

HISTORIC
SALEM INC

25 Beach Avenue

Built for
Harriet F. Perkins
Widow of
Salem City Alderman
Fitz W. Perkins
1896

Researched & written by
Amy Kellett

May 2019

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HOUSE HISTORY REPORT

25 BEACH AVENUE
SALEM, MASSACHUSETTS

THE PERKINS FAMILY SUMMER COTTAGE 1896-1937

THE POULTER HOME
1938-1953

Research & Report by
AMY E. KELLETT
2019

Researcher's Note:

The contents of this report are based on research done through the Southern Essex County Registry of Deeds, the Salem City Directory archives, Salem Street Books, Tax Assessment Records, and other primary sources. (Where secondary sources have been quoted or otherwise referred to, there are corresponding citation footnotes.) This report is completed to the best of my knowledge at the time of its publication. However, I reserve the right to update, revise, and otherwise edit this report if and/or when new information is discovered.

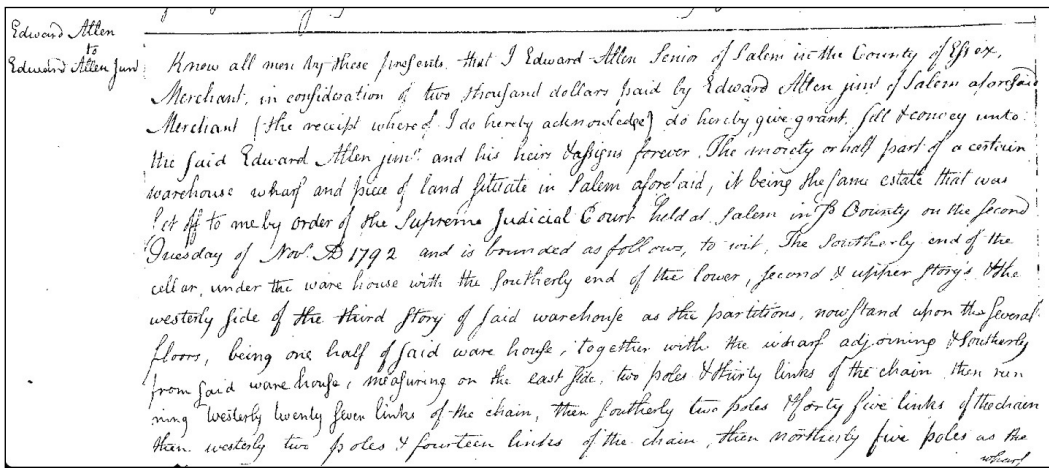
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SALEM INC

Amy E. Kellett
Researcher & Author

Part I: A History of the Land before 1896

The earliest official records regarding the land at Salem Neck, including Winter Island and Juniper Point, date to November 1792 when the Supreme Judicial Court held at Salem granted the peninsula of Salem Neck to Edward Allen, Sr. as an estate including the wharves and warehouses thereupon. In 1801 Allen divided his estate with his son and namesake, Edward Allen Jr., recorded in the Southern Essex Co. Registry of Deeds, Book 176 Leaf 196.



1801 LAND DEED | EDWARD ALLEN, SR. TO EDWARD ALLEN, JR.

Nine years later, in 1810 Edward Allen, Jr. sold a portion of the estate left to him by his father to Salem merchant Josiah Orne, the deed for which describes the ‘parcel of land’:

...called Allen's farm with all the buildings thereon standing being situated partly on the Neck so called, and partly on Winter Island so called and containing about forty five acres more or less, being bounded by the stone wall as the same now stands, together with all the walls adjoining...

Orne was in possession of the property at Winter Island for only a half dozen years, after which the property once again transferred hands in 1816 to Danvers native, Jonathan Dustin. According to the 1816 Deed from Josiah Orne, Jonathan Dustin's profession is noted as ‘Victualler’, meaning the Dustin's family fortune was made in the licensed trade of alcoholic liquor (and other provisions). The property would remain in the Dustin family for the next half-century and in subsequent records, including the 1874 Salem City Atlas, the portion of land known as ‘Juniper Point’ of the Salem Neck is recorded as belonging to the ‘Heirs of Dustin’,

which included Dustin's two adult daughters, Eliza Sutton and Serena Ayers. Just one year after the publication of the 1874 Salem Atlas, the entire forty-five acres of the Dustin estate was sold to Daniel B. Gardner for \$21,000:

...we, Eliza Sutton and Serena Ayer of Peabody in the County of Essex... in consideration of twenty one thousand dollars to us paid by Daniel B. Gardner, Jr. of Salem... a parcel of land formerly called Allen's Farm situated in Said Salem partly on the Neck so called and partly on Winter Island so called and containing about forty five acres more or less... Easterly by the sea shore and Northerly North Westerly, Southwesterly and Southerly by land of the City of Salem as the same to now enclosed by the stone walls and boundaries being more particularly shown on a plan entitled "Plan of the Dustin Farm on Salem Neck, 1854... Being the same premises that Josiah Orne conveyed to Jonathan Dustin the father of said Eliza and Serena... [who] inherited the same.



1874 SALEM CITY ATLAS | SALEM NECK & WINTER ISLAND

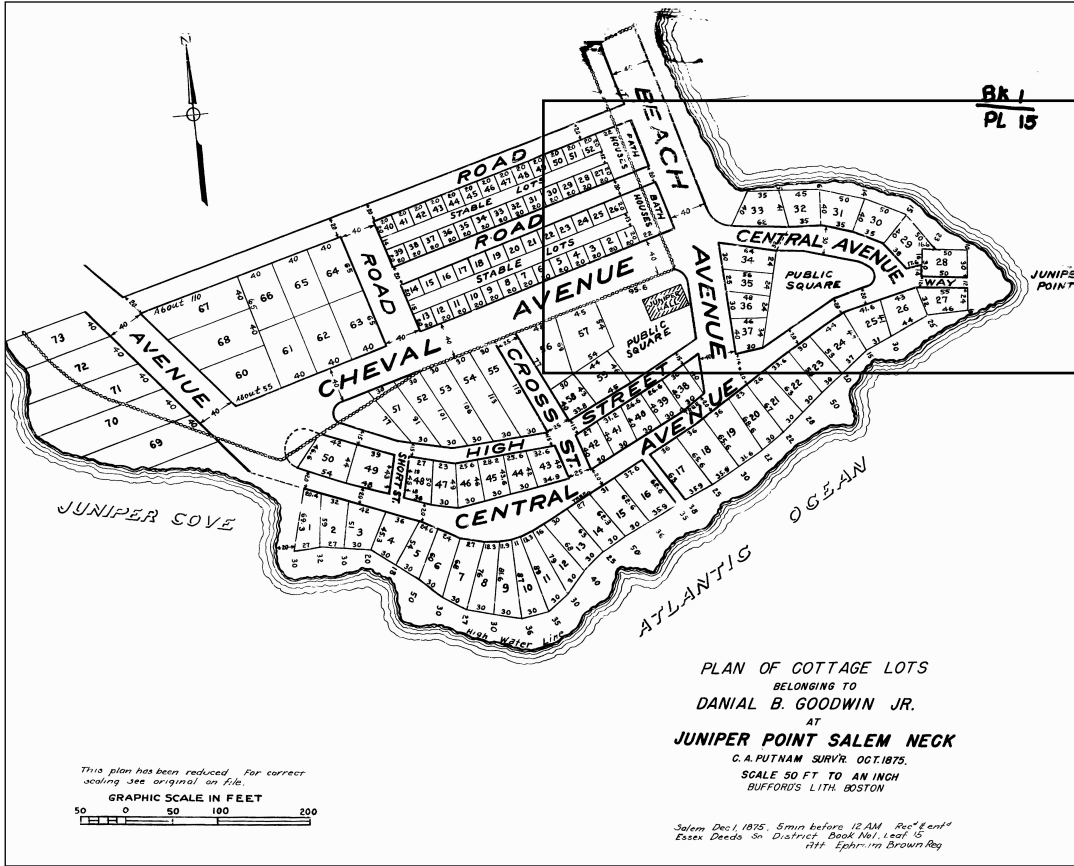
Immediately after purchasing the property from the Heirs of Dustin, in October of 1875 Gardner commissioned the land to be officially surveyed and divided by local surveyor, Charles A. Putnam, the result of which was a plan to subdivide the Juniper Point peninsula, entitled 'Plan of Cottage Lots at Juniper Point Salem Neck'. Gardner, one of the wealthiest land owners in Salem during the 19th century, planned to subsequently sell the individual parcels for others to build summer homes along the Juniper Cove waterfront (see images on page 4).

The following Spring, in April of 1876, Daniel B. Gardner, Jr. sold two parcels (numbered 32 and 33 on the Putnam plan) to Horatio D. Allen for \$500. The deed between Gardner and Allen includes a specific condition that further confirms Gardner's vision for the Juniper Point development:

This conveyance is made on condition that no shop, public house, boarding house, saloon or stable shall ever be erected on said lot, nor any building thereon used for any of said purposes... and further that a strip of land ten feet wide next to high water mark shall forever be kept open free and unobstructed as a public ride walk and promenade.

D. B. Gardner Jr. to H. D. Allen	Know all men by these presents, that I, Daniel B. Gardner Jr. of Salem in the County of Essex and Commonwealth of Massachusetts, in consideration of five hundred dollars to me paid by Horatio D. Allen of Lynn in said County of Essex, the receipt whereof is hereby acknowledged, do hereby give, grant bargain, sell and convey unto the said Horatio D. Allen, his heirs and assigns, two certain lots of land situate on Juniper Point, so called in said Salem and being lot No. 32 & 33 on a plan of lots entitled Plan of Cottage Lots at Juniper Point, Salem Neck. C. A. Putnam, Surv. Oct. 1875, and recorded with Essex Deeds So. Dist., to which reference may be had. This conveyance is made on condition that no shop, public house, boarding house, saloon or stable shall ever be erected on said lot, nor any building thereon used for any
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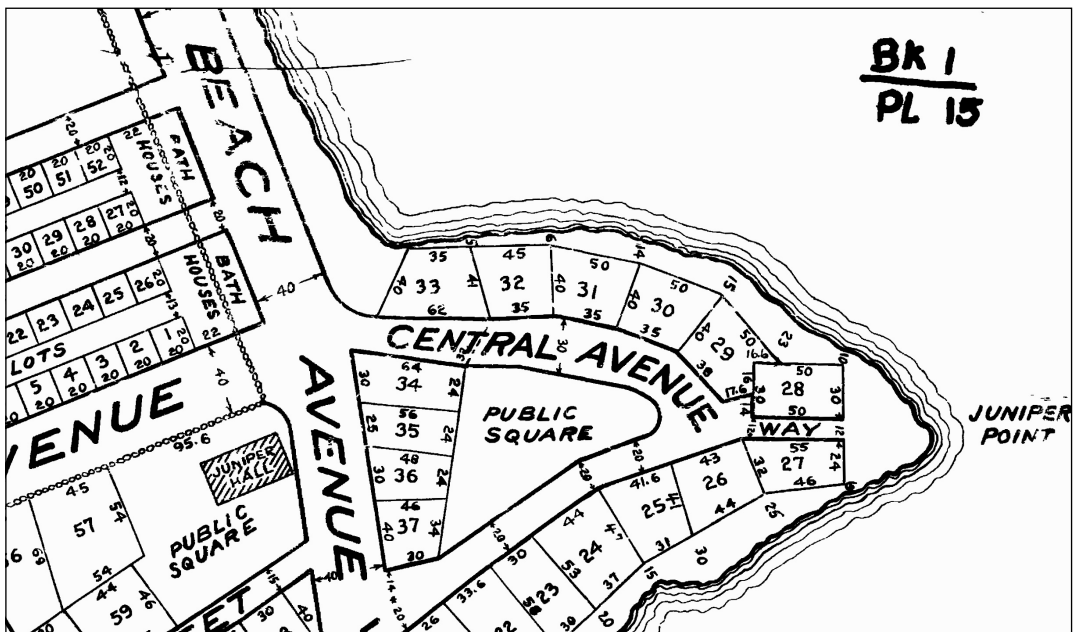
1876 LAND DEED | DANIEL B. GARDNER TO HORATIO B. ALLEN



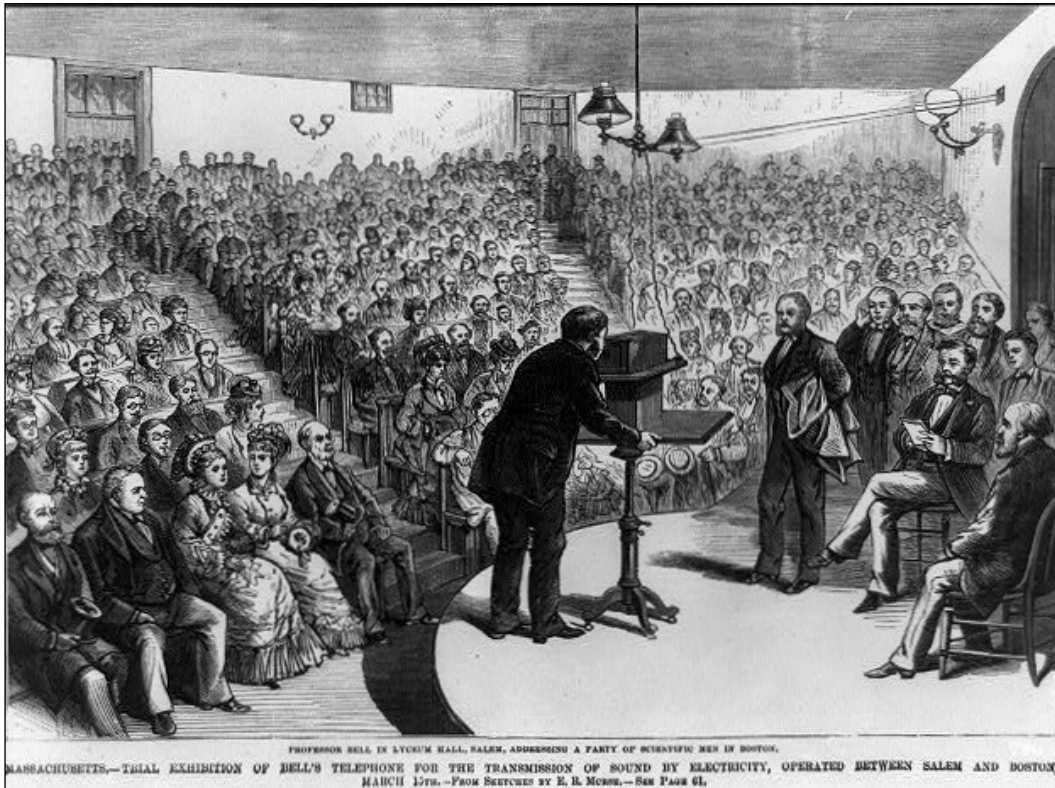
1875 PLAN OF COTTAGE LOTS AT JUNIPER POINT SALEM NECK

(TOP) OVERVIEW OF COTTAGE LOTS AT JUNIPER POINT AS SUBDIVIDED AND SURVEYED BY CHARLES A. PUTNAM, SURVEYOR, WHO DIVIDED GARDNER'S LAND INTO 73 INDIVIDUAL LOTS TO BE SOLD.

(BOTTOM) DENOTED BY THE BOLD LINE ON THE TOP PICTURE, A CLOSER VIEW OF THE NEIGHBORHOOD OF JUNIPER POINT, INCLUDING BEACH, CENTRAL, AND CHEVAL AVENUES, LOTS 23-37.



Salem in the 1870s was in flux; the maritime industry that had held up Salem's economy for decades had crumbled in the 1820s and 30s, and by the middle of the 19th century the entire industry had changed from seafaring to an international capitol of cloth and shoe manufacturing. Salem continued to prosper in the 1870s, carried forward by the leather-making business. In 1874 the city was visited by a tornado and shaken by a minor earthquake. In the following year, the large Pennsylvania Pier (site of the present harbor-side electrical plant) was completed to begin receiving large shipments of coal.



1876 ALEXANDER GRAHAM BELL DEMONSTRATING HIS TELEPHONE INVENTION AT THE LYCEUM IN SALEM, MASS.

In the U.S. centennial year, 1876, A.G. Bell of Salem announced that he had discovered a way to transmit voices over telegraph wires. In this decade, French-Canadian families began coming to work in Salem's mills and factories, and more houses and tenements were built. The better-off workers bought portions of older houses or built small homes for their families in the outlying sections of the city; and by 1879 the Naumkeag Steam Cotton mills would employ 1200 people and annually produce nearly 15 million yards of cloth. Shoe-manufacturing businesses expanded in the 1870s, and 40 shoe factories were employing 600-plus operatives. Tanning, in both Salem and Peabody, remained a very important industry, and employed hundreds of breadwinners.



1883 SALEM, MASS. LITHOGRAPH | THE WILLOWS

On Juniper point, the Allen family continued to use the land for farming and working purposes. In 1883 Horatio D. Allen sold the property to his son, Joseph P. Allen (whose name again appears in this report on the 1897 Salem Atlas as the neighboring house to 25 Beach Avenue) – Allen in turn decided to sell half of the property, the lot numbered 33 on the Plan of Cottage Lots at Juniper Point.



1897 SALEM ATLAS | JUNIPER POINT AT SALEM NECK

The 1891 Deed details the sale between Joseph P. Allen and Frank A. Wendell who purchased the lot for \$800, and includes the stipulation that a “strip of land thirty two (32) feet in width extending from Central Avenue to the Sea shall be kept open and used in common by the owners of said adjoining Estates.” Wendell then sold the land at Lot 33 in March 1896 to Samuel Shaw from Newton, Mass. for “one dollar and other valuable considerations” (a common price for land exchanges in 19th and early 20th century Essex County). One year prior in 1895, two brand new streets were approved to be developed on Juniper Point: Central and Beach Avenues. Shaw commenced work immediately on building the Queen Anne home at the intersection of Beach, Central, and Cheval Avenues. By the end of the Spring 1896 the waterfront home was completed, and Shaw sold the new home to the widow Harriet F. Perkins for \$4,100. Just one year later, a new official Atlas was published (presumably surveyed in 1896-7), the page showing Juniper Point notes Mrs. Perkins at the new home, next door to J. P. Allen.

Know all men by these presents that I, Frank A. Wendell, of the County of Essex and the Commonwealth of Massachusetts, in consideration of one dollar and other valuable considerations paid by Samuel Shaw of Newton in the County of Middlesex in said Commonwealth, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Samuel Shaw a certain lot of land situate on Juniper Point, so called, in said Salem, being Lot numbered thirty-three (33) on a Plan of Mortgage Lots at Juniper Point Salem Neck, to-wit: A. Putnam, Surveyor Oct. 1875 and recorded in Essex So. Dist. Reg. of Deeds. Also another certain piece of land adjoining the above and Lot numbered thirty-two (32) on said Plan and being between said Lots and highwater mark and bounded as follows:—Beginning at the North-westerly corner of Lot No. 33 aforesaid, thence running Northerly in a line in extension of the Westerly line of said Lot No. 33, 5 feet, more or less, to high water mark; thence Easterly on Highwater mark to a point where an extension in a straight line of the line between ~~between~~ Lot No. 31 & 32 on said Plan would intersect; thence South-

1896 LAND DEED | FRANK A. WENDELL TO SAMUEL SHAW

Part II: The Perkins Family

Mrs. Harriet F. Perkins was given the name Mary Elizabeth at birth, but someone in the Bingham family decided better of it shortly after she was born on February 26th of 1845, and changed her name to Harriet F. Bingham.

1845 MASS. BIRTH RECORDS
 HARRIET F BINGHAM BORN
 FEB. 26 ON CENTRAL
 STREET IN MANCHESTER.

Mary Allen	Female	February 12 th	School St.
Prize W. Jewett	Male	February 18 th	School St.
Harriet Elizabeth Bingham	Female	February 26 th	Central St.
John Richard Lee	Male	March 6 th	School St.
Aldaine Augustus Stone	Female	March 10 th	School St.
Samuel Friend	Male	March 13 th	School St.

She was born to Mary Jane and Henry Tuck Bingham, a cabinetmaker, on Central Street in Manchester, Massachusetts. Harriet was the third born of four Bingham children born to Mary Jane and Henry, and their only daughter.

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SCHEDULE I.—Free Inhabitants in *Manchester* **in the County of** *Essex* **State** *Mass*
 of *Mass* enumerated by me, on the *19th* day of *Aug* 1850. *M Boardman* Ass't Marshal.

Dwelling-houses numbered in the original copy of returns.	Families numbered in original copy of returns.	The Name of every Person whose usual place of abode on the first day of June, 1850, was in this family.	Description.			Profession, Occupation, or Trade of each Male Person over 15 years of age.	Value of Real Estate owned.	Place of Birth. Naming the State, Territory, or Country.	Married within the year. (Males.)	Attending School within the year. (Males.)	Whether deaf and dumb, blind, insane, idiotic, pauper, or convict.	
			Age.	Sex.	Color, (White, black, or mulatto.)							
1	2	3	4	5	6	7	8	9	10	11	12	13
		Rebecca Tucker	65	F				Mass				
225	334	Henry T Bingham	45	M		Cabinet Maker	200	"				
		Mary J "	34	M				"				
		Mary S "	11	M				"				
		Reuben L "	9	M				"				
		Harriet T "	5	F				"				
		Charles G "	3	M				"				
	340	William Flowers	24	M		Mariner		"				
		Marsia N "	12	F				"				
	341	Samuel Rogers	25	M		Cabinet Maker		"				
		Aldaire "	18	F				"				
		Susan Greenleaf	22	F				"				
226	342	Benjamin Lathrop	64	M		Mariner	1600	"				
		Betsy "	63	F				"				
	343	John Carter	41	M		" "	400	"				
		Susan "	33	F				"				
		Mary B "	11	F				"				
		John B "	4	M				"				
	344	John Amahle	41	M		Cabinet Maker	200	"				
		Mannah H "	35	F				"				
		John T "	11	M				"				

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Intention of
RECORD OF MARRIAGE.

No. *275*

Return *Fitz W. Perkins* of *Gloucester* aged *23* years,
by occupation a *grocer* He was born in *Gloucester* and was the son of
Jacob & Margaret This will be his *first* marriage.

And *Hattie F. Bingham* of *Manchester* aged *22* years
She was born in *Manchester* and was the daughter of *Henry J. & Mary J.*
This will be her *first* marriage.

The Intensions of Marriage, by the parties above-named, were duly entered by me in the records of the *Town*
of *Manchester* and have been published according to law. Dated at *Manchester*
this *22* day of *Feb* A. D. 18*68* *G. S. Allen* Town Clerk.

The parties above-named were joined in marriage at _____ by me, this _____
day of _____ A. D. 18 _____
Attest,

22 FEBRUARY 1868 MASSACHUSETTS MARRIAGE RECORD OF FITZ W. PERKINS & HARRIET F. BINGHAM

At the age of 22 Harriet was married to 23 year-old Fitz W. Perkins, a grocer and Gloucester, Mass. native on the 22nd of February, 1868. Eighteen months later Harriet gave birth to the one and only child born to the couple; Fitz and Harriet welcomed their son, Charles F. Perkins on July 15th of 1869. The family spent the first few years of their marriage living in Gloucester while Fitz worked as a grocer, as neighbors to Mr. Perkins' parents, Jacob and Margaret, until 1874 when they relocated to Central Street in Salem, Mass.

22			<i>Belety</i>	<i>58</i>	<i>Y</i>	<i>W</i>	<i>Keppingshance</i>			<i>Mass</i>
23			<i>Leake</i>	<i>51</i>	<i>M</i>	<i>W</i>	<i>Keppingshance</i>	✓		<i>Mass</i>
24	<i>517</i>	<i>743</i>	<i>Perkins Jacob</i>	<i>57</i>	<i>M</i>	<i>W</i>	<i>Mariner</i>	<i>800</i>	<i>300</i>	<i>Maine</i>
25			<i>Margaret</i>	<i>48</i>	<i>Y</i>	<i>W</i>	<i>Keppingshance</i>			<i>Mass</i>
26			<i>Charles</i>	<i>20</i>	<i>M</i>	<i>W</i>	<i>Mariner</i>	✓		<i>Mass</i>
27			<i>John W</i>	<i>14</i>	<i>M</i>	<i>W</i>	<i>Black in Store</i>	✓		<i>Mass</i>
28			<i>Minnie</i>	<i>10</i>	<i>Y</i>	<i>W</i>	<i>at school</i>			<i>Mass</i>
29			<i>Brown Mary C</i>	<i>21</i>	<i>Y</i>	<i>W</i>	<i>Domestic Servant</i>	✓		<i>Mass</i>
30			<i>Salabence</i>	<i>9</i>	<i>M</i>	<i>W</i>	<i>at home</i>			<i>Mass</i>
31		<i>744</i>	<i>Perkins Fitz W</i>	<i>25</i>	<i>M</i>	<i>W</i>	<i>grocer (ret.)</i>	✓	<i>800</i>	<i>Mass</i>
32			<i>Hattie</i>	<i>25</i>	<i>Y</i>	<i>W</i>	<i>Keppingshance</i>			<i>Mass</i>
33			<i>Charles F</i>	<i>12</i>	<i>M</i>	<i>W</i>	<i>at home</i>	✓		<i>Mass</i>
34	<i>518</i>	<i>745</i>	<i>Piper Joseph W</i>	<i>31</i>	<i>M</i>	<i>W</i>	<i>Fisherman</i>	<i>600</i>		<i>Mass</i>
35			<i>Anne</i>	<i>30</i>	<i>Y</i>	<i>W</i>	<i>Keppingshance</i>			<i>Mass</i>
36			<i>Joseph</i>	<i>10</i>	<i>M</i>	<i>W</i>	<i>at school</i>			<i>Mass</i>

1870 US FEDERAL CENSUS | MANCHESTER, ESSEX CO. | FITZ & HARRIET (HATTIE) PERKINS, ET AL.

During this decade in Salem, hordes of French-Canadian families began coming to work in Salem's mills and factories, and more houses and tenements were built. The better-off workers bought portions of older houses or built small homes for their families in the outlying sections of the city; and by 1879 the Naumkeag Steam Cotton mills would employ 1200 people and produce annually nearly 15 million yards of cloth. Shoe-manufacturing businesses expanded in the 1870s, and 40 shoe factories were employing 600-plus operatives.



1833 SALEM, MASS. LITHOGRAPH | THE POINT & THE NAUMKEAG STEAM COTTON CO. NEIGHBORHOOD

Fitz W. Perkins established a successful business with a Mr. Leroy Philbrick soon after he and his family arrived in Salem. The partners created *L. B. Philbrick & Perkins* and dealt in 'oils, paints, and papers.' Mr. and Mrs. Perkins, along with their son Charles, lived at several addresses throughout the City, according to concurrent directories: in 1874 the family lived at 7 Central Street, while Mr. Perkins' business was located at 16 Central; then, by 1878 the business of Philbrick & Perkins is at 229 Derby Street, and the Perkins' home at 23 Pickman; in 1880 the business had relocated to 36-38 Central Street, and the Perkins family to 91 Essex, in 1888 they are at 13 Orne Sq, after which the family moved to 2 Pickman Street by 1890, and then 19 Winter Street by 1893. Evidently, Fitz was also deeply involved in the politics of Salem, and by the age of fifty he had gotten himself elected to the City Board of Alderman. It was 1894 when Mr. and Mrs. Perkins took a trip to Washington, D. C. Fitz W. Perkins became gravely ill and died at the Hotel Oxford. His obituary, published in the Salem Evening News on October 1st, details the extraordinary man's life (and a bit of 1894 Salem politics):

Alderman Perkins Dies at Washington

Second Death in Board This Year.

Has a Very Important Political Aspect.

Leaves Longham Supporters a Clear Majority.

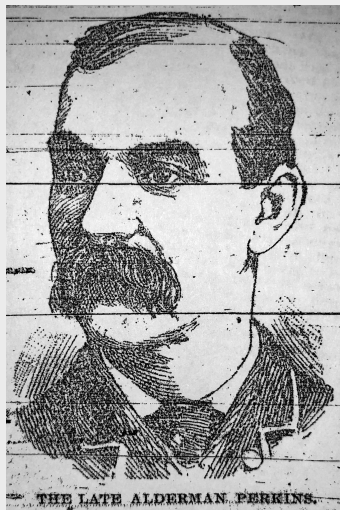
Opponents Will Petition to Have Both Seats Filled.

Fitz W Perkins died at Hotel Oxford, Washington, at 1.08 Sunday afternoon, after an illness dating from the national encampment of the G. A. R. At Pittsburg, a month ago.

Three weeks ago the deceased was taken to the hotel ad Washington, upon the advice of physicians, he having developed alarming symptoms for typhoid fever. Mrs. Perkins, his wife, was with him and remained by his side until death ensued.

Soon after his admittance to the hotel , typhoid fever set in. The attuning physicians did everything within their power to allay the ravages of the disease, and were successful in counteracting its influence on the system. He rallied slightly, only to be attached by erysipelas.

A growth was soon noticeable upon the



cords of the neck. The G. A. R. Post of Washington had in the meantime been communicated with by the local post, and they visited the sick man at about that time. The attending physician stated the seriousness of the case, and the post immediately ordered the department physician to attend. That gentleman was one of Garfield's physicians.

A consultation was held, and the doctors decided that in order to combat with the disease it was absolutely necessary to open the growth at the back of the neck. That operation was successfully performed, and a large amount of poisonous matter removed.

The poison accumulated so rapidly, however, that the skill of the best physicians in the country was of no avail and Mr. Perkins soon after passed away.

The disease so rapidly enveloped his system that his mind was unbalanced on several occasions during the first three weeks of his sickness. Sunday morning it was evident that the end was near. He lapsed into unconsciousness and remained in that state until death ensued.

He was unconscious some little time before his final attack, and failed to recognize his brothers, who had gone on to see him.

The attending physicians stated yesterday that they had Mr. Perkins started for home upon the first attack of illness, it was exceedingly doubtful if he would have made the journey alive. During his unconscious spells his mind continually preyed upon city affairs, and repeatedly he would rise and ask to be taken home, as he must get there and vote on the Longham meadow matter. The doctors were of the opinion aided materially in the progress of the disease, as it was impossible to keep him, while suffering so frightfully from these deliriums.

Mrs. Perkins, accompanied by her two brothers, left Washington last evening, arriving home this forenoon. The son, Charles F., will leave Washington today with the body. It was the intention of the Washington post, to send a member with the son.

ITS POLITICAL SIGNIFICANCE.

If Vacancy Is Not Filled Longham Meadow Basin Is Assured.

The death of Alderman Perkins is the sole topic of conversation in political circles. It means considerable to the citizens. If his successor is not elected Messrs. Knight, Gove and Stickney would form a majority of the board and the Longham meadow scheme would go through with a rush.

That movement will be checkmated by the opponents to the measure, however, by a petition for an election to fill the vacancies in the board. That means two new aldermen.

The canvass for the offices would be bitterly contested by the men favoring Longham meadow, as, unless they win a victory their scheme for furnishing water to the citizens can never pass.

The opponents will not work so hard, but will endeavor to induce gentlemen to run for offices that the citizens can rely upon, the men who will thoroughly investigate matters before rushing a scheme of any description through the board.

WAS ON A PLEASURE TRIP.

Succumbed to Illness In Washington About Two Weeks Ago

The death of Alderman Perkins is the second to be recorded among the members of the board of aldermen of this city for the year of 1894, Alderman Fabens having been the first to pass away.

Death was the result of an attack of erysipelas, with other complications.

Alderman Perkins left Salem a few weeks ago to attend the national G. A. R. Encampment at Pittsburg. He was not feeling very well at the time, but insisted upon making the trip.

At Pittsburg he partially succumbed to an attack of illness, but rallied and insisted on starting for the battle field of Newburn, N. C. With a large party. He got as far as Washington, where he was forced to take to his bed. Here he remained ever since, attended by the best physicians in the Capitol city. His physical

condition was such that he was unable to withstand the ravages of the disease.

THE DEAD ALDERMAN.

It Was His First Political Office – A Good Record as a Soldier, Extending Over 26 Years.

Fitz W. Perkins was born in Gloucester, Aug. 20, 1844. He was educated in the public schools, and after finishing his education entered the grocery business. After concluding his career as a groceryman he entered the paint and oil business. He associated himself with L. B. Philbrick & Perkins, dealers in oils, paints and paper, with headquarters in this city. The firm has enjoyed prosperity and run teams to all portions of the county and this section of the state.

Mr. Perkins has a long military record with some 26 years continuous service. When the war broke out he enlisted as a private in Co. G, Eighth Regiment, and after serving nine months was discharged. He re-enlisted June 4, 1863, as sergeant in the Second Massachusetts Heavy artillery and refined in service until June 27, 1865.

In August, 1863, he enlisted as a member of Co. . Eighth Regiment. M. V. M. He served time as a corporal and sergeant, and on May 15, 1868, was elected second lieutenant. April 20, 1869, he was promoted to the first lieutenantcy, and August 18, 1869, was discharged.

He again mustered into service March 15, 1875, as quartermaster sergeant of the Eight Regiment, Aug. 11, 1879, he was appointed quartermaster, and held that office for a number of years.

He was a member of the G. A. R. Royal Arcanum and one of the leaders in the Pilgrim Fathers, having occupied many offices in that order.

Mr. Perkins was originally a member of Allen post 45, G. A. R., of Gloucester, and was a past commander of that organization. He was a past president of the Eighth Regiment Veteran association. He was a deputy supreme governor of several Pilgrim Father lodges. When the Salem Board of Trade was formed he became a member and has since taken great interest in its work.

He was elected to the board of aldermen last December, that being the first

political office he had ever held. He was an opponent to the Longham meadow scheme, and it was his illness that brought about the present condition of affairs.

He was married and leaves a widow, and one son, Charles F., of the firm of Odell & Perkins.

HIS ASSOCIATES.

Mayor Turner and the Five Remaining Aldermen Speak in High Terms of His Worth as a Man and as a Public Servant.

The news of Alderman Perkins' death, though somewhat expected by his fellow members, as well as by the public, was nevertheless a great shock to them, more especially as it was the second time within the year that death has entered the chamber. Regardless of political differences, Alderman Perkins was highly regarded by all his associates. They ever found him considerate and courteous man, a man of honor, high minded and having the interest of the city at heart, doing what he saw to be his duty, and holding steadfastly to his course.

The mayor and the five remaining aldermen each had a warm tribute to offer when the news of his death was brought to them.

Mayor Turner expressed sorrow and spoke in feeling terms of Mr. Perkins' many excellent qualities. Especially he did refer to the genial companionship of the deceased member in the executive sessions of the board, where they were more manifest than at the open sessions; at the latter, he was dignified and earnest in debate and conscientious in action.

Alderman Knight – "I regret sincerely the death of Mr. Perkins. My acquaintance with him was not so long as other members of the board, it having begun at the city election last year. Since meeting him in the board of aldermen I learned to respect and esteem him highly. Our reactions were always pleasant, differences of opinion as to public matters not marred in the least our personal relations. He was a pleasant companion and conscientious public official.

Alderman Stickney— "I knew Mr. Perkins better than any other member of the board. Our relations began many years ago in the militia, I being a member of the Second Corps and he a member of the Eighth Regiment. It was

through him that in 1882 I severed my connection with the Cadets and joined the Eighth Regiment. Our social relations were pleasant and friendly. We visited at each other's homes, and the friendship extended to the other members of our families."

The day before he started for Pittsburg he came into my shop and in talking over the matter he expresses the wish that I would accompany him. I said it would be a pleasure but business would not permit. That evening he and Mrs. Perkins came to my house and bid Mrs. Stickney and myself good bye. His death removes a friend that I shall ever deplore."

Alderman Flynn— "My relations with Mr. Perkins began at the Columbus Day parade, Oct. 21, 1892, we serving together on the staff of Wm. G. Webber, marshal of the trades' division. Then I found him a perfect gentleman and a pleasant companion. Since his coming into the board of aldermen I found he displayed the same gentlemanly qualities. He was earnest and sincere in all his actions, and although sometimes we differed on the wisest courses to follow in municipal matters, any such difference never interfered with our personal relations. His death is a loss to the city, which in common with all citizens I regret, and also regard his death as a personal loss, it being the removal of one whom I regarded as a dear friend. By his death I am left the only member of the committee on elections which was originally Messrs. Fabens, Perkins and myself."

Alderman Sawyer— "My acquaintance with Alderman Perkins dates back 25 years, having first met him on the road before either of us moved to Salem.

"The death of Mr. Perkins comes home to me as though he was a member of the family. He was the only member of the board that I was personally acquainted with, before the recent election.

"He was as good a friend as a man could have and if he ever gave his word you could rely on it. He was faithful to all trusts and everything placed in his care was always looked after. He was an earnest, honest and fearless worker, attending to his duties in a thoroughly impartial manner.

"In politics, he was a Republican. While in office, he never cared for the future, desiring only accomplish what, in his mind was the true solution of the problem which confronted him."

“His death is to be regretted by all classes.”

Alderman Gove— “It is indeed very sad to lose another member of our board. I considered Alderman Perkins as a most valuable member of the board and we shall feel his loss very much. We seem to have been singularly unfortunate this year. Two deaths and the serious injury to Alderman Sawyer, which compelled him to be absent from the meetings for some time, is a remarkable state of affairs. I trust that no other calamity will befall us for the remainder of our term of office.”

SECOND DEATH ON BOARD

Alderman Fabens Passed Away Early in the Year.

It is a little singular that there should be two deaths in the board of aldermen within eight months, yet such is the case. Alderman Fabens died suddenly at Bridgeport, Conn., early in the year while on his way home from Europe whither he had been in search of health. This death left the board a tie on the water question, and now that tie is broken by the second death.

THE G. A. R. NOTIFIED.

Local Post Has Followed the Sickness of Its Comrade – Adjutant Goes to Meet the Remains.

The local post of the G. A. R. Has kept constantly informed of the condition of its sick comrade, and I. W. Stone, assistant adjutant general of the department of the district, has acted as the agent of the post. A message was received from him Sunday, conveying the intelligence of Mr. Perkins’ death, and Dr. A. M. Dudley, the adjutant, immediately started for New York, to meet the remains. A committee from the post will meet the remains in Salem.

ALDERMEN MEET.

Appropriate Action Taken On the Death of Their Fellow Member.

The board of aldermen held a special meeting at 9 o’clock this morning. Mayor Turner presided and all members were present.

Mayor Turner, Aldermen Knight and Gove were appointed a committee to draw up resolutions on the death of Alderman Perkins.

The mayor, with full board, was appointed a committee to make arrangements for the funeral.

The city messenger was requested to drape the late alderman’s chair in mourning.

It was voted not to hold any other meeting until after the funeral. On the day of the funeral the City hall will be closed and all the departments of the city will be closed.

The only business done was the drawing of jurors. Frank W. Benson, Charles W. Read and William Sutton drawn.

Alderman Knight and Flynn will probably go to Boston to accompany the remains to Salem.

FUNERAL TUESDAY.

It Will Be Held from His Late Home on Winter Street at 2.30.

Alderman Perkins’ brothers arrived in Salem this morning. They announced that the funeral would be held from his late home on Winter street, Tuesday afternoon at 2.30 o’clock, and that it was the wish of the widow to have it as private as possible. The body will arrive in Boston about 8.30 this evening.

Board of Trade Meeting.

The board of trade will meet this evening at 8 o’clock to take action on the death of Alderman Perkins, who was a member of the executive committee.

After twenty-five years of marriage, Harriet F. Perkins found herself widowed at the age of 49. She continued to live at the couple’s last address, 19 Winter Street (until 1899), and presumably she and her son Charles were the beneficiaries of her late husband’s Estate. Two years after Fitz W. Perkins passing, Harriet purchased the house on Juniper Point from Samuel Shaw in June of 1896:

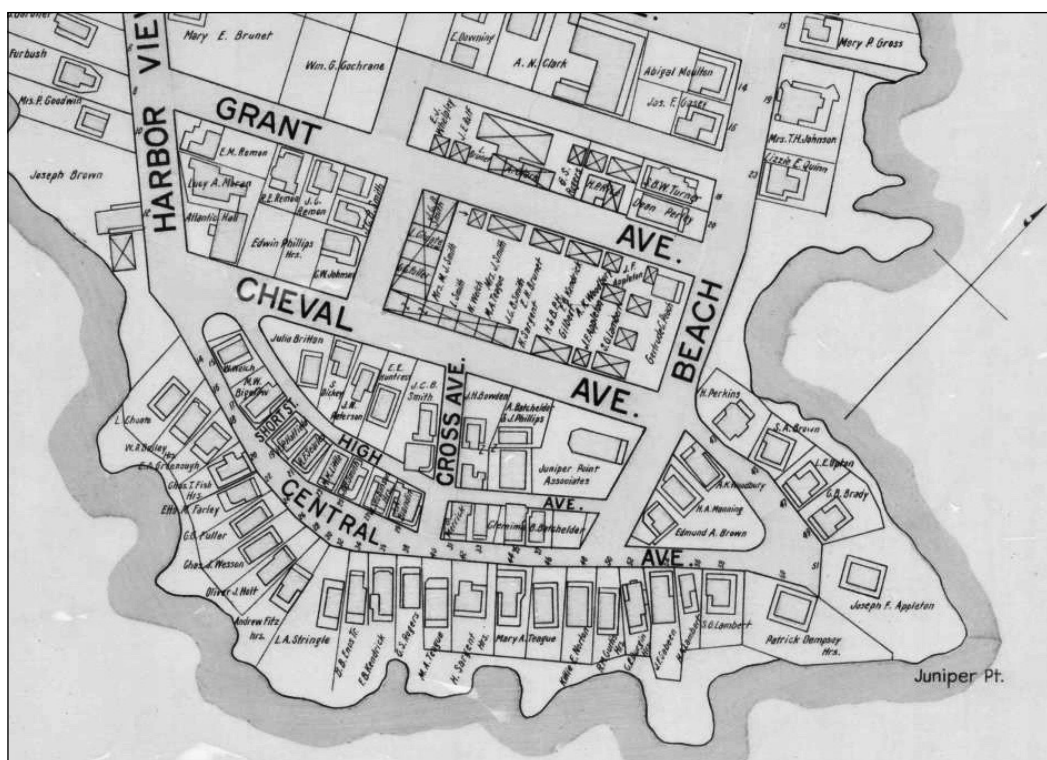
...in consideration of forty-one hundred dollars paid by Harriet F. Perkins, widow, of Salem ... do hereby give, grant, bargain sell and convey unto the said Harriet F. Perkins a certain lot of land situate on Juniper Point, so called, in said Salem being lot numbered thirty three (33) on a "Plan of Cottage Lots at Juniper Point Salem Neck, C. A. Putnam, Surveyor Oct. 1875"...

Know all men by these presents that I, Samuel Shaw of Newton in the County of Middlesex and Commonwealth of Massachusetts in consideration of forty-one hundred dollars paid by Harriet F. Perkins, widow, of Salem in the County of Essex in said Commonwealth the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Harriet F. Perkins a certain lot of land situate on Juniper Point, so called, in said Salem being lot numbered thirty three (33) on a "Plan of Cottage Lots at Juniper Point Salem Neck, C. A. Putnam, Surveyor Oct. 1875" and recorded in Essex So. Dist. Reg. of Deeds. Also another certain piece of land adjoining the above and lot numbered thirty two (32) on said Plan and being between said lots and high water mark and bounded as follows:— Beginning at the Northwesterly corner of Lot No. 33 aforesaid, thence

1896 PROPERTY DEED | SAMUEL SHAW TO HARRIET F. PERKINS

The design and layout of the neighborhood at Juniper Point was entirely intentional; the vision of Daniel B. Gardner, who had bought, surveyed, and subdivided, and sold the property in the mid-1870s was clearly intended in some of the earliest deeds granted to the residents of Juniper Point (and Salem Neck), which included explicit language as to what the premises could (or more accurately, could not) be used for:

“... 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 rested within 50’ of any street, and with the further agreement that no swine shall be kept on said land...”



1911 SALEM ATLAS | MRS. PERKINS AT 43 CENTRAL AVENUE (NOW 25 BEACH AVENUE)

By the time of Mrs. Perkins’ purchase of the home in the early Summer of 1896, much of the land that had once been owned and parceled out by Daniel B. Gardner had been purchased and developed into a retreat of sorts for well-to-do Salemites looking to escape the heat of Downtown Salem in the humid New England summers. At the turn of the 20th century, Salem Willows was being developed with amusement rides and restaurants just around the corner from the Juniper Point summer homes along the waterfront. Apparently Mrs. Perkins enjoyed living on Salem Neck enough that she decided to make it her permanent residence (though she retained ownership of 19 Winter Street) and by 1900 she is listed living on Central Avenue. (The address of the Perkins’ waterfront home changed once more in the time between 1911 and 1915, when the current address of 25 Beach Avenue became the permanent identity of the Queen Anne home.)

On the morning of June 25, 1914 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.



25TH JUNE 1914 | THE GREAT SALEM FIRE CONSUMES A THIRD OF THE CITY

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 some 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; fortunately, the Perkins family did not lose anything.

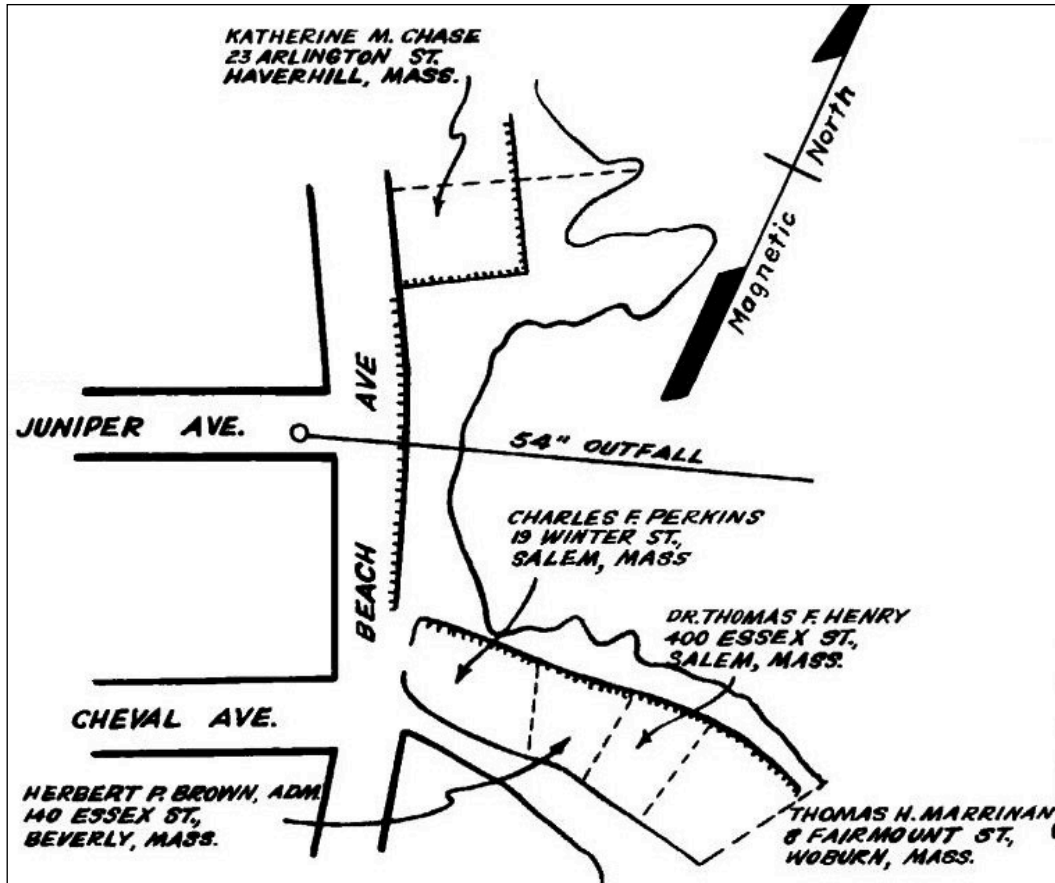
Central Avenue	151	241	Greenough Edward	Head	M	16	Oct 1849	50	16
			Wife	Wife	M	F	July 1865	34	16
			Edith	Daughter	M	F	June 1889	10	8
	152	242	Hunt Sarah	Head	M	F	May 1860	50	16
	153	250	Perkins Hattie	Head	M	F	Feb. 1846	54	16
	154	257	Straw Luther	Head	M	16	Feb. 1864	36	16
			Nemie	Wife	M	F	16 av. 1874	26	16
			Ethel	Daughter	M	F	Oct. 1888	11	8
			Louise	Daughter	M	F	Dec 1890	9	5
			Beatrice	Daughter	M	F	Nov. 1899	12	8
		Stinson Budget	Steward	M	F	Aug 1872	27	15	

1900 US FEDERAL CENSUS | SALEM, MASS. | CENTRAL AVENUE, JUNIPER POINT

Harriet 'Hattie' F. Perkins remained living at the home until she disappears from the local records in 1916, as she presumably passed away in 1915 at the age of 70. Documents show that Mrs. Perkins left her estate (including both homes on Winter Street and Beach Avenue) to her only son, Charles F. Perkins, now a married man with a career as an accountant, who is listed in the Salem Directory as living at 25 Beach Avenue in 1916 through 1918, after which he retained ownership but did not live at the home on Juniper Point full-time; rather it was used by the family as a summer retreat from the sweltering heat of downtown Salem in the summertime.

ARTHUR L. SHOC WRI B 27 BERRY
PERKINS ARTHUR S (Marietta)
 livery hack and boarding
 stable 11 13 and 15 Sewall
 h 76 Federal See page 1724
 Arthur W b 25 Pleasant
 Bertha F teacher Bowditch sch b
 at Danvers
 Charles F (Elizabeth B) accoun-
 tant s r 25 Beach ave
 Charles G (Julia G) com trav 75
 Wash h 25 Pickman
 Clarence A lab b 17 Skerry
 Clarence Lolk Neum Trust Co b

1916 SALEM CITY DIRECTORY | CHARLES F. & ELIZABETH B. PERKINS AT 25 BEACH AVENUE



1926 SURVEY OF SALEM NECK | WATERFRONT HOMES AT JUNIPER POINT

Charles F. Perkins continued to own the home at 25 Beach Avenue and the Perkins family and friends undoubtedly spent many a long summer evening on the shores at Juniper Point. Throughout the 1920s and early 1930s the home is listed on the Salem Street Directories as being the summer residence of C. F. Perkins until 1938. From the time that Charles' widowed mother purchased the brand new home on the waterfront of Juniper Point in 1896 until the property was sold in 1938, the home at 25 Beach Avenue and the Perkins family were witness to a rapidly changing city just across the Salem Sound.

After the Great Salem Fire of 1914, one of the greatest urban disasters in the history of the United States, 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 (including Hawthorne Boulevard, which involved removing old houses and widening old streets) were put into effect.



1926 SALEM MASS. CITY HALL | SALEM'S TRICENTENARY CELEBRATION

By the 1920s, Salem was once again a thriving city; and its tercentenary in 1926 was a time of great celebration. The Depression hit in 1929, and continued through the 1930s. Salem, the county seat and regional retail center, gradually rebounded, and prospered after World War II through the 1950s and into the 1960s. General Electric, Sylvania, Parker Brothers, Pequot Mills (formerly Naumkeag Steam Cotton Co.), Almy's department store, various other large-scale retailers, and Beverly's United Shoe Machinery Company were all major local employers.



EARLY 20TH CENTURY POSTCARD | SALEM, MASS. | THE WILLOWS

In May of 1938 Charles F. Perkins sold the property at 25 Beach Avenue to Alfred T. Poulter and his wife, Marion E. Poulter. (Charles Perkins relocated to Los Angeles, California in the late 1930s where he would spend the rest of his life until his passing in 1943.) Evidently, according to contemporary directories the Poulter family made 25 Beach Avenue their year-round residence. *(Researcher's note: 25 Beach Avenue is sometimes labelled 136 Bay View Avenue in contemporary City directories.)*

Part III: The Poulter Family

Alfred Thomas Poulter was born in Plaistow, in Essex, England in the County Borough of West Ham, the second youngest of the four children of Samuel James and Charlotte Poulter (née Raisbeck): James, born in 1894, Joy Hilda born in 1895, Alfred Thomas Poulter born in 1899, and finally Herbert born in 1901. The Poulter family emigrated through Boston, Mass. in May of 1906 from London, England when Alfred Thomas was just turning seven years old, and settled in Connecticut. Samuel James Poulter earned a living as a painter to support his family, while the Poulter children were educated in local schools.

Alfred Thomas Poulter remained in East Windsor, Connecticut where he lived and worked in the Warehouse Point Village neighborhood of the city. According to the 1920 Federal Census, Alfred was living with his family as a single 20-year old, working as a foreman at a local cotton mill. He had been naturalized as an American citizen just one year before in 1919.

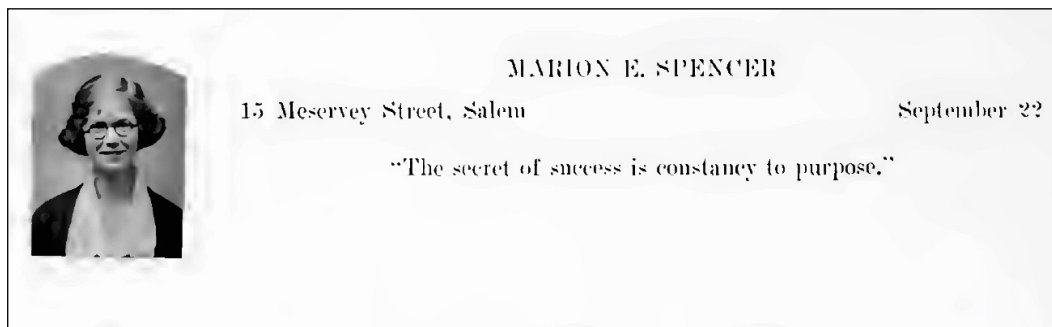
In 1922 Alfred T. Poulter relocated to Salem, Mass. which sustained on its own booming cotton mill industry, where he found work as a bookkeeper and a place to board at 75 Hathorne. By 1924 Alfred had found a new place to board at 116 Columbus Avenue on Juniper Point, while working as a cashier (i.e. bookkeeper) at Swift & Co., a local beef wholesale provision market, located at 274 Bridge Street. During his time boarding on Columbus Avenue, Alfred Poulter would meet the young woman who would eventually become his wife: Marion Elizabeth Spencer; the two were wed in 1926.

Marion E. Spencer was born in Salem on the 22nd of September, 1899, the only child of Alfred and Margaret E. Spencer (née Hamilton). Alfred Spencer came to Salem from England to apply his trade as a shoemaker. Margaret E. Hamilton was born in the burgeoning industrial town of Northbridge, Massachusetts in a neighborhood village called Whitinsville; it is no coincidence that her family made their way to Salem in the second half of the 19th century, as Salem's booming industrial economy drew thousands from all over the world, especially those involved with steam power manufacturing.

The Spencer family including Alfred, Margaret, and Marion Elizabeth lived at 12 Margin Street with Marion's paternal grandmother, Martha Spencer (née Crabtree). At just seven years old,

Marion’s father Alfred passed away after a week-long bout of peritonitis¹ in March of 1908. Marion and her mother continued to live at 12 Margin Street, along with Margaret Spencer’s mother (Marion’s maternal grandmother), Isabella Hamilton, and a 66 year-old boarder from Maine named Sarah Leighton.

Marion lived on Margin Street until she finished with her primary school education, after which she moved (along with her mother) to a boarding house on Brown Street in 1919-20. According to the 1920 US Federal census, Marion was one of seven ladies living at 18 Brown Street; she was the youngest of the seven at age 20 (Marion’s mother, Margaret, worked as a housekeeper for the boarding house.) Helen A. Sutton, the homeowner, worked for the ‘gentlemen’s home’ as a social worker, sisters Mary and Christine Sutherland came from Canada and both worked in a local lamp factory, Amelia MacArtie, the daughter of an Italian woman and an Irish man worked as a bookkeeper at a general furnishing store, and Hannah Shepherd who worked as an ‘attendant’ to a private family.



1921 SALEM NORMAL SCHOOL YEARBOOK | MARION E. SPENCER
 “THE SECRET OF SUCCESS IS CONSTANCY TO PURPOSE.”

By 1921 Marion and her mother moved once again, this time to 15 Messervy Street while Marion attended the Salem Normal School (now North Campus at Salem State University), where she studied to become a teacher. She remained living on Messervy Street while working as a teacher until she met and married Alfred Thomas Poulter in 1926.

¹*peritonitis* – (noun) inflammation of the peritoneum, typically caused by bacterial infection either via the blood or after rupture of an abdominal organ

After the wedding, the new Mr. and Mrs. Alfred T. Poulter resided at 16 Leach Street for a short time, just long enough to apply for naturalization as a United States citizen in 1927. In February of 1928 the couple welcomed their first child, Marylyn Margaret Poulter. Later in the same year the couple had relocated to Gardner, Massachusetts, and in 1931 the second Poulter child was born: Hamilton Thomas Poulter (named for his maternal grandmother's surname and father's middle name). The young Poulter family lived in several different places within Gardner, where they remained until 1936, when the Gardner, Mass. Directory notes that the Poulter family had relocated back to Salem.

The 1936 and 1937 Directories indicate that the Poulter family lived at 2A Willow Avenue in Salem, and Alfred returned to working for Swift & Co. as a cashier/bookkeeper. In May of 1938 Alfred T. Poulter purchased the home at 25 Beach Avenue from Charles F. Perkins for \$3,500 and the cost of back-taxes to the City of Salem. The Poulter family moved in to their newly procured home and made the seaside home their year-round residence until 1953, when the property was sold to the Dumas Family.

er for Thirty-five Hundred Dollars paid, grant to Alfred T. Poulter and Marion E. Poulter, his wife, and to the survivor of them, as tenants by the entirety, both of said Salem, the premises conveyed by said mortgage, namely: A certain parcel of land in said SALEM numbered Lot 33 on Plan of Cottage Lots at Juniper Point, Salem Neck, by C. A. Putnam, C. E. dated October 1875, and recorded with the Essex South District Deeds. Also another piece of land adjoining the foregoing and Lot 32 on said plan being between said lots and high water mark bounded as follows: Beginning at the Northwestern corner of Lot 33 aforesaid, thence running Northerly in a line in extension of the Westerly line of said Lot 33 five (5) feet more or less to high water mark; thence Easterly by high water mark to a point where an extension in a straight line of the line between the Lots 31 and 32 on said plan would intersect, thence Southerly on said extended line about six (6) feet to the Northeastly corner of said Lot 32; thence Westerly by said Lots 32 and 33 eighty (80) feet to the point begun at. IN WITNESS WHEREOF the Naumkeag Trust Company has caused these presents to be signed and its seal hereunto annexed by George A. Vickery, its President, hereunto duly authorized, this 11th day of May 1938.
THE COMMONWEALTH OF) Naumkeag Trust Company (Corporate seal)
MASSACHUSETTS Essex ss.) By Geo. A. Vickery President
May 11th 1938 Then) Chas. F. Grush Vice Pres.
personally appeared) Approved Chas. F. Grush Vice Pres.
the above-named George A. Vickery, President as aforesaid and acknowledged the foregoing instrument to be the free act and deed of the Naumkeag Trust Company, before me Wm. D. Chapple Justice of the Peace Essex ss. Received May 17, 1938. 54 m. past 11 A.M. Recorded and Examined.

1938 DEED | SALE OF 25 BEACH AVE. FROM CHARLES F. PERKINS TO ALFRED T. & MARION E. POULTER

At the end of the summer in 1953 Alfred T. Poulter sold the property to Leo H. Dumas, whose heirs still reside at the property on Juniper Point. According to the family, the deal to sell the home was struck during a friendly night out in Salem's Derby Street neighborhood.

KNOW ALL MEN BY THESE PRESENTS THAT We, Alfred T. Poulter and Marion E. Poulter, husband and wife, both of Salem, ~~being~~ ^{Essex} County, Massachusetts, ~~being~~ for consideration paid, grant to Leo H. Dumas and Anastasia ~~X~~ Dumas, husband and wife, as tenants by the entirety, both of said Salem, with warranty covenants the land in said Salem, with the buildings thereon, bounded and described as follows:

~~Being lot 33 on "Plan of Cottage Lots at Juniper Point, Salem Neck, C. A. Putnam, C. E. recorded with Essex South District Registry of Deeds. Also another parcel of land in said Salem, adjoining the foregoing and lot 32 on said plan, being between said lots and high water mark and bounded:~~

Being lot 33 on "Plan of Cottage Lots at Juniper Point, Salem Neck, C. A. Putnam, C. E. recorded with Essex South District Registry of Deeds. Also another parcel of land in said Salem, adjoining the foregoing and lot 32 on said plan, being between said lots and high water mark and bounded: Beginning at the northwesterly corner of said lot 33, thence running northerly in a line in extension of the westerly line of said lot 33 about five (5) feet to high water mark, thence easterly by high water mark to a point where an extension in a straight line of the line between the lots 31 and 32 on said plan would intersect, thence southerly on said extended line about six (6) feet to the northeasterly corner of said lot 32 and thence westerly by said lots 32 and 33 eighty (80) feet to the point of beginning. For title see Book 3145 Page 188. Subject to taxes for 1953.

1953 DEED FOR 25 BEACH AVE. FROM ALFRED T. & MARION E. POULTER TO LEO H. & ANASTASIA DUMAS
SOUTHERN ESSEX REGISTRY OF DEEDS - BOOK 4006 PAGE 410