer hereby cancel and discharge the same.

Salem Savings Bank
By James Young Jr. Treas.

work in a workmanlike manner to completion or to allow a line upon said job or an attachment of the funds in possession of said Bank to remain undischarged, shall constitute a breach of the condition of this mortgage for which said Bank shall have the right to foreclose the same. I hereby transfer and pledge to the said mortgagee 30 shares in the 92d series of its capital stock as collateral security for the performance of the conditions of this mortgage, and said note upon which shares said sum of Six Thousand Dollars has been advanced to me by the mortgagee. The monthly payments under this mortgage are Sixty Dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six per cent. per annum. This mortgage is upon the Statutory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale. I, Goldie M. Harris wife of said mortgagor release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises. WITNESS our hands and seals this second day of January 1924.

COMMONWEALTH OF MASSACHUSETTS } Walter H. Harris (seal)
 Essex ss. January 2d 1924. } Goldie M. Harris (seal)

Then personally appeared the above named Walter H. Harris and acknowledged the foregoing instrument to be his free act and deed, before me

Charles Leighton Justice of the Peace

Essex ss. Received Jan. 5, 1924. 35 m. past 12 P.M. Recorded and Examined.

I, Michael S. Welch of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Eugenie F. Labrecque of said Salem with warranty covenants the land in said SALEM with all buildings thereon bounded and described as follows: Easterly by Lafayette Street sixty five feet; South by Forest Avenue one hundred feet; west by land of Mudgett sixty five feet; North by land of Friend one hundred feet; being part of lot two plan Derby Estate recorded Essex South District Registry of Deeds in Book 727 Page 350. Being the same premises conveyed to me and my wife Catherine M. Welch as tenants by the entirety she being now deceased, by deed of Charles D. Mudgett dated May 12, 1913 and recorded in said Registry in Book 2209 Page 253. Subject to any restriction of record if the same now exist. Said premises are subject to taxes for 1924. WITNESS my hand and seal this fifth day of January 1924. Michael S. Welch (seal)

Welch
 to
 Labrecque
 Two \$5. &
 One \$2. R.
 Stamps
 Documentary
 Canceled.

Witness C. A. Murphy) COMMONWEALTH OF MASSACHUSETTS
 Essex ss. January 5, 1924. Then personally appeared the above named Michael S. Welch and acknowledged the foregoing instrument to be his free act and deed, before me Charles A. Murphy Notary Public

My commission expires May 3, 1929.

Essex ss. Received Jan. 5, 1924. 40 m. past 12 P.M. Recorded and Examined

Labrecque

to

Salem Sav. Bk.

Discharge
Ob. 3761 P. 23

KNOW ALL MEN BY THESE PRESENTS That I, Eugenie F. Labrecque, of Salem, Essex County, Massachusetts, being a widow, for consideration paid, grant to the Salem Savings Bank, a corporation duly established by law and located in Salem in the County of Essex and Commonwealth of Massachusetts, with Mortgage Covenants, to secure the payment of Sixty five Hundred Dollars in one year with six per cent interest per annum, payable quarterly, as provided in a note of even date, the land in said SALEM, together with the buildings thereon, bounded easterly by Lafayette Street sixty five feet, southerly by Forest Avenue one hundred feet, westerly by land now or late of Mudgett sixty five feet, and northerly by land now or late of Friend one hundred feet. Being the same premises this day conveyed to me by Michael S. Welch by his deed of even date, to be recorded herewith; and subject only to the building restrictions therein referred to. This mortgage is upon the Statutory Condition, and upon the further condition that the grantor or her heirs, executors, administrators or assigns shall pay all taxes and assessments on said premises, whether in the nature of taxes or assessments now in being or not, shall keep the buildings now or hereafter standing thereon insured against fire in a sum satisfactory to said Bank or its successors or assigns, all insurance to be made payable in case of loss to said Bank or its successors or assigns, and shall pay to said Bank or its successors or assigns all such sums with interest as it or they may pay or incur for such taxes, assessments or insurance, or on account of any foreclosure proceedings hereunder, whether completed or not; for any breach of which the mortgagee shall have the Statutory Power of Sale. And said Bank and its successors and assigns shall have the further right to cancel and surrender any insurance policies and collect the proceeds therefrom in case of any sale made hereunder, and to retain out of the proceeds of any such sale one per cent of the purchase money for its or their services in making such sale; any purchaser at such sale shall be held to claim hereunder in case of any defect in said sale; and any entry made for the purpose of foreclosing this mortgage shall enure to and for the benefit of the purchaser at such sale. WITNESS my hand and seal this Fifth day of January in the year nineteen hundred and twenty four.

In presence of R.B. Buckham } Eugenie F. Labrecque (seal)
 A. D. Sutherland } COMMONWEALTH OF MASSACHUSETTS

Essex, ss. On this Fifth day of January 1924, before me personally appeared Eugenie F. Labrecque to me known to be the person described in and who ex-

I, Sarah Dembofsky of Salem, County of Essex and Commonwealth of Massachusetts holder of a mortgage from Eugenie F. Labrecque to me dated January 5, 1924 recorded with Essex South District Deeds Book 2585, Page 195, acknowledge satisfaction of the same WITNESS my hand and seal this thirtieth day of July 1925

Discharge
Dembofsky

her
Sarah X Dembofsky (seal)
mark

Witness Dora Dembofsky)

COMMONWEALTH OF MASSACHUSETTS

Essex ss. July 30, 1925. Then personally appeared the above named Sarah Dembofsky and acknowledged the foregoing instrument to be her free act and deed, before me, Arthur S. Ford Justice of the Peace

My commission expires Feb. 13, 1931

Essex ss. Received July 30, 1925. 57 m. past 12 P. M. Recorded and Examined

I, Eugenie F. Labrecque, widow, of Salem, Essex County, Massachusetts for consideration paid, grant to Delia Tracy of Salem, Essex County with WARRANTY COVENANTS A certain parcel of land in SALEM, Essex County, Massachusetts being part of lot two (2) plan Derby Estate recorded with Essex South District Deeds, Book 727, Leaf 300, and bounded and described as follows: Easterly by Lafayette Street, sixty five (65) feet; southerly by Forest Avenue, one hundred (100) feet; westerly by land now or late of Mudgett, sixty five (65) feet; northerly by land now or late of Friend, one hundred (100) feet. This conveyance is made subject to a mortgage of \$6500. held by the Salem Savings Bank. WITNESS my hand and seal this 30th day of July 1925

Labrecque
to
Tracy

One \$5. One \$1.
& One.50
R. Stamps
Documentary
Canceled

Eugenie F. Labrecque (seal)

Witness to her signature, Leo H. Tracy) COMMONWEALTH OF MASSACHUSETTS

Essex ss. July 30, 1925. Then personally appeared the above named Eugenie F. Labrecque and acknowledged the foregoing instrument to be her free act and deed, before me Leo H. Tracy Justice of the Peace

My commission expires December 28, 1928

Essex ss. Received July 30, 1925. 57 m. past 12 P. M. Recorded and Examined

KNOW ALL MEN BY THESE PRESENTS That I, Lucy M. Hatch of Amesbury, Essex County, Commonwealth of Massachusetts in consideration of three thousand (\$3000.00) dollars, paid by the Provident Institution for Savings in the Towns of Salisbury and Amesbury, a banking corporation organized and existing under the laws of the Commonwealth of Massachusetts, and located at Amesbury in said Commonwealth, hereinafter called the "Grantee", the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said grantee and its successors and assigns The land in said AMESBURY, containing twenty four and eight tenths (24.8) square rods, bounded and described as follows: Southerly by High Street, formerly called

Hatch et ux
to

Prov. Instn. For
Sav. Salisb'y. &
Amesb'y.

Discharge
B3369 P.596

I, Delia F. Tracy, widow

of Salem Essex County, Massachusetts, ~~for consideration paid~~, grant to Joseph R. Roy and Helida A. Roy, husband & wife as tenants by the entirety, both

of Salem in said County of Essex, with warranty covenants

the land ~~is~~ with the buildings thereon situated in Salem, Essex County, Massachusetts, being part of lot two (2) plan Derby Estate recorded

(Description and encumbrances, if any)

with Essex South District Deeds, Book 727, Leaf 300 and bounded and described as follows:

- EASTERLY by Lafayette Street, sixty-five (65) feet;
- SOUTHERLY by Forest Avenue, one hundred (100) feet;
- WESTERLY by land now or late of Mudgett, sixty-five (65) feet;
- NORTHERLY by land now or late of Friend, one hundred (100) feet;

Subject to taxes for 1950



~~husband of said grantor~~

~~release or acknowledgment of this instrument by the grantor or the grantee or the executor or administrator of the estate of either of them.~~

Witness my hand and seal this 11th day of August 19 50

Delia F. Tracy

The Commonwealth of Massachusetts

Essex ss. August 11, 19 50

Then personally appeared the above named Delia F. Tracy

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

Dorothy Winslow Tracy
Notary Public - ~~Essex County~~

My Commission expires January 19th 19 56

Essex ss. Received Aug. 11, 1950. 50 m. past 11 A.M. Recorded & Examined.

We, Joseph R. Roy and Nelida A. Roy, husband and wife,
of Salem, Essex County, Massachusetts,
for consideration paid, grant to George H. Boucher and Grace S.
Boucher, and to the survivor of them as tenants by the entirety and
not as tenants in common, they being husband and wife,
of said Salem, with quitclaim covenants
the land in said Salem, with the buildings thereon, being part of Lot
No. 2 on plan of the Derby Estate recorded with Essex South District
Deeds, Book 727, Page 300, and bounded and described as follows:

Easterly by Lafayette Street sixty-five (65) feet;
Southerly by Forest Avenue one hundred (100) feet;
Westerly by land now or late of Mudgett sixty-five (65) feet;
Northerly by land now or late of Friend one hundred (100) feet.
Being the same premises conveyed to us by deed of Delia F. Tracy,
dated August 11, 1950, recorded with said Deeds, Book 3761, Page 24.
Taxes assessed as of January 1, 1953, are to be paid by the grantees.

U. S. Docun. Stamps \$ 23.10 affixed
amount
and cancelled on back of this instrument

Mass. Excise Stamps \$ 23.55 affixed
amount
and cancelled on back of this instrument

husband of said grantor,
wife

release to said grantee all rights of ~~tenancy by the entirety~~ and other interests therein.
~~joint and tenement~~

Witness my hand and seals this 13th day of August, 1953.

Nelida A. Roy
Joseph R. Roy

The Commonwealth of Massachusetts

Essex ss. August 13, 19 53.

Then personally appeared the above named Joseph H. Roy
and acknowledged the foregoing instrument to be his free act and deed, before me

Daniel B. Ditz
Notary Public

My commission expires March 26, 19 54.

Essex ss. Recorded Aug. 13, 1953. 40 m. past 11 A.M.

I, Grace S. Boucher

of Salem, Essex County, Massachusetts,
being unmarried, for consideration paid, grant to Joseph A. Dunn and Beatrice L. Dunn, husband and wife, as tenants by the entirety, both

of Salem, Essex County, Massachusetts with quitclaim covenants
the land in Salem, with the buildings thereon, being part of Lot 2 on
(Description and encumbrances, if any)

Plan of the Dorby Estate recorded with Essex South District Deeds,
Book 727, Page 300, and bounded and described as follows:

EASTERLY by Lafayette Street, Sixty-Five (65) Feet;
SOUTHERLY by Forest Avenue, One Hundred (100) Feet;
WESTERLY by land now or late of Mudgett, Sixty-Five (65) Feet; and
NORTHERLY by land now or late of Friend, One Hundred (100) Feet.

Being the same premises conveyed to George H. Boucher and Grace S. Boucher by deed of Joseph L. Foy and Melida A. Foy, and recorded with Essex South District Registry of Deeds, Book 4000, Page 483.

husband x
wife x

~~Witness to said grant, all rights of~~ ~~deeds by the grantor~~ ~~and other interests therein~~

Witness my hand and seal this Seventh day of October 1958

Mass. Excise Stamps \$ ~~24.50~~ affixed
and cancelled on back of this instrument

Grace S. Boucher

The Commonwealth of Massachusetts

Essex, ss. October 7, 1958

Then personally appeared the above named Grace S. Boucher

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

U. S. Docum. Stamps \$ ~~25.25~~ affixed
and cancelled on back of this instrument

Charles J. Halliday
Notary Public - Essex County, Mass.

My commission expires Feb. 16, 1965

Essex ss. Recorded Oct. 7, 1958, 10 a. past 3 P.M. #125

(* Individual - Joint Tenants - Tenants in Common - Heirs by the Estate)

611.00

KNOW ALL MEN BY THESE PRESENTS, that we, Joseph A. Dunn and Beatrice L. Dunn, husband and wife as tenants by the entirety, both

of Salem, Essex County, Massachusetts,

being ~~unmarried~~, for consideration paid, grant to James T. Duffy and Marguerite E. Duffy, husband and wife as tenants by the entirety, (310 Lafayette Street, Salem, Massachusetts) both presently

of Marblehead, Essex County, Massachusetts, with quitclaim covenants

the land in Salem, being a portion of Lot 2 on plan of the Derby Estate recorded with Essex South District Deeds, Book 727, Page 300,

(Description and recording of the land)

and bounded and described as follows:

Easterly by Lafayette Street sixty-five (65) feet;

Southerly by Forest Avenue one hundred (100) feet;

Westerly by land now or formerly of ^{Mudgett} sixty-five (65) feet;

Northerly by land now or formerly of ^{Friend} one hundred (100) feet.

For our title see deed of Grace S. Boucher to Joseph A. Dunn and Beatrice L. Dunn dated October 7, 1956, recorded with said Deeds, Book 4503, Page 207.

This conveyance is made subject to the provisions of all local zoning ordinances and easements and restrictions of record and subject to the real estate taxes for the year 1968, which taxes the Grantees agree to assume and pay.

I, Beatrice L. Dunn, ^{husband} of said grantor, _{wife}

release to said grantee all rights of ^{tenancy by the curtesy} _{dower and homestead} and other interests therein.

Witness our hands and seals this 13th day of December 1968.

Joseph A. Dunn *Beatrice L. Dunn*

The Commonwealth of Massachusetts

Essex ss. December 13, 1968

Then personally appeared the above named Joseph A. Dunn and Beatrice L. Dunn and acknowledged the foregoing instrument to be their free act and deed, before me.

Richard D. Plummer
Notary Public - Justice of the Peace
My commission expires October 17, 1970.

ESSEX SOUTH
COMMONWEALTH OF MASSACHUSETTS
DEEDS
EXCISE
6100

Essex ss. Recorded Dec. 13, 1968. 6 m. past 4 P.M. #169

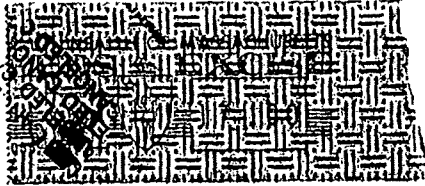
We, James T. Duffy and Marguerite E. Duffy, husband and wife, both of Salem, Essex County, Massachusetts in consideration of \$75,000.00

grant to ^{Katherine L.} Joel G. Green and ~~Kathryn~~ Green, husband and wife as *tenants by the entirety* of 310 Lafayette Street, Salem, Massachusetts

with quitclaim covenants the land in Salem, being a portion of Lot 2 on plan of the Derby Estate recorded with Essex South District Deeds, Book 727, Page 300, and bounded and described as follows:

- Easterly by Lafayette Street sixty-five (65) feet;
- Southerly by Forest Avenue one hundred (100) feet;
- Westerly by land now or formerly of Mudgett sixty-five (65) feet;
- Northerly by land now or formerly of Friend one hundred (100) feet.

For our Title see deed recorded in Essex South District Registry of Deeds Book 5580, Page 182.



Executed as a sealed instrument this

23rd day of *October* 1979

James T. Duffy
James T. Duffy

Marguerite E. Duffy
Marguerite E. Duffy

The Commonwealth of Massachusetts

Essex

ss.

October 23, 1979

Then personally appeared the above named James T. Duffy and Marguerite E. Duffy

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Michael E. O'Brien
Michael E. O'Brien Notary Public
Justice of the Peace

My commission expires

Aug 2, 1985

COMMONWEALTH OF MASSACHUSETTS

ESD

On this 18th day of June, 2004, before me the

undersigned Notary Public, personally appeared the above-named Joel G. Green and Kathryn L. Green, proved to me through satisfactory evidence of identification which was my personal knowledge of their identity, whose names are signed on the preceding document, and acknowledged that they signed it voluntarily for its stated purpose.

Notary Public - Official Signature
Notary Seal
My Commission Expires 12/30/05

DAVID A. FISSETTE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires _____



2014060600452 Bk:33325 Pg:312
06/06/2014 03:43 PM DEED Pg 1/2

Quitclaim Deed

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 06/06/2014 03:43 PM
ID: 1016648 Doc# 20140606004520
Fee: \$1,972.20 Cons: \$432,500.00

Locus: 310 Lafayette St Salem MA 01970

We, JOEL G. GREEN AND KATHRYN L. GREEN, AS TRUSTEES of THE GREEN NOMINEE TRUST u/d/t dated June 16, 2004, of Danvers, Essex County, Massachusetts, for consideration paid, and in full consideration of Four Hundred Thirty Two Thousand Five Hundred and 00/100 Dollars (\$432,500.00), hereby grant to KENNETH W. LEISEY AND MONICA R. LEISEY, husband and wife, as tenants by the entirety, hereinafter of 310 Lafayette Street, Salem, MA 01970

with quitclaim covenants:

The land in said Salem, together with the buildings and other improvements thereon, being a portion of Lot 2 of the Derby Estate recorded with Essex South District Deeds, Book 727, Page 300, and described as follows:

- EASTERLY by Lafayette Street sixty-five (65) feet;
- SOUTHERLY by Forest Avenue one hundred (100) feet;
- WESTERLY by land now or formerly of Mudgett sixty-five (65) feet; and
- NORTHERLY by land now or formerly of Friend one hundred (100) feet.

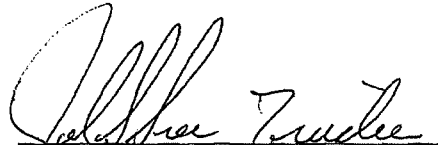
For title reference see Deed dated June 16, 2004 and recorded with the Essex South District Registry of Deeds, in Book 25149, Page 381.

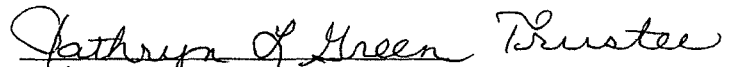
The Grantors hereby releases any Homestead benefit in this property, and do not have any former spouse, partner, or former partner in a civil union who can claim the benefit of the Massachusetts Homestead Act, MGL, Ch. 188.

EXECUTED, as a sealed instrument under the pains and penalties of perjury on this day.

Signed, sealed and sworn to this 6th day of June 2014.

Property Address: 310 Lafayette Street, Salem, MA 01970


Joel G. Green, as Trustee of
The Green Nominee Trust

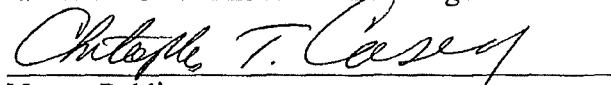

Kathryn L. Green, as Trustee of
The Green Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss

JUNE 6, 2014

On this 6th day of June 2014, before me, the undersigned notary public, personally appeared, **Joel G. Green and Kathryn L. Green, as Trustees of the Green Nominee Trust** and proved to me through satisfactory evidence of identification, which was/were Massachusetts Driver's License(s), to be the person(s) whose name(s) is/are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her/their knowledge and belief.


Notary Public:
My Commission Expires:



Property Address: 310 Lafayette Street, Salem, MA 01970

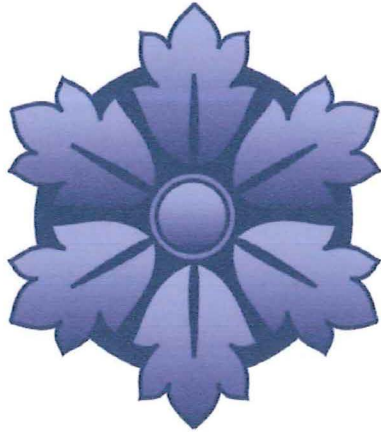
13/1/2014
2014/8/27

[Print page 1 of 1](#)

**Click on the Column Headings to sort accordingly.
Click on the Parcel ID to view the parcel detail.**

<u>Parcel ID</u>	<u>Location</u>	<u>Owner</u>	<u>Built Type</u>	<u>Total Value</u>	<u>Beds Baths</u>	<u>Lot size Fin area</u>	<u>LUC Description</u>	<u>NHood</u>	<u>Sale date Sale price</u>	<u>Book Page</u>
33-0402-0	310 LAFAYETTE STREET	LEISEY KENNETH W LEISEY MONICA R	1900 Colonial	\$374,600	3 2	6,500 2,762	101 One Family	CG	6/6/2014 \$432,500	33325-312

[Print page 1 of 1](#)



HISTORIC SALEM INC

House History and Plaque Program

For Kenneth W. Leisey and Monica R. Leisey

310 Lafayette Street

Salem, Massachusetts 01970

Research and Writing Provided by

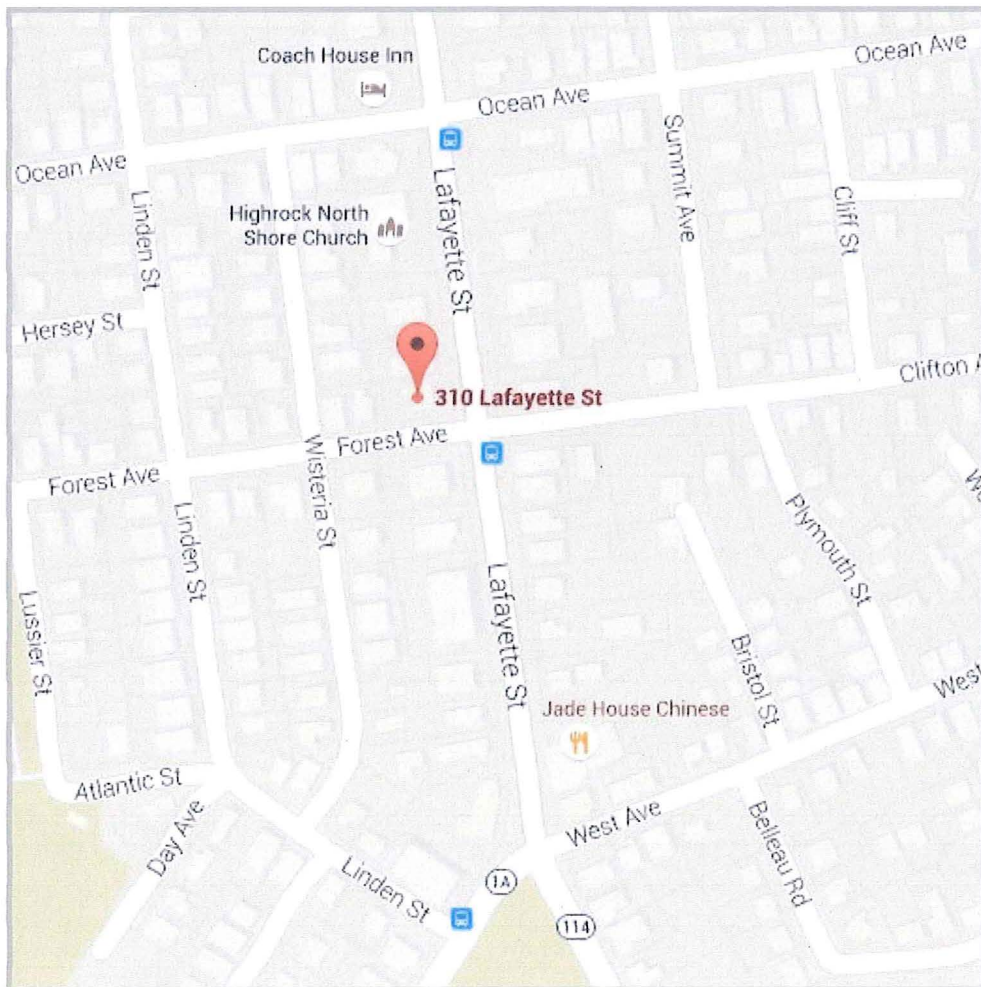
Kimberly Whitworth, J.D., M.A.

June 2015

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
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The House History of 310 Lafayette Street





According to available records, the house at 310 Lafayette Street was built for the Mudgett family sometime between 1901 and 1903. The land on which the house sits was bought on September 1, 1901 by Miss Elizabeth S. Mudgett.¹ The 1901 Salem Town Directory listed Elizabeth at 211 Lafayette Street, along with her widowed mother, Sarah A. Mudgett and her brother, Charles D. Mudgett, who ran a boarding and hack stable at 212 Essex Street. Elizabeth's other brother, George, lived down the street at 386 Lafayette Street.²

The part of Lafayette Street that includes the 310 address was once a portion of the Derby Farm in Salem, which was subdivided into house lots by developers in 1867.³ Lafayette Street and the neighborhoods surrounding this main thoroughfare represent a period of rapid expansion in Salem. By the mid-eighteenth century, the old fields had become valuable land for development and had been turned over to private owners who developed the area into individual "farms, summer homes and private estates."⁴ The *Atlas of the City of Salem, Massachusetts* by G.M. Hopkins, published in 1874, illustrates this development of the old pastures and fields into the familiar Lafayette Street neighborhoods of today.⁵

The Mudgett family house was built in the Georgian Colonial revival style. Colonial revivals were fashionable at the turn of the twentieth century and found in most of the neighboring houses along Lafayette Street. Georgian influences are found in the façade, which was likely symmetrical when first built, in the dentil moldings along the cornices and the multiple triangular pediments found at the roof and about the door. Some time prior to 1985, the curved window to the right of the entrance was added (note how the other bay windows are straight edged), the entrance portico was enclosed and perhaps enlarged (adding a second pediment), and a curved porch to the right of the entrance was enclosed when the first floor room was enlarged.⁶ The white clapboard siding on this home and the black shutters are standard treatments for a Georgian-revival style house.

¹ Essex South County Registry of Deeds (hereinafter ESCRD) Book 1650, Page 429.

² Salem, Massachusetts, City Directory, 1901; see also Ancestry.com. *1860-1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2009. Images reproduced by FamilySearch.

³ ESCRD Book 727, Page 300.

⁴ *Salem Massachusetts: The City Guide*. Lafayette Street Historic District. <http://www.salemweb.com/guide/arch/ldistrict.shtml> (Accessed April 21, 2015).

⁵ *Atlas of the city of Salem, Massachusetts*, G.M. Hopkins, Publisher, 1874 <http://archives.lib.state.ma.us/handle/2452/206060?show=full> (Accessed April 21, 2015).

⁶ Massachusetts Cultural Resource Information System (MACRIS), <http://mhc-macris.net/Details.aspx?MhcId=SAL.2062>.



On May 21, 1906, Elizabeth sold the house to her brother Charles for the price of “one dollar and other valuable considerations.” The deed was not recorded until March 4, 1910. Their mother, Sarah, died sometime between 1904 and 1905, and Elizabeth died on February 19, 1910.⁷ Elizabeth’s death likely prompted Charles to record the deed from 1906 at the Registry of Deeds. Charles retained ownership of the house until 1913, when he sold it to Michael S. Welch and Catherine M. Welch.⁸ According to the 1910 Salem Directory, Charles had previously moved to 386 Lafayette Street to live with his brother, George.

Michael and Catherine Welch lived at 310 Lafayette Street from 1913 to 1924. Both Michael and Catherine were Irish immigrants and, according to the 1920 United States Census, Michael was 56 in 1920 while Catherine was 52.⁹ While living in the house, Michael was employed as a track supervisor for the Boston and Maine Railroad.¹⁰ Catherine died sometime after 1921¹¹ but before 1924 when Michael sold the property to Eugenie F. Labrecque.¹²

Eugenie Labrecque owned the property for a little over a year, selling the house to Delia Tracy on July 30, 1925. According to the 1930 United States Census, Delia lived at 310 Lafayette Street with her husband, Stephen Tracy and his brother, Thomas Tracy. Stephen was employed as a gasoline salesman, and Thomas worked as an insurance agent. All three of them were born in Massachusetts, their parents being immigrants from Ireland. In 1930, the Tracys also had a boarder in their house named Mary E. Quinn, who worked as a clerk in the courthouse — likely one of the old courthouses still on Federal Street today.¹³

By 1940, Delia and Stephen had both retired; she was 72 and he was 75. The 1940 United States Census Record records Delia and Stephen as living at 304 Lafayette Street, but Salem Directories in the same period list them at 310 Lafayette Street.¹⁴ According to the 1940 Census, they were living with their son, George Tracy, who was 49 years of age and a newspaper writer, along with three borders named Ludger Jodoin, John Coyne and Henry Jackurth, all of whom were employed, middle-aged men.

⁷ Salem, Massachusetts, City Directory, 1904-1905, 1910.

⁸ ESCRD Book 2007, Page 409; Book 2209, Page 253.

⁹ Year: 1920; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: T625_697; Page: 13B; Enumeration District: 277; Image: 348.

¹⁰ Salem Massachusetts, City Directory, 1915, 1916.

¹¹ Salem Massachusetts, City Directory, 1921.

¹² ESCRD Book 2585, Page 193.

¹³ Year: 1930; Census Place: Salem, Essex, Massachusetts; Roll: 903; Page: 4A; Enumeration District: 0258; Image: 55.0; FHL microfilm: 2340638.

¹⁴ Year: 1940; Census Place: Salem, Essex, Massachusetts; Roll: T627_1589; Page: 1A; Enumeration District: 5-361.; Salem Massachusetts, City Directory, 1937, 1940, 1942, 1946, 1948.



Stephen Tracy died in 1949 and was buried in Saint Mary's Cemetery in Salem.¹⁵ Delia sold the property on August 11, 1950 to Joseph R. Roy and Nelida A. Roy. They took title to the property as husband and wife, tenants by the entirety, which means that upon death the property passes to the survivor by operation of law.¹⁶ According to Salem City Directories for the years 1950 and 1953, the Roys lived at 310 Lafayette Street and ran an establishment called "Nelida's Tourist Home," capitalizing on the history of Salem and its growing reputation as a tourist destination.¹⁷ The couple sold the home in 1953 to George H. Boucher and Grace S. Boucher, who also took title as husband and wife, tenants by the entirety.¹⁸

George and Grace lived at 310 Lafayette Street for five years, George working as an accountant for the Boston and Maine Railroad.¹⁹ George died sometime prior to October 7, 1958 when Grace conveyed the property to Joseph A. Dunn and Beatrice L. Dunn.²⁰ According to the 1961 Salem Directory, 310 Lafayette Street was the home of Joseph and Beatrice, and also "The Grace Tourist Home." Perhaps the former owner Grace Boucher ran an establishment much like Nelida Roy's. In 1964, Joseph A. Dunn, Jr. of the United States Air Force was listed as living at 310 Lafayette with his parents.²¹ In 1968, Joseph and Beatrice sold the house to James T. Duffy and Marguerite E. Duffy.²²

James and Marguerite remained at 310 Lafayette for 10 years. In 1979 they sold the property to Joel C. Green and Katherine L. Green.²³ From deed records at the Essex South County Registry of Deeds, it appears Joel and Katherine already lived at the property when they purchased it in 1979. An inventory of Salem houses in December 1984 found that part of the house was being used as an office at the time.²⁴ A real estate ad placed when the property was on the market in 2014 states that the first floor had been used as a chiropractic office for about 35 years.²⁵ By 2004, the Greens were engaged in estate planning, placing the property into the Green Nominee Trust, and listed their address at 14 Naumkeg Row, Danvers, Massachusetts.²⁶

¹⁵ *Find A Grave*. Find A Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>.

¹⁶ ESCRD Book 3761, Page 24.

¹⁷ Salem Massachusetts, City Directory, 1951, 1953.

¹⁸ ESCRD Book 4000, Page 483.

¹⁹ Salem Massachusetts, City Directory, 1954, 1958.

²⁰ ESCRD Book 4502, Page 207.

²¹ Salem Massachusetts, City Directory, 1961, 1964.

²² ESCRD Book 5580, Page 182.

²³ ESCRD Book 6645, Page 602.

²⁴ MACRIS, <http://mhc-macris.net/Details.aspx?MhcId=SAL.2062>.

²⁵ Century21 website: <http://www.commonmoves.com/property/310-Lafayette-Street-Salem-01970/MLSPINsold/71617412>

²⁶ ESCRD Book 25149, Page 381.



In 2014, The Green Nominee Trust conveyed the property to the current owners, Kenneth W. Leisey and Monica R. Leisey. The Leiseys converted the house back to a single-family residence.



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