

Historic Salem incorporated

OFFICE AT OLD TOWN HALL

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

9 Cambridge Street

Built for

DAVID COGGIN, physician

in 1890

Research by
Joyce King
June 1983

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

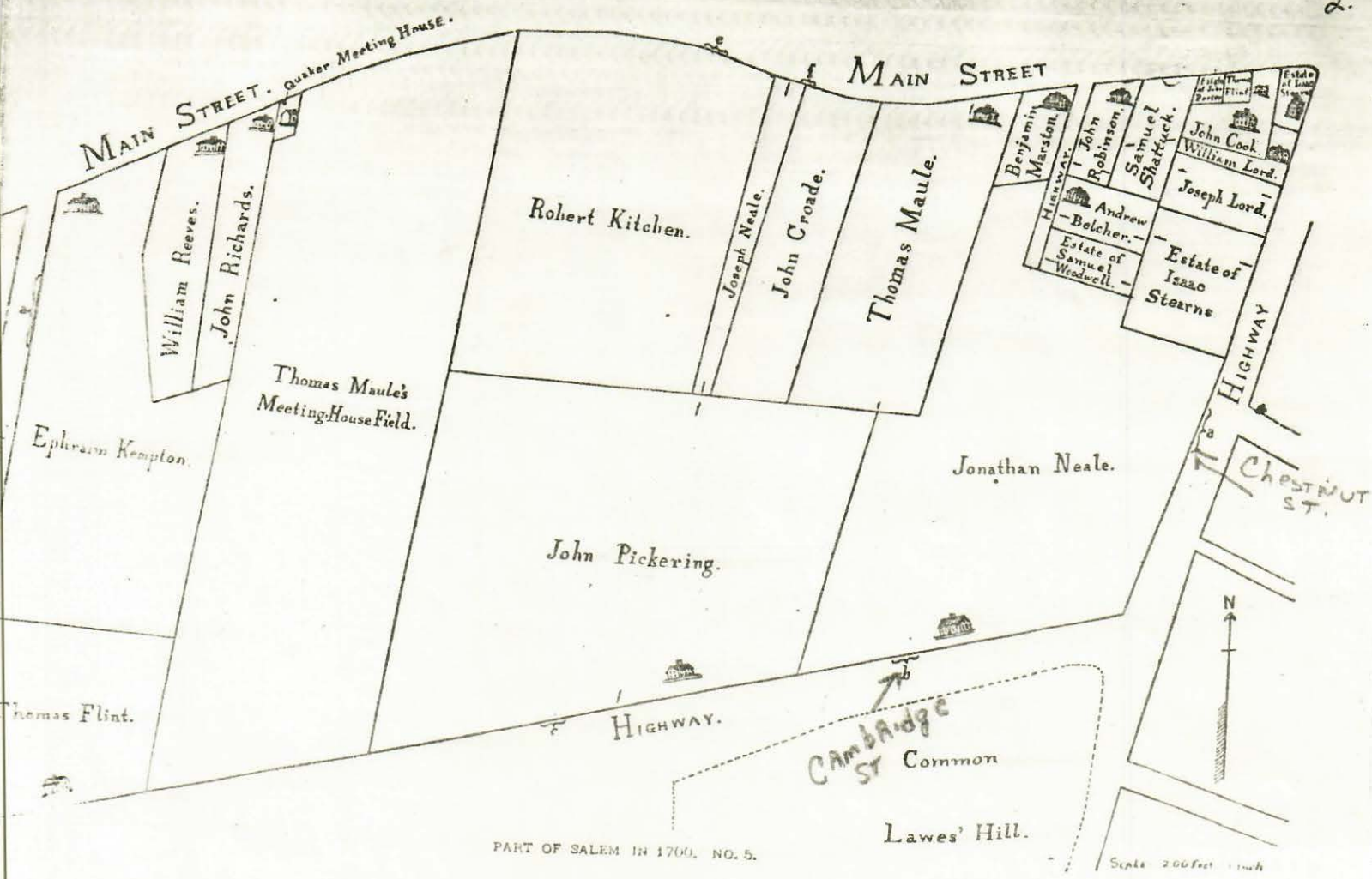
9 Cambridge Street

The house at 9 Cambridge street is described in the Salem Historic District Study Committee as:

Colonial Revival - "This house appears to be more recent than any on the street; however, it is on the 1897 Atlas. It is a two-story, shingled, gambrel roof house with entrance through a side porch."

The lot on which this house stands was a small portion of a parcel belonging to Jonathan Neale in 1666. Mr. Neale owned the land and a house (on Broad St.) until his decease in 1732. "It then descended to his two children, Jonathan and David, who divided the estate, the house and barn and southern portion of the lot being assigned to Jonathan, May 26, 1753. Jonathan died in 1795, and in the division of the estate, Sept. 20, 1799, the old house was assigned to Widow Hannah Smith of Salem. She died Sept. 10, 1830." (Essex Antiquarian, vol. 4 page 166)

"Cambridge Street was first called a lane or highway, 1679; lane from ye high or main street towards Samuel Woodwell's brick kiln, 1695; Meeting-house lane, 1795; and Cambridge street, 1799; having probably been laid out to Broad street by the Neales in the latter year." (Essex Antiquarian, vol. 4 page 166)



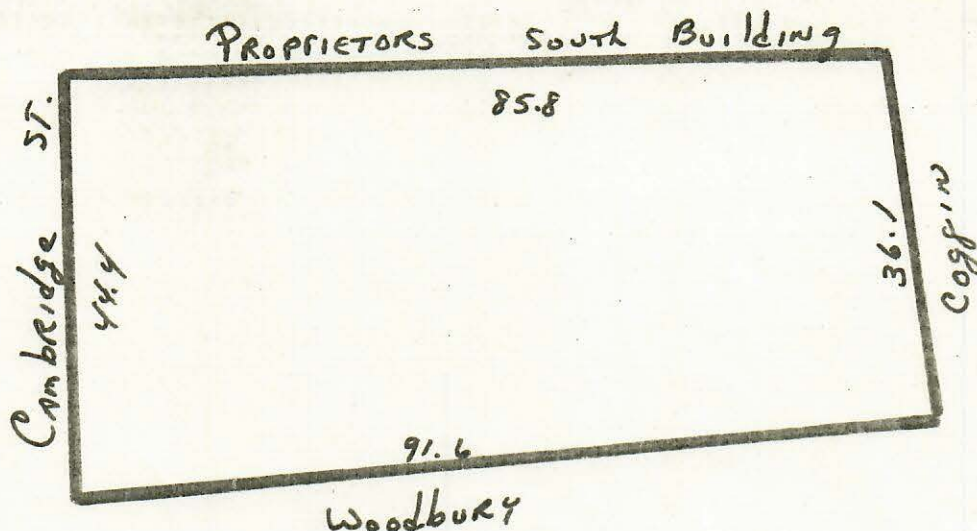
The house now at 9 Cambridge street is not the first to occupy this site. When the division was made of the Neal estate in 1799, as previously mentioned, this lot was assigned to Benjamin and David Neal to be used in common. The brothers erected a house which remained in the family until 1881 when it was described in the tax records as:

9 Cambridge St.

Owned by the Heirs of Mary (Neal) Waters
house valued at \$700; land valued at \$800

"empty to be taken down"

The lot remained empty until it was sold by Sarah J. Waters and Mary E. Waters to a neighbor, David Coggin on Nov. 7, 1889:



(book 1263 page 465)

1889 Dec. 16 - David Coggin applied for a building permit:

David Coggin resident of 7 Chestnut St. - location of building,
Cambridge St. - wooden dwelling house for one family 26' X 30' -
2½ stories - gambrel roof

David Coggin was born in Westhampton, Mass. on August 4, 1843, the son of Rev. David and Ellen (Kidder) Coggin. He graduated from the Harvard Medical school in the class of 1868, with the degree of M.D. and he also received the degree of A.M. from Dartmouth in 1873. He also studied abroad.

He made a specialty of the eye and after practicing a few years in Hingham and St. Louis, Mo., where he was assistant surgeon of the Eye Infirmary, he settled in Salem in 1874. Here he built up a large practice, being a most skillful practitioner.

He had among his patients a great many poor people, frequently giving his services without money and without price. All had a deep and abiding love for him.



DR. DAVID COGGIN.

Dr. Coggin was a member of the original staff of the Salem Hospital. He was ophthalmic surgeon and superintendent in 1879 and 1880, and until 1912 was ophthalmic surgeon, when he became consulting surgeon in that capacity. Dr. Coggin was also surgeon, for a time of the Second Corps Cadets. He married in 1880, Elizabeth Eames Williams of Roxbury.

Dr. Coggin was described as being of medium height with a very full black beard. He had a rather brusque manner of talking.

Dr. Coggin did not occupy the house at 9 Cambridge St. The first tenant on record was Nathan Osgood a leather dealer in 1890.

1890 Dec. 1 - David Coggin sold the land and building to Eliza S. Osgood, wife of Nathan. The tax records substantiate this change:

9 Cambridge Street

<u>Occupant</u>	<u>Owner</u>
Nathan Osgood, leather dealer	Eliza S. Osgood house val. \$3,000 land val. 1,000

Nathan Cook Osgood, son of the artist Charles Osgood, was born in Salem on Aug. 24, 1857. He was educated in the public schools of Salem, and for many years was in the sole leather business in Boston, as a member of the firm of Osgood-Hungerford company on Congress street. Mr. Osgood married Eliza Stevens of Dover, N.H. in 1886.

The 1900 census gives a closer look at this family:

Nathan C. Osgood	age 40	leather dealer	born Mass.
Eliza S.	" 38		" N.H.
Catherine	" 12	at school	" "

The Osgoods moved to 15 Chestnut St. shortly after the census was taken. The next tenant at 9 Cambridge St. was George B. Ives. George Burnham Ives, the son of Stephen Bradshaw Ives Jr. and Mary Manley Creamer. She was born on Nov. 8, 1856, the daughter of Frederick and Martha (Chase) Creamer. The couple had two children, Frederick M. (b. Jan. 10, 1880) and Oscar Jr. (b. May 28, 1881). The Ives family moved from this house to 4 Broad Street about 1905.

Over the next few years many tenants came and went:

1906 - Charles H. Parker (in Europe in 1907)

1907 - Mrs. Annie Sweet, widow of George E.
Ethel Sweet, telephone operator
Minnie Sweet, dressmaker

1908 - Dr. Francis B. Carleton, physician

1910 census:

Francis B. Carleton	age 45	physician general practice	born Mass.
Adelaide J. "	" 42		" Calif.
Boyd "	" 16		" R.I.
Eleanor "	" 14		" R.I.

Dr. Carleton moved to Boston in 1911. The next tenant was William Purbeck.

1911 July 18 - William A. Purbeck, for over 60 years a Salem merchant tailor, died at his home 9 Cambridge street, last evening. He had been in poor health for a long time. Mr. Purbeck was born in Salem Sept. 16, 1824, and was the son of the late William and Maria (Wormstead) Purbeck. He was educated in the Salem public schools, and was a member of the 10th class of the old Salem English High school. After leaving school, Mr. Purbeck learned the tailor's trade from Charles F. Bates, then located in the Bowker block. On Nov. 15, 1845, he began business as a member of the firm of Gardner & Purbeck. Mr. Gardner lived only a year after the firm was organized, and at his death Mr. Purbeck conducted the business until the beginning of the winter of 1908-09, when he retired, after a period of 63 consecutive years. His stores were within a very short distance of one another. He made the very best of clothes, and he had

a large trade. He was twice married, and he left two sons and a daughter.

1912 - the house was occupied by Edwin A. McKinnon a tailor at 205 Washington St. and his wife Elizabeth M. The couple took in boarders one of which, Charles C. Buffum, died on Nov. 15, 1915:

FAMOUS OLD FOX-HUNTER DEAD

Charles C. Buffum Passes Away at His Home This Morning in His 86th Year; Killed First Fox When 15 Years of Age; Had Conducted Hostelries in the Past and Was Sealer of Weights and Measures.



CHARLES C. BUFFUM, FA MOHNSALEM FOX-HUNTER

8.

Charles C. Buffum, one of the most famous fox hunters in the whole country, died at his home, 9 Cambridge street, this morning, in his 86th year.

Mr. Buffum was born in Salem, Jan. 29, 1829, his parents being the late David and Dollie (Hanson) Buffum. His father owned the old planing mill of David Buffum being known for miles around at that time.

Up to his 15th year the son, Charles C. attended the public schools, finishing his school life in the old Phillips school. He then entered the employ of his father, remaining until the mill closed about 1879. He next became manager of the Lowell Island house. Returning to the mainland, he was for two or three years employed by Aaron F. Clark, the Peabody lumberdealer, with whom he stayed two or three years.

In 1898, he was appointed official sealer of weights and measures, but failed of reappointment under Mayor Turner the following year. He next conducted a hotel on the corner of Boston and Federal streets, the building being owned by the late Mark Smith, but gave it up after a few years. Since then he had lived a sort of a retired life, but being quite handy with tools, he had done cabinetmaking at different times. Several pieces of furniture in his house attest his skill in that direction.

From his boyhood he had been an ardent lover of out-of-door sports. Probably he killed more foxes than any other man in Massachusetts, having, when only 15 years of age killed his first fox in the great pastures of Salem. He traveled all over Essex county, Maine, New Hampshire, Vermont, New York and Florida, in pursuit of this game.

A few years ago one of the engineers of the Boston & Maine R.R. spoke to Mr. Buffum from his engine, saying, "Charley, why don't you come down to Portsmouth, and help us get rid of the foxes down there that are proving a nuisance, destroying chickens, etc. The local sportsmen can't seem to get them." Mr. Buffum accepted the cue, and went to Portsmouth. In two days he secured seven large foxes, and there was no more trouble after that.

Mr. Buffum attributed his long life and good health to his out-of-door life, although in following hunting he had often been tired and wet and cold. He was always moderate in the use of tobacco and liquor, and never while on a hunting expedition had he touched liquor while afield, as he believed that it tended to decrease a man's energy and to lessen his power of endurance.

Mr. Buffum had quite a reputation as a chef, and officiated as cook at many barbecue, the attendants at which have never ceased to sound his praises. During the Rebellion he was a member of the Salem Cadets, and cooked for that command for the five months that it was stationed at Fort Warren.

On May 17, 1849, Mr. Buffum married Miss Mary Abbie Richardson of Marblehead who was just three months older than he, the ceremony being performed in Salem by Rev. George Patch of the Baptist church. Mrs. Buffum died on Aug. 14, 1899. Three children were born of the union only one of whom is living, Prof. Charles A. Buffum of the East Hampton seminary. (Salem Evening News)

1925 Nov. 16 - Nathan and Eliza S. Osgood sold the property to Madeline Abbot. "The same premises conveyed by David Coggin on Dec. 1, 1890. (book 2663 page 301)

1929 March 2 - Walter L. Abbot administrator of the estate of Madeline Abbot sold the land and building at 9 Cambridge St. to Harriet S. Creamer for the sum of \$3,000. (book 2799 page 56)

1939 Oct. 6 - George and Harriet Fitz of Hamilton, sold the property to the Salem Savings Bank. "The same conveyed to Harriet F. Creamer by the administrator of the estate of Madeline Abbot and devised to me by the will of Harriet. (book 3197 page 366)

1942 Dec. 31 - Salem Savings Bank sold the property to Mercy Allen Sullivan. The same estate conveyed to the grantor by deed of George Fitz. (book 3323 page 24)

1961 June 20 - Katharine D. Connors conservator of the property of Mercy A. Sullivan sold the land and building to Francis J. and Katherine Carr for the sum of \$12,000. (book 4783 page 213)

1973 Aug. 17 - Katherine Carr, survivor of tenancy by entirety, sold the land and buildings to Gerald C. and Karla Hinds for the sum of \$38,000. (book 6005 page 168)

1977 June 20 - Gerald C. and Karla J. Hinds sold the property to William and Kathleen Sullivan for the sum of \$49,900. (book 6361 page 215)

1983 March 23 - William and Kathleen Sullivan sold the land and buildings at 9 Cambridge St. to James R. and Susan Gauthier. (book 7073 page 81)

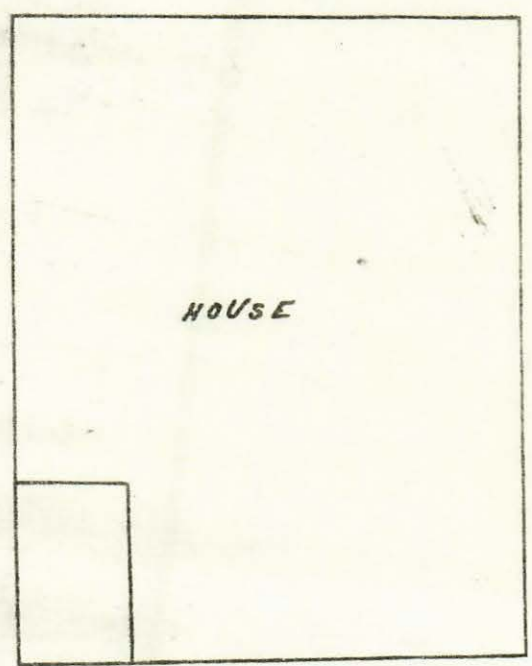
Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building of Federal St. All maps in this report are not meant to be exact, just for illustration purposes.

So. Dist. lots 1297 to 1310 with deed from
D. Coggin to E. S. Dagwood
att. Charles O. C. & Co. Regs.

PROPRIETORS OF SOUTH BUILDING

55.8

N



SHED

91.6

WOODBURY

HOUSE

44.4

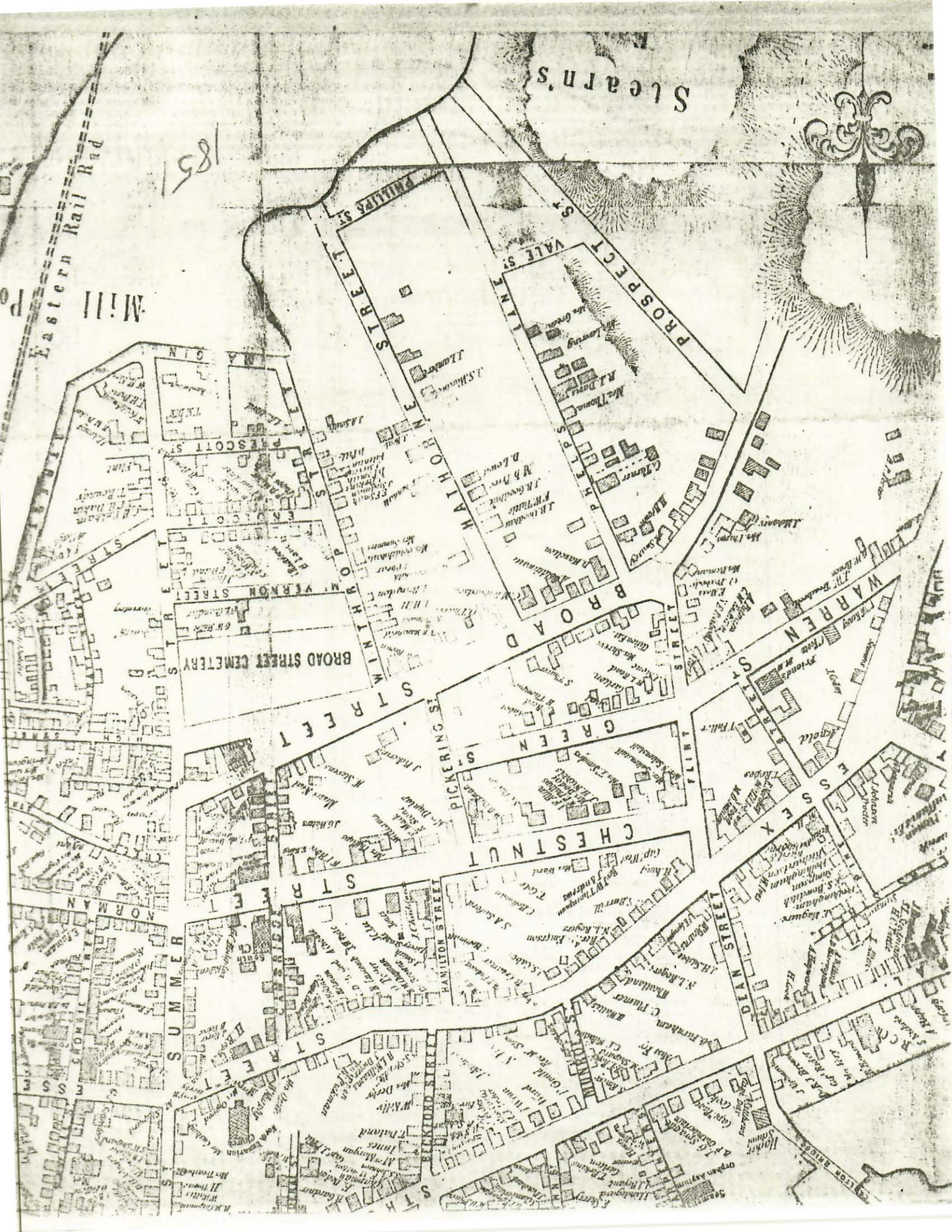
CAMBRIDGE STREET

COGGIN ESTATE

IN

SALEM.

BY C.A. PUTHAM. NOV. 1890.
10 FT. TO AN INCH.



Stearns

1851

Eastern Rail Road

Mill



PROSPECT ST

VALE ST

PROSPECT ST

STREET

STREET

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STREET

BROAD STREET CEMETERY

CHESTNUT

GREEN

PICKERING ST

WARREN

WARREN

WARREN

WARREN

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WARREN

WARREN

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NORMAN

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JOHN STREET

STREET

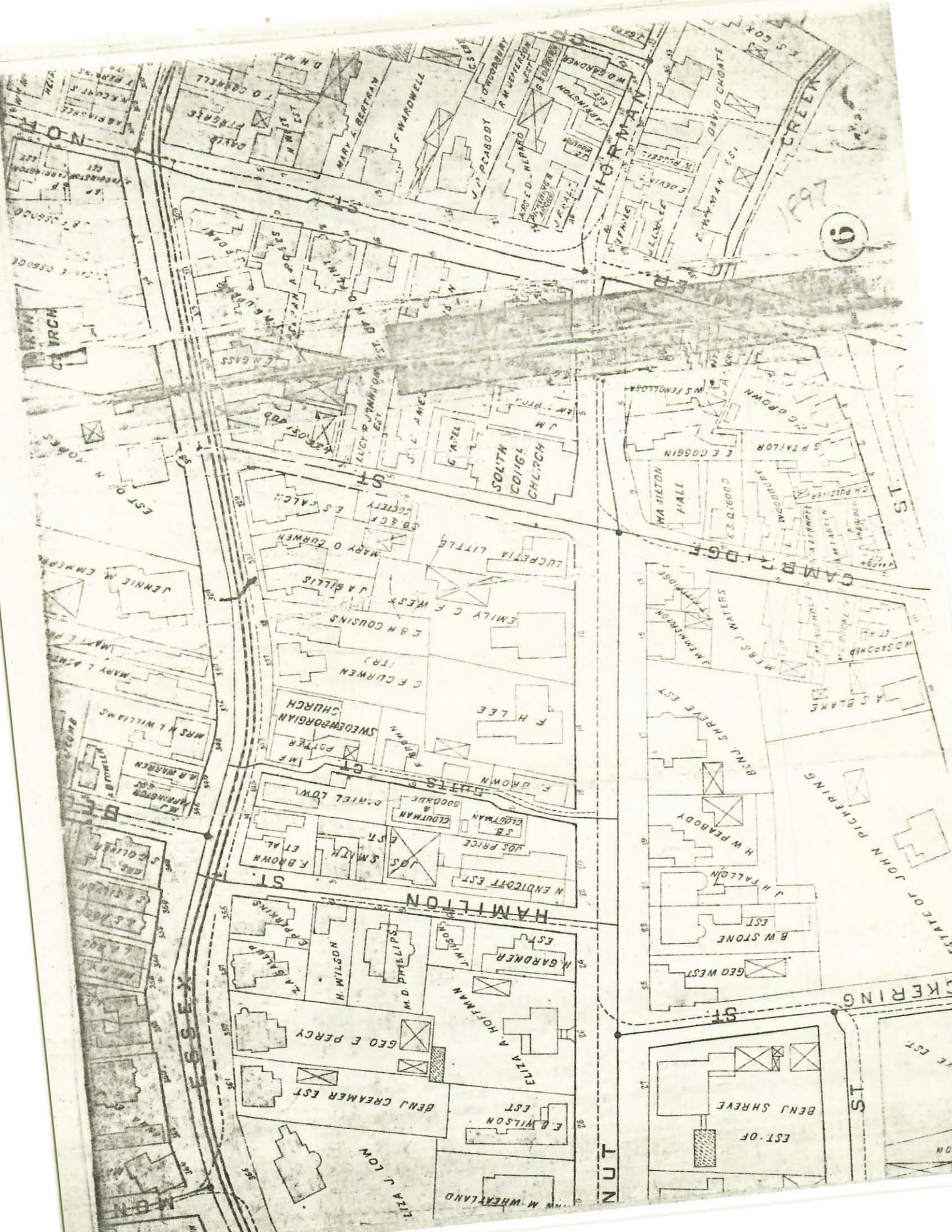
STREET

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STREET



CHESTNUT

CAMBRIDGE

BROAD

SUMMER

WINTHROP

MT. VERNON

PICKERING

C e m e t e r y .

VOLUNTEER SCHOOL

VOCATIONAL SCHOOL

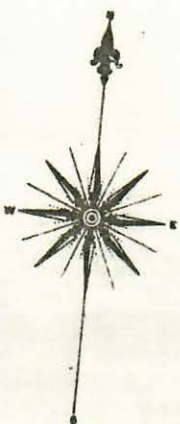
SIXTH SCHOOL DISTRICT
ADMINISTRATION BLDG.

FRANKLIN
MUSEUM HALL

48

44

23



1958

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