



HISTORIC  
SALEM INC

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**34 Linden Street**

Frank A. Langmaid

Lumber Dealer

J.P. Langmaid & Sons

Built 1887

Researched and written by Amanda R. Eddy  
November 2020

Historic Salem Inc.  
The Bowditch House  
9 North Street, Salem, MA 01970  
(978) 745-0799 | [HistoricSalem.org](http://HistoricSalem.org)  
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34 Linden Street first appears in the 1888 Salem City Directory as 6 Park Avenue.

Park Avenue was renamed Linden Street and renumbered in 1918.

Date Purchased	Homeowner	Years of Ownership	Number of Years	Purchase Price	Documents Referenced	Notes
November 26, 1881	Frank A. Langmaid	1881-1917	36	\$525	1071:202	"a lot of land"  Langmaid built the home on this purchased land in 1887.
"February 9, 1917"	Helen L. Pitcher	1917-1948	31	None	Essex Probate: 126057	Frank A. Langmaid willed the home to Helen Pitcher. Langmaid died on February 9, 1917.
June 30, 1948	James F. Cahill, Jr. Barbara E. Cahill	1948-1950	2	Considerations paid	3618:325 Plot added: 3618:327	"the buildings thereon"  A plot of land was added to the property for \$8,000.
November 24, 1950	Albanie J. Mudar Loretta B. Dumas	1950-1969	19	Considerations paid	3794:583	
April 11, 1969	Marguerite M. Martin Donald J. Martin	1969-2004	35	Considerations paid	5601:174	"the buildings thereon"
June 17, 2004	Dina M. Calef Thomas J. Calef	2004-2020+	16+	\$290,000	23046:381	"the buildings thereon"

administrators, or assigns, or any persons or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that, until default in the performance of the condition of this deed, said Society its successors and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. And for the consideration aforesaid - do hereby release unto the said grantee and heirs and assigns all right of or to both dower and homestead in the granted premises. In witness whereof the said East Gloucester Baptist Society by its Parish Committee David J. Robinson Benjamin Montgomery and Joseph Parsons duly authorized as aforesaid hereunto set their hands and seals this eleventh day of June in the year one thousand eight hundred and eighty one.

Signed and sealed in presence of William Parsons - Wm H. Eason - Cyrus Story to J. P. Commonwealth of Massachusetts } East Gloucester Baptist Society by seal  
 D. J. Robinson seal } Parish  
 Benj. Montgomery seal } Committee  
 Joseph Parsons seal }

Essex. June 11th. 1881. Then personally appeared the above named David J. Robinson and acknowledged the foregoing instrument to be the free act and deed of the East Gloucester Baptist Society, before me.

Cyrus Story Justice of the Peace.

Essex. Recd., Dec. 1, 1881, 30 m. post 10 A.M. Rec. & Ex. by *Charles D. ...*

C. S. Whittemore  
 to  
 F. A. Langmaid.

Know all men by these Presents, That I Charles S. Whittemore of Kansas City, State of Missouri in consideration of five hundred and twenty five dollars paid by Frank A. Langmaid of Salem, County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Langmaid a lot of land situate in said Salem bounded South by Ocean Avenue, east by Park Avenue, north by land of Smith west by land of Perkins, containing about forty five hundred (4500) square ft. and being the same premises conveyed to the grantor by Celia C. Burdick and her husband Willard F. Burdick of said Salem by deed dated Aug. 6th. A. D. 1878 to which reference may be had. To have and to hold the above granted premises, with all the privileges

and appurtenances to the same belonging, to the said Langmaid his heirs and assigns, to their use and behoof forever. And I the said grantor for myself and my heirs, executors, and administrators, do covenant with the said grantee his heirs and assigns, that I am lawfully seized in fee simple of the aforesaid premises; that they are free from all incumbrances, that I have good right to sell and convey the same to the said grantee his heirs and assigns, forever, aforesaid; and that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee his heirs and assigns, forever, against the lawful claims and demands of all persons. In witness whereof, I the said Whittmore and I, Laura Eugenia wife of the said Whittmore in token of our release of all right of ten to both dower and homestead in the granted premises, have hereunto set our hands and seals this twenty fourth day of November in the year of our Lord eighteen hundred and eighty one.

Charles J. Whittmore seal

Signed, sealed and delivered

Laura Eugenia Whittmore seal

in presence of Henry French  
Jno. G. Mc. Clure - - - -

} State of Missouri, County of Jackson, ss.  
ss. - - -

Then personally appeared the above named Charles J. Whittmore and Laura Eugenia Whittmore and severally acknowledged the above instrument to be their free act and deed, before me. The undersigned, a Notary Public within and for county of Jackson and State of Missouri, given under my hand and notarial seal this 24th day of November A.D. 1881, My commission as Notary Public will expire January 19, 1882.

Walter A. Powell Notary Public

Seal

Georg. Rev. L. 1881. 20 cent 11 A. M. Rev. L. by Charles J. Whittmore Seal

The within named Georgetown Savings Bank hereby acknowledges the payment of the within mortgage, and fully discharges the same. In witness whereof the said Savings Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, executed, acknowledged, and delivered in its name and behalf, by its Treasurer hereunto duly authorized, this 28th day of November in the year of our Lord eighteen hundred and eighty one Commonwealth of Massachusetts. }  
Georgetown Savings Bank  
by Orlando B. Tenney Treasurer Seal

Discharge.  
Georgetown S. Bank  
F. S. Gullett.  
On back of Bond  
Rev. B. 908 L. 171-

I, Helen L. Pitcher

of Salem Essex County, Massachusetts, being unmarried, for consideration paid, grant to James F. Cahill, Jr. and Barbara E. Cahill, husband and wife, as tenants by the entirety, both of said Salem with quitclaim covenants

the land with the buildings thereon situated at 34 Linden Street (formerly called Park Avenue) in said Salem, bounded and described as follows:

(Description of land enclosed in body of deed) Commencing on said Street at land now or late of Smith and running Southerly fifty (50) feet to land formerly of Langmaid; thence running Westerly by said land formerly of Langmaid to land now or formerly of Perkins; thence turning and running Northerly by said land now or formerly of Perkins fifty (50) feet to said land now or late of Smith; thence turning and running Easterly by said land now or late of Smith to said Linden Street and the point of beginning.

Being the same premises devised to me under the eighth clause of the will of Frank A. Langmaid, see Essex Probate No. 126057. See also deed of Charles S. Whittemore to said Frank A. Langmaid dated November 24, 1881 and recorded in Essex South District Registry of Deeds Book 1071 Page 202.



Witness my hand and seal this 30th day of June 1948. Helen L. Pitcher

The Commonwealth of Massachusetts Essex ss. June 30, 1948.

Then personally appeared the above named Helen L. Pitcher and acknowledged the foregoing instrument to be her free act and deed, before me Elmer W. Liebsch Justice of the Peace

ESSEX SS. RECEIVED AUG. 17, 1948. 40 M. PAST 10 A.M. RECORDED AND EXAMINED.

James F. Cahill Jr. and Barbara E. Cahill  
of Salem,  
being married, for consideration paid, grant to.

Essex County, Massachusetts,

Albanie J. Dumas and Loretta B. Dumas, husband and wife, as tenants by the entirety,  
of Salem, Essex County, Massachusetts with quitclaim returns

the land with the buildings thereon situated at 34 Linden Street (formerly called  
Park Avenue) in said Salem, bounded and described as follows:

(Description and encumbrances, if any)

Commencing on said Street at land now or late of Smith and running Southerly fifty  
(50) feet to land formerly of Langmaid; thence running Westerly by said land  
formerly of Langmaid to land now or formerly of Perkins; thence turning and running  
Northerly by said land now or formerly of Perkins fifty (50) feet to said land now  
or late of Smith; thence turning and running Easterly by said land now or late of  
Smith to said Linden Street and the point of beginning.

Being the same premises conveyed to me by deed from Helen L. Pitcher, as  
recorded in Essex Southern District Registry of Deeds, Book 3618, Page 325, also the  
land with buildings thereon, further described and bounded as follows: easterly by  
Linden Street about fifty-five (55) feet, southerly by land now or formerly of Simon  
about fifty-two (52) feet, westerly by lot 166 on plan hereinafter referred to about  
fifty-five (55) feet and northerly by lot no. 169 on said plan about fifty-two (52)  
feet. Being a portion of lot 167 on plan recorded in Book 755, Page 300. For title  
see Essex Probate No. 126057. Being the same premises conveyed to us by deed from  
Mary F. Pierson, widow of Montclair, New Jersey, Harry T. Langmaid of Greensboro,  
Maryland; John F. Langmaid of Swampscott; Alice R. Langmaid, widow of Berkley, California,  
and Bradshaw Langmaid of Salem, as recorded in Essex Southern District Registry of Deeds  
Book 3618, Page 325, and being the same premises conveyed to us by deed of Helen L.  
Pitcher, dated June 30, 1948 and recorded as mentioned heretofore.

This conveyance is subject to a mortgage in the amount of eight thousand dollars  
(\$8000.00) to the Salem Five Cents Savings Bank, dated August 17, 1948 and recorded in  
the Essex Southern District Registry of Deeds Book 3618, Page 327, which the grantees  
assume and agree to pay.

The above premises are conveyed subject to taxes which the grantees  
assume and agree to pay.



Witness our hand and seal this 24 day of November 1950

James Francis Cahill Jr.  
Barbara E. Cahill

U.S.S. Maritime APA 212  
National City California

STATE OF CALIFORNIA )  
County of San Diego ) ss. November 24, 1950

That personally appeared the above named James Francis Cahill, Jr. and Barbara Elizabeth  
Cahill

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



Jessie M. French  
Notary Public - State of California  
My Commission Expires Oct. 2, 1954

Essex ss. Recorded Jan. 8, 1951. 13 m. past 1 P.M.

195

2004062500720 Bk:23046 Pg:381  
06/25/2004 14:31:00 DEED Pg 1/1

QUITCLAIM DEED

I, MARGUERITE M. MARTIN, of Salem, Essex County, Massachusetts, for consideration paid in the amount of TWO HUNDRED NINETY THOUSAND and 00/100 (\$290,000.00) DOLLARS, grant to DINA M. CALEF and THOMAS J. CALEF, Husband and Wife, as Tenants by the Entirety, of 34 Linden Street, Salem, Essex County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated at 34 Linden Street (formerly called Park Avenue) in said Salem, bounded and described as follows:

Commencing on said Street at land now or late of Smith and running Southerly fifty (50) feet to land formerly of Langmaid; thence running Westerly by said land formerly of Langmaid to land now or formerly of Perkins; thence turning and running Northerly by said land nor or formerly of Perkins fifty (50) feet to said land now or late of Smith; thence turning and running Easterly by said land now or late of Smith to said Linden Street and the point of beginning.

Also the land with buildings thereon further described an bounded as follows: Easterly by Linden Street about fifty-five (55) feet, Southerly by land now or formerly of Simon about fifty-two (52) feet, Westerly by lot 166 on said plan hereinafter referred to about fifty-five (55) feet and Northerly by Lot no. 169 on said planabout fifty-two (52) feet. Being a portion of lot 167 on plan recorded in book 755, page 300.

Being the same premises conveyed by Albanie J. Dumas and Loretta B. Dumas to Donald J. Martin and Marguerite M. Martin by deed dated April 11, 1969 and recorded in said Registry Book 5601 Page 174.

WITNESS my hand and seal this 17<sup>th</sup> day of June, 2004.

return to: Thomas & Dina M. Calef  
at the locus  
Locus: 34 Linden Street, Salem MA01970

SALEM  
DEEDS BOOK 10  
ESSEX SOUTH  
06/25/04 2:46:04 01  
000000 #6/54  
FEE \$1322.40  
CASH \$1,322.40

*Marguerite M. Martin*  
MARGUERITE M. MARTIN

COMMONWEALTH OF MASSACHUSETTS

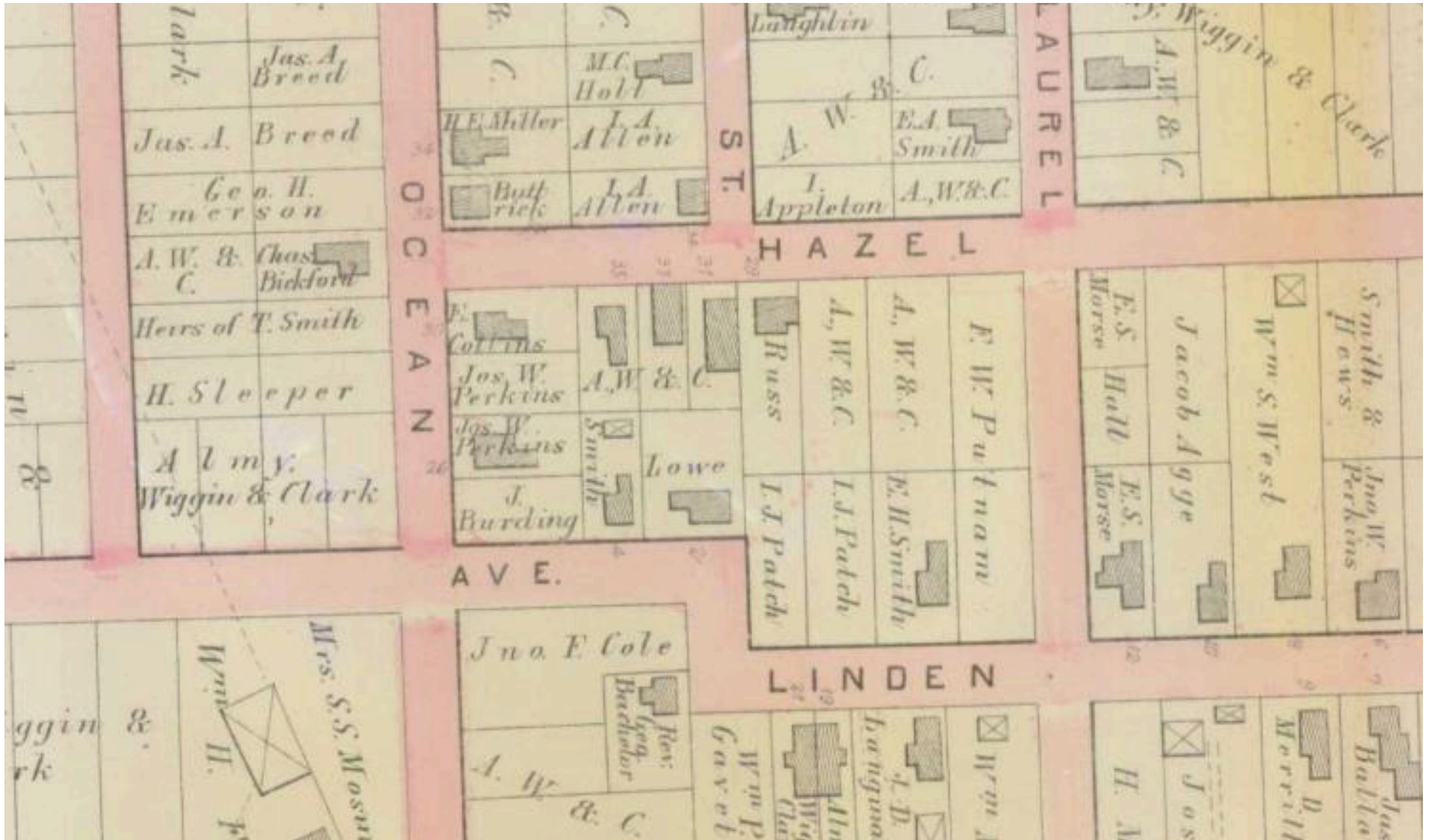
Essex, ss.

June 17, 2004

On this 17<sup>th</sup> day of June, 2004, before me, the undersigned notary public, personally appeared MARGUERITE M. MARTIN, proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

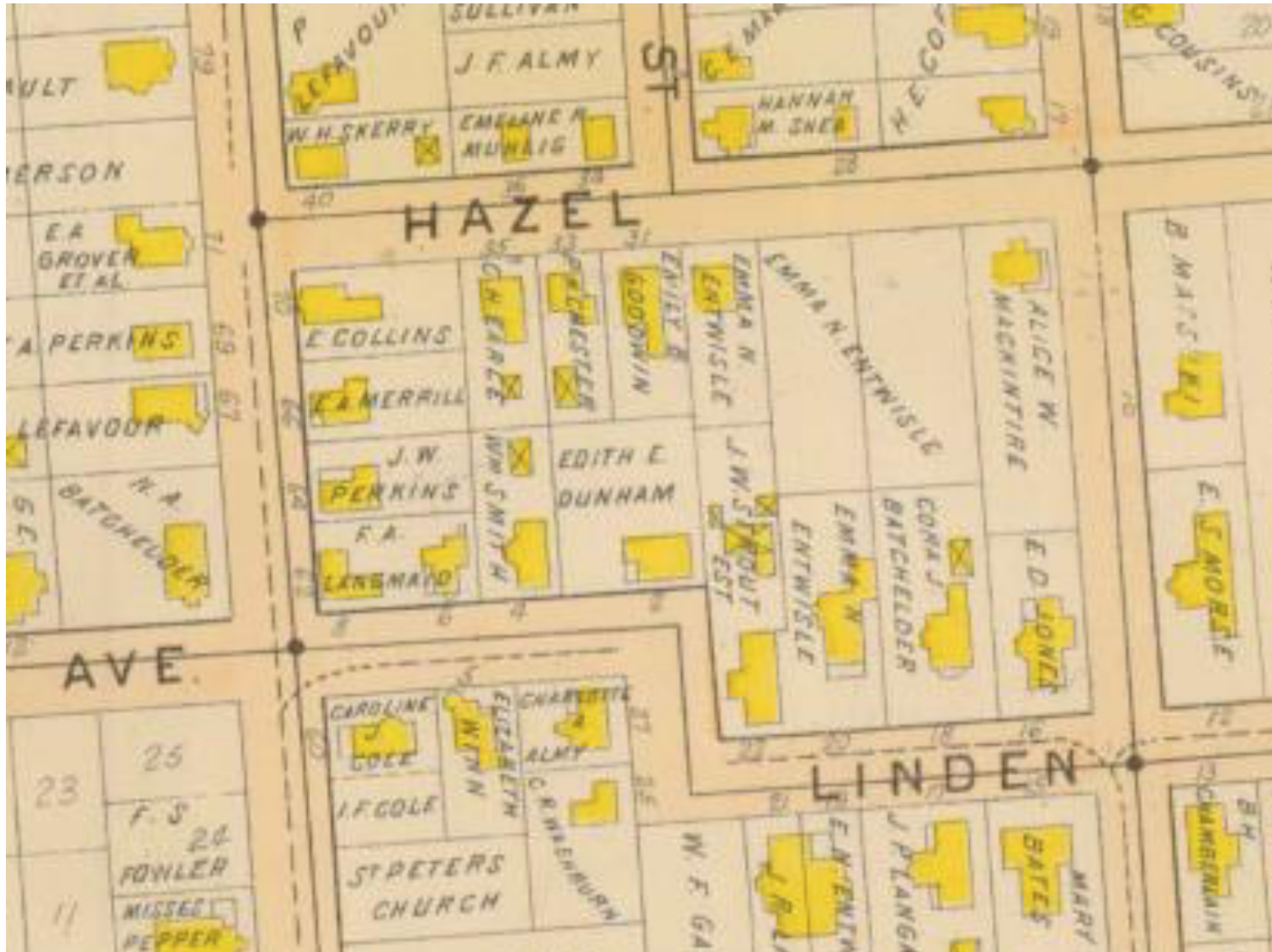
LEONARD F. FEMINO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
February 27, 2009

*Leonard F. Femino*  
Leonard F. Femino, Notary Public  
My commission expires: 2/27/2009



1874 Atlas Map, Plate H





1897 Atlas Map, Plate 5



Cousins, Frank. "Salem, 205 Derby Street, store of William Gray, 1790." Photograph. 1865. *Digital Commonwealth*