

HISTORIC SALEM INC

House History and Plaque Program

For Robert D. Mulligan, Jr.

3 Clifton Avenue

Salem, Massachusetts 01970

Research and Writing Provided by

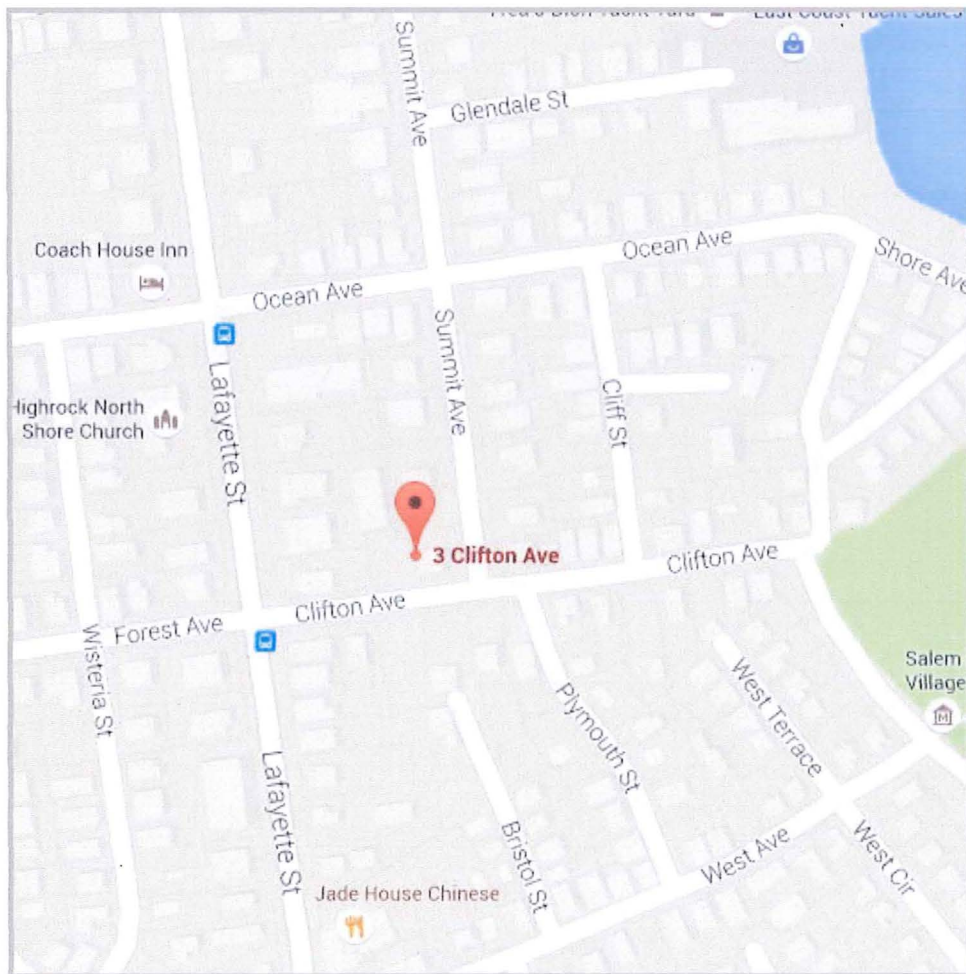
Kimberly Whitworth, J.D., M.A.

January 2016

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
© 2016



The House History of 3 Clifton Avenue





According to available records, the house at 3 Clifton Avenue was likely built for Charles H. Allen and his wife, Margaret Eleanor Allen, around 1885. Information contained in deed records at the Essex South County Registry of Deeds indicates that the lot on which 3 Clifton Avenue stands was sold to Margaret Eleanor Allen by the Salem Savings Bank on January 31, 1885.¹ A building permit was subsequently pulled that year, which is a fair indication that the house was built in 1885.²

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.”³ The *Atlas of the City of Salem, Massachusetts* by G.M. Hopkins, published in 1874, illustrates how the old pastures and fields turned into the familiar Lafayette Street neighborhoods of today.⁴ The area of Lafayette Street and Clifton Avenue that includes 3 Clifton Avenue was once a portion of the Derby Farm in Salem, which was subdivided into house lots by developers in 1867.⁵

In general, the house has a timeless layout; symmetrical with a central entrance and gable ends. This is often found in Colonial Revival style designs, but it is the decorative siding on the gables that give this house a specific Queen Anne flair, which was very popular in the Victorian period between 1880 and 1910. The house features varied exterior surfaces that include clapboard and fish scale shingles on the gables and the porch. The current porch is a much simplified version of the original and was changed sometime after 1985. Shutters were also added sometime after 1985.⁶

Margaret Eleanor Allen owned the house at 3 Clifton Avenue from the time of its construction in 1885 until her death on May 26, 1917. According to the 1880 United States Census, Charles and Margaret were living on Hancock Street in Salem, Massachusetts five years before the house was built. At that time, Margaret was 46 years old and Charles was 50. His occupation was listed as “shipmaster” and Margaret’s occupation was listed as “at home.”

¹ Essex South County Registry of Deeds (hereinafter ESCRD) Book 1143, Page 270.

² MACRIS <http://mhc-macris.net/Details.aspx?MhcId=SAL.2074> (Accessed January 4, 2016).

³ *Salem Massachusetts: The City Guide*. Lafayette Street Historic District. <http://www.salemweb.com/guide/arch/ldistrict.shtml> (Accessed April 21, 2015).

⁴ *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).

⁵ ESCRD Book 727, Page 300.

⁶ MACRIS, <http://mhc-macris.net/Details.aspx?MhcId=SAL.777> (January 4, 2016); Virginia & Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf, 2002., esp. Pgs. 263-269.



Their four children — Lillian, age 14; Mary, age 20; Margaret, age 23; and Charles, age 14 — were also living in the family home at that time.⁷

The reason for Margaret's sole ownership of the house may possibly lie in Charles' occupation. Salem town directories during the time the Allens owned the house at 3 Clifton Avenue agree that Charles was indeed a shipmaster while he and his family lived there.⁸ Perhaps the house was put in Margaret's name because, if Charles were to be lost at sea, Margaret might have trouble proving his death. That circumstance could hinder her ability to dispose of the property at will.

By 1900, United States Census records indicate that Charles was likely retired from his work as a shipmaster. His daughters Mary and Lillian were still living at 3 Clifton Avenue, both employed as school teachers. A servant, Lucille Spencer from South Carolina, was also living in the house.⁹ In 1910, Margaret, Charles, and the two daughters still lived there, and the family had taken on a new servant named Jenny Forsstion, who appears to have immigrated to the United States from Finland.¹⁰

Margaret E. Allen died intestate (without a will) on May 26, 1917. Her husband had predeceased her. Her estate was probated in the Essex Probate Court and she left as heirs-at-law her four children: Lillian Allen, Mary Allen, Margaret Pousland and Charles F. Allen,¹¹ On May 14, 1918, Lillian, Mary, Margaret, and Charles conveyed the property to Charles' wife, Sarah Allen, in her own right.¹²

Sarah's sole ownership of the house is less easily explained than Margaret Allen's because, according to the 1920 census, Sarah's husband Charles was the vice president of a bank. In 1920 Sarah was 50 and Charles was 51. They lived at 3 Clifton Avenue with their three children: Charles, age 20; Sarah, age 16; and William, age 4. A maid named Anne Smith also lived in the house. She was 41 at the time, and according to the census, she had emigrated from England.¹³

⁷ Year: 1880; Census Place: Salem, Essex, Massachusetts; Roll: 532; Family History Film: 1254532; Page: 795D; Enumeration District: 239; Image: 0731.

⁸ Salem Town Directories, various years – 1885-1900.

⁹ Year: 1900; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: 648; Page: 8B; Enumeration District: 0458; FHL microfilm: 1240648.

¹⁰ Year: 1910; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: T624_588; Page: 8A; Enumeration District: 0474; FHL microfilm: 1374601.

¹¹ Essex County Probate Court, Docket No. 127959.

¹² ESCRD Book 2391, Page 123.

¹³ Year: 1920; Census Place: Salem Ward 5, Essex, Massachusetts; Roll: T625_697; Page: 4A; Enumeration District: 277; Image: 329.



Sarah Allen sold the house at 3 Clifton Avenue on November 10, 1934. Charles F. Allen apparently had died at some time prior to the sale because the deed states that Sarah was a widow. She sold the property to Margaret M. Mulligan of Salem, Massachusetts. Margaret retained ownership of the property until her death on July 28, 1977.

Margaret was married to Frank J. Mulligan when she acquired 3 Clifton Avenue. According to various town directories and the 1940 United States Census, Frank worked as a superintendent at a leather factory — first at Thomas A. O’Keefe Leather Company and then at Richard’s Leather. Margaret and Frank lived in the house with their three children: Frank, Jr., age 15; Robert, age 11; and Madeline, age 10.¹⁴

Margaret retained ownership of the house until June 2, 1950, when she conveyed the property to Edward A. Coffey in a straw deed transaction.¹⁵ Edward A. Coffey immediately conveyed the property back to Margaret and husband Frank, as husband and wife, tenancy by the entirety.¹⁶ When Margaret died on July 28, 1977, the house transferred by operation of law to Frank J. Mulligan, who became the sole owner.¹⁷

Frank conveyed the property to his daughter, Madeline M. Mulligan, on January 10, 1984, reserving a life estate for himself, which allowed him to live in the property until his death.¹⁸ Frank died on March 18, 1985, leaving Madeline M. Mulligan as the sole owner of the house.¹⁹ On May 26, 1993, Madeline conveyed the property to its current owner, Robert D. Mulligan, Jr.



HISTORIC
SALEM INC

¹⁴ Year: 1940; Census Place: Salem, Essex, Massachusetts; Roll: T627_1589; Page: 9B; Enumeration District: 5-36; Various Salem Town Directories, 1934-1960.

¹⁵ ESCRD Book 3748, Page 4; A straw deed is a legal maneuver often used to sever a tenancy by the entirety. Early New England law established property ownership by “tenancy by the entirety,” which could only be held by a husband and wife and could not be severed in any way because the couple was considered a single legal entity. It was impossible for a married couple who owned property in this way to put the property in only one of their names. To get around the restriction, a couple could sell the property to a third party, who would immediately sell it back to only one of them. This legal construct also was used to put the property into both names of a married couple.

¹⁶ ESCRD Book 3748, Page 5.

¹⁷ ESCRD Book 6569, Page 143.

¹⁸ ESCRD Book 7478, Page 179.

¹⁹ ESCRD Book 8117, Page 408.

Disclaimer: Historic Salem, Inc. presents this house history research document. Though all reasonable and expected quality assurance efforts are made to ensure that the information contained is accurate, Historic Salem, Inc. makes no warranty or guarantee concerning the accuracy of the content. Historic Salem, Inc. shall not be liable and shall be held harmless for related errors contained herein or for any damages in connection with the use of the information, as no guaranty, either expressed or implied, is warranted therein. No part of this research shall be deemed as an examination with respect to title or as a legal opinion.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: SAL.2074
Historic Name: Allen, Charles H. House
Common Name:
Address: 3 Clifton Ave
City/Town: Salem
Village/Neighborhood: South Salem
Local No: 33-418
Year Constructed:
Architect(s):
Architectural Style(s): Queen Anne
Use(s): Single Family Dwelling House
Significance: Architecture
Area(s): SAL.GN: Derby and Messervy Estates
Designation(s):
Building Materials(s): Roof: Asphalt Shingle
Wall: Wood Clapboard; Wood Shingle
Foundation: Brick



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

Tuesday, December 08, 2015 at 11:57 AM

FORM B - BUILDING

GN SAL 2074

AREA 33	FORM NO. 418
------------	-----------------

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET, BOSTON, MA 02108



town Salem

Address 3 Clifton Avenue

Historic Name Charles H. Allen House

Use: Present Residential

Original Residential

DESCRIPTION:

Date 1885

Source Building Permit

Style Queen Anne influences

Architect _____

Exterior wall fabric Clapboards

Outbuildings None

Major alterations (with dates) _____

Moved _____ Date _____

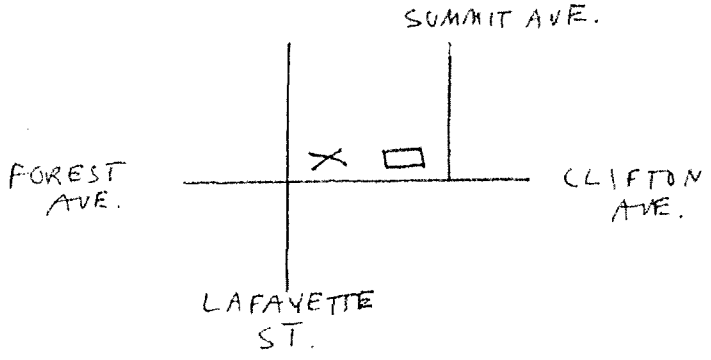
Approx. acreage Less than one acre

Setting Residential

SKETCH MAP

DEC. 1984

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.



Recorded by Debra Hilbert

Organization Salem Planning Department

Date January, 1985

(Staple additional sheets here)

SAL 2074

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

This house is old fashioned in its form (a symmetrically arranged gable roofed structure oriented flank end to the street) but the varied shingle patterns in the gables and on the porch show a Queen Anne influence. The porch, with its ovular cutouts, is unusual.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

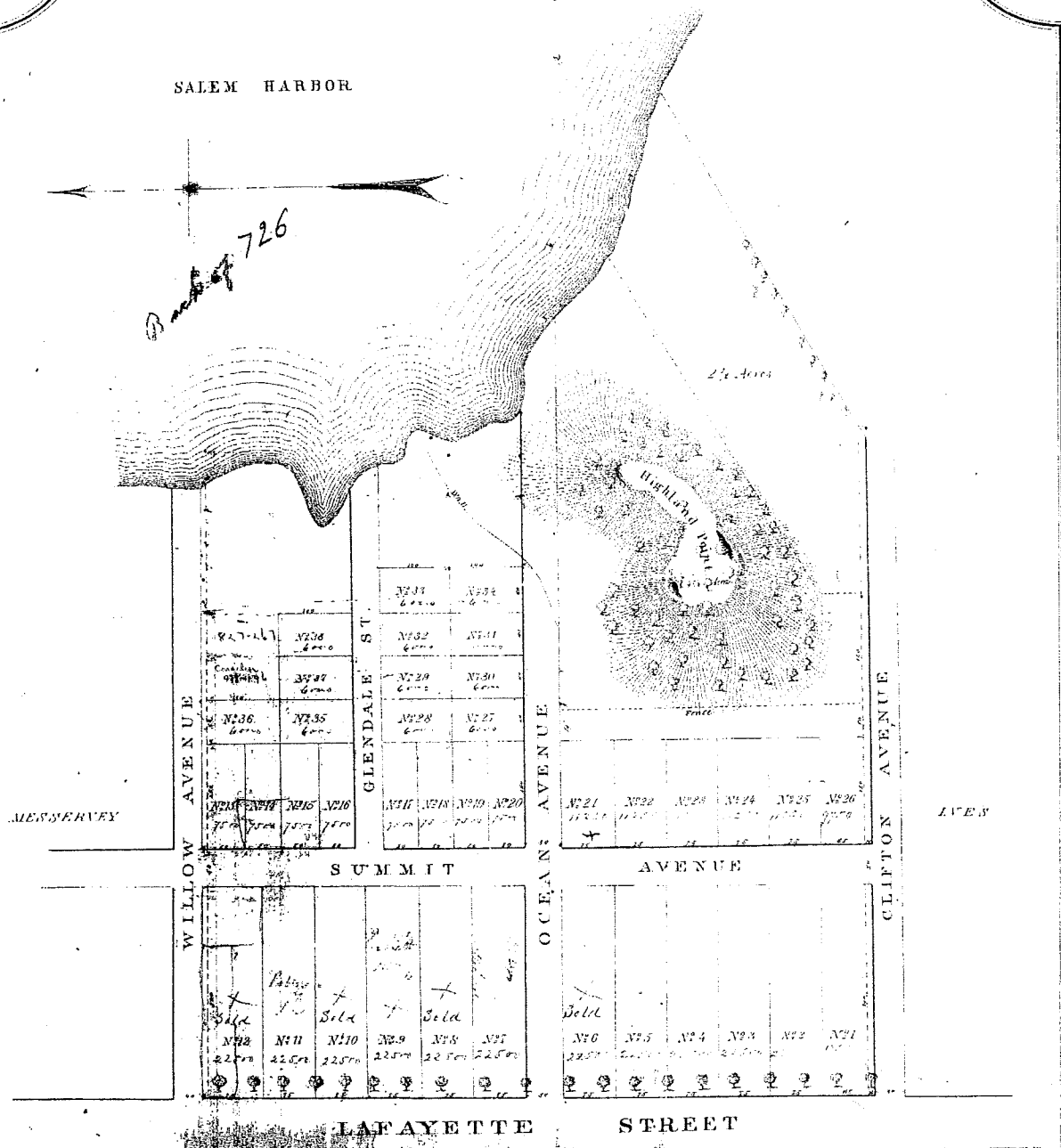
3 Clifton Avenue was built for Charles H. Allen a master mariner who had previously lived on Hardy Street. Allen's father was also a mariner. The land on which this house stands was the rear half of one of the lots created by the 1867 subdivision of the eastern-portion of the Derby Estate by Almy, Wiggin and Clark.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

1885 Salem Directory

SALEM HARBOR

Book 726



Plan of a Portion
of the
DERBY ESTATE
in
SALEM,

*Esq. 11 Rec. Aug. 5, 1867. 3rd. Roll.
Recorded Book 726, Leaf 500. Examined
by John Brown Ref.*

Charles A. Putnam,
Surveyor.
Scale, 132 ft. to an inch.

Comprising
PARK and WILLOW LOTS.

Address
James F. Almy
Salem, Mass.

To be sold at Auction on Tuesday July 30th at 11 o'clock A.M. on the premises. **SAUL A. WALKER, AUCTIONEER**

Page, first effaced. } ... A. Kramblett, and acknowledged
 Nath. Pierce } the above instrument to be...
 their free act and deed. Before me, Nath. Pierce, Justice of the Peace
 Essex Co. Rec. Sept. 7. 1870. 18 m. past 9. A. M. Rec. & Copy by *John B. Roundley*

Know all men by these Presents, That we James F. Almy, J. F. Almy etc.
 and Charles S. Clark all of Salem, in the County of Essex and Com. ^{To} N. Wiggins
 Commonwealth of Massachusetts in consideration of Four thousand \$2. No Stamp
 dollars to us paid by Nathaniel Wiggins of said Salem the Mortgage
 receipt whereof is hereby acknowledged, do hereby give, grant, ^{Sw. Over}
 bargain, sell and convey unto the said Wiggins two undivided
 third parts of the real estate in said Salem, which is bounded
 and described as follows; viz; Beginning on Safoyette Street,
 by land of Cox, thence running easterly by land of Cox one
 hundred and fifty feet; thence running northerly by land of
 Cox thirty seven feet and six inches, thence running easterly
 by land of said Wiggins, Almy, and Clark one hundred and
 fifty feet to Summit Avenue, thence running southerly by said
 Avenue seventy five feet to land of White, thence running
 westerly by land of White three hundred feet to Safoyette Street,
 thence running southerly by said Street about thirty seven feet
 and six inches to the point begun at, being three quarters of the
 lot numbered two on a plan of a part of the Derby Estate which
 plan is recorded in the Registry of Deeds for Essex County in Book
 726. Leaf 300. this conveyance is upon the express agreement that
 no building or any part thereof except the steps shall be
 erected upon the premises within thirty feet of said Street,
 and Avenue and the grantors reserve to themselves, their
 heirs and assigns the right to enter upon the premises and
 at the expense of the party in fault, to remove, alter, inson-
 formity with the above stipulation any building or any
 part thereof which may be erected on the premises by the
 grantee his heirs or assigns contrary to the above stipulation.

No Stamp
 Mortgage
 Com. Over

To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Wiggins his heirs and assigns to his and their use and behoof forever, and we the said grantors for ourselves and our heirs, executors, and administrators do covenant with the said grantees his heirs and assigns, that we are lawfully seized in fee-simple of the above granted premises, that therefore we have good right to sell and convey the same to the said grantees his heirs and assigns forever, except as aforesaid; and that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantees his heirs and assigns forever, against the lawful claims and demands of all persons except as aforesaid. In witness whereof we the said James F. Atmy and Charles S. Clark, together with Louana M. Atmy wife of said James and Lucy M. Clark wife of said Charles who hereby release all right and title of or to both dower and homestead in the granted premises have hereunto set our hands and seals this twenty sixth day of August in the year of our Lord eighteen hundred and seventy each adopting the seal hereto affixed.

Signed, sealed, and delivered in presence of - first interlining the words "three quarters of agreement and assent, and stipulation", Witness for S. C. Temple, Commonwealth of Massachusetts Esq. Witness for G. S. & L. M. C. Emma S. Clark Sep. 13. 1870. Then personally appeared the within named James F. Atmy and acknowledged the foregoing instrument to be his free act and deed.

James F. Atmy
 Charles S. Clark
 Louana M. Atmy
 Lucy M. Clark
 Seal

Before me, Geo. Foster Flint, Justice of the Peace
 Essex Co. Md. Sept. 7. 1870 20 m. before 10. A. M. Rec'd by Eph. Brown Ref.

Release

Salem Jan. 13th 1871 The Salem Savings Bank for one dollar to it paid by Nathaniel Wiggins with to Wiggins in named doth hereby quit claim and release to him and his heirs its interest On back foregoing in the within described real estate In witness whereof the Salem Savings Bank

my wife have hereunto set my hand and seal this ninth day of August
in the year of our Lord one thousand eight hundred and sixty seven.

Signed, sealed, and delivered in presence of us Leonard Hutchins seal
A. B. Jaques . . . } Commonwealth of Massachusetts.

Essex, ss. Salem Hill Aug⁹ 1867. Personally appeared the above named Leonard
Hutchins and acknowledged the above instrument to be his free act and
deed before me, A. B. Jaques, Justice of the Peace.

Essex, ss. Rec^d Aug¹⁰ 1867. 22 on pas. 11 A. M. Rec^d & Exp. by . . . Ephm. Brown Reg^r

N. Wiggin et al^{to} Now all men by these Presents, That we Nathaniel Wiggin

J. W. Hanson of James F. Almy and Charles S. Clark, all of Salem in the County of Essex

One of the

One of the

new Stamp

Cancelled

and Commonwealth of Massachusetts in consideration of the sum of
thirteen thousand and sixty five dollars to us paid by Isabella W. Hanson
wife of John Hanson of said Salem the receipt whereof is hereby acknowl-
edged, do hereby give, grant, bargain, sell and convey unto the said Isa-
bella W. Hanson. The real estate in said Salem which is bounded and
described as follows, viz: west by Lafayette street, sixty five feet, south by Blif-
ten Avenue which Avenue is to be fifty feet in width, three hundred feet east
by Summit Avenue sixty five feet, and north by lot numbered two (2) on the
plan hereinafter named three hundred feet, being the lot numbered on a
plan of a part of the Derby Estate which plan is recorded in the Registry of
Deeds for Essex County in Book 726 Leaf 300. 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 either Lafayette street or Sum-
mit Avenue, and the said grantors reserve the right to themselves their
heirs or assigns to enter upon the premises, and at the expense of the party
in fault to remove or alter in conformity with the above stipulation any
building or part thereof which may be erected on the premises by the said
grantee his heirs or assigns in a manner contrary to the above stipulation.
To have and to hold the above granted premises, with all the priv-
ileges and appurtenances thereto belonging, to the said Isabella W. Hanson
her heirs and assigns, to her and their use and behoof forever, And we the
said grantors, for ourselves and our heirs, executors, and administrators, do

covenant with the said grantee her heirs and assigns, that we
 are lawfully seized in fee simple of the aforesaid premises;—
 that they are free from all incumbrances, except said condition that
 we have good right to sell and convey the same to the said grantee
 her heirs and assigns forever, except as aforesaid; and that we will, and
 our heirs executors and administrators shall waiv and defend the
 same to the said grantee her heirs and assigns forever, against the
 lawful claims and demands of all persons, except as aforesaid. In wit-
 ness whereof, we the said Nathaniel Wiggan, James F. Almy, and Charles
 S. Clark, together with Lydia F. Wiggan, wife of said Nathaniel, Susanna M.
 Almy, wife of said James, and Lucy M. Clark, wife of said Charles, volun-
 tarily release all right and title of us to both dower and homestead in
 the granted premises, have hereunto set our hands and seals this seventh
 day of August in the year of our Lord eighteen hundred and sixty seven.

Signed, sealed, and delivered in presence
 of First erasing the words "upon" and con-
 dition and interlining the words with "and
 agreement" Geo Foster Flint witness to
 signing of all but L. F. Wiggan
 M. D. Hanson witness to signing of L. F. W.

Nathl. Wiggan	seal
James F. Almy	seal
Charles S. Clark	seal
Susanna M. Almy	seal
Lucy M. Clark	seal
Lydia F. Wiggan	seal

Commonwealth of Massachusetts, Essex ss, August 7 1867. Then personally
 appeared the within named James F. Almy, and acknowledged the forego-
 ing instrument to be his free act and deed.

Before me, Geo. Foster Flint Justice of the Peace
 Essex ss. Recd. Aug 10 1867. Is. m. before 29. M. Beck Esq. by John B. Bain Ref.

Know all men by these presents, That I, Calvin M. Gowen of C. M. Gowen
 Lawrence in the County of Essex and Commonwealth of Massachusetts, J. S. Wilkinson et al.
 widow in consideration of seven hundred dollars some paid by John S. Wil- (with 10c case
 kinson and Mary J. Wilkinson both of said Lawrence the receipt whereof cancelled.
 is hereby acknowledged, do hereby sell remise, release, and forever quitclaim
 unto the said John S. Wilkinson and Mary J. Wilkinson their heirs and
 assigns forever a certain lot of land situate in said Lawrence on the south

out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges, and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to us or our heirs or assigns; and we hereby, for ourselves and our heirs and assigns, covenant with the grantee and his heirs, executors, administrators, and assigns that in case a sale shall be made under the foregoing proviso we or they will upon request execute, acknowledge, and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee, or his executors, administrators, or assigns, or any person 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 or observance of the condition of this deed, we and our heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof. In witness whereof We the said Elizabeth M. Richardson and Frances A. Spinney, hereunto set our hands and seals this twentieth day of January in the year one thousand eight hundred and eighty five.

Signed and sealed in presence of H. G. Wilson
 N. Everett Pillsbe

Elizabeth M. Richardson seal
 Frances A. Spinney seal
 Commonwealth of Massachusetts
 Ss. Essex co. January 27th 1885.

Then personally appeared the above named Frances A. Spinney and acknowledged the foregoing instrument to be her free act and deed.

before me, N. Everett Pillsbe Justice of the Peace.
 Essex Co. Recd Jan. 31. 1885. 5m. Jast & A. M. Rec. 4 Em by Chas. Wood 47

Know all men by these presents that the Salem Savings Bank a corporation duly established under the laws of the Commonwealth of Massachusetts, in consideration of twenty one hundred dollars to it paid by Margaret Eleanor Allen wife of Charles H. Allen Jr. of Salem in said Commonwealth the receipt whereof is hereby acknowledged hereby remises, releases, and forever quitclaims unto the said Margaret the lot of land lying in Salem in said

Salem Sav. Bk.
 to
 M. E. Allen
 w/ C. H. A. Jr.

pay written over
enclosed in 32¢ line
Chas. S. Wood
Ref.

Commonwealth and bounded as follows Beginning at a point one hundred and fifty feet from the South West corner of Lafayette Street and Blyton Avenue: thence running Easterly on said Avenue one hundred and fifty feet to Summit Avenue: thence running Northerly on Summit Avenue one hundred and forty feet: thence running Westerly on other land of the grantor one hundred and fifty feet: thence running Southerly one hundred and forty feet to the point begun at. To have and to hold the granted premises, with all the privilege and appurtenances thereto belonging, to the said Margaret and her heirs and assigns, to their own use and behoof forever. And said corporation hereby covenants with the grantee and her heirs and assigns that the granted premises are free from all incumbrances made or suffered by it, and that it will warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under it, but against none other. In witness whereof the said Salem Savings Bank has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by William H. Simonds Jr. its treasurer and William Northey its President this thirty first day of January A. D. 1855.

Signed and sealed in presence of } Wm Northey Pres.
me of Chas. N. Symonds } Wm H. Simonds Jr. Treas.
Commonwealth of Massachusetts. Case at Salem Feb 2, 1855. Then personally appeared the above named Wm Northey and Wm H. Simonds Jr. and acknowledged the foregoing instrument to be the free act and deed of the Salem Savings Bank.



Before me, Chas. N. Symonds Justice of the Peace.
Case at Recd. Feb. 9, 1855. 25 m. past 11 A.M. Recd. by Chas. S. Wood, Ref.

Discharge
H. Hall
to
August 25 M. C. S.
On back M. Deed
Rec. B. 527 Sep 18

Know all men by these Presents That I Harmon Hall the assignee of the within mentioned mortgage having received full payment and satisfaction for this mortgage and the mortgage note mentioned within do hereby fully discharge the same. Witness my hand and seal this twenty second day of December A. D. 1854.

In presence of } Harmon Hall seal
Wilbur F. Newhall } Case at Recd. Dec. 22, 1854. Then personally appeared the above Harmon Hall and acknowledged the above instrument by him signed to be his free act and deed.

Before me, Wilbur F. Newhall Justice of the Peace.
Case at Recd. Feb. 4, 1855. 40 m. past 9 A.M. Recd. by Chas. S. Wood, Ref.

any person 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 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, I, the said Frank E. Cushing, now having no wife, hereunto set my hand and seal, this thirty-first day of March, in the year one thousand eight hundred and ninety-six, Signed, sealed and delivered, of Frank E. Cushing. seal in presence of, Charles N. Poor, J. Commonwealth of Massachusetts. Essex, ss, March 31st, 1896. Then personally appeared the above named Frank E. Cushing, and acknowledged the foregoing instrument to be his free act and deed. Before me, Charles N. Poor, Justice of the Peace. Essex, ss, Rec, Apr. 2, 1896, 15m. past 1 P.M., Rec, & Ex by *Charles N. Poor* J.P.

G. W. Allen, jr.
et ux.
to
Salem Sav. Bk.
Per Release
B. 1659 P. 189.

Know all men by these presents, that we, Charles W. Allen, jr. and Margaret Eleanor Allen, his wife, in her right, of Salem, Essex County, Massachusetts, in consideration of eight hundred dollars, paid by the Salem Savings Bank, a corporation established under the laws of the Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Corporation, a certain parcel of land, situated in said Salem, bounded, beginning at a point one hundred and fifty feet from the northerly corner of Lafayette Street and Clifton Avenue, thence running easterly on said Avenue, one hundred and fifty feet to Summit Avenue, thence running northerly by Summit Avenue, one hundred and forty feet, thence running westerly on land of Hutchinson and of Thom, one hundred and fifty feet, thence running southerly by land of Pickering, one hundred and forty feet, to the point begun at, subject to the restrictions contained in the deed of Wiggum

SECURE BY ITS RECEIVING VOUCHER
SALEM SAVINGS BANK,
attest my hand and seal this 19th day of April, 1896.
Charles W. Allen, jr.
Margaret E. Allen
Edward J. Millett

et als. to Isabella W. Hanson, recorded in Essex, So. Dist. Registry of Deeds Book 728. leaf 221, and deed of Almy, et al. to Nathaniel Wiggim, recorded Book 805. leaf 84. being the same premises conveyed to said Margaret by deed of the grantee, dated Jan. 31, 1885. recorded Book 1143. leaf 270. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Salem Savings Bank, and its successors and assigns, to its and their use and behoof forever, and we hereby for ourselves and our heirs, executors and administrators, covenant with the grantee and its successors and assigns that said Margaret Eleanor, is lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except said restrictions, that we have good right to sell and convey the same as aforesaid, and that we will and our heirs, executors and administrators, shall warrant and defend the same to the grantee and its successors and assigns forever, against the lawful claims and demands of all persons, and that we and they will pay all taxes and assessments as hereinafter provided, and will make or claim no deduction therefor from the grantee or its successors or assigns. Provided nevertheless, that if we or our heirs, executors, administrators or assigns shall pay unto the grantee or its successors or assigns the sum of eight hundred dollars in one year from this date, with interest semi-annually, at the rate of five per cent. per annum, and until such payment shall pay all taxes and assessments to whomsoever laid or assessed, whether on the granted premises or any interest therein or on the debt secured hereby, shall keep the buildings on said premises insured against fire in a sum not less than eight hundred dollars, for the benefit of the grantee and its successors and assigns, in such form and at such insurance offices as they shall approve, and at least two days

before the expiration of any policy on said premises, shall deliver to the grantee or its successors or assigns, a new and sufficient policy to take the place of the one so expiring, and shall not commit or suffer any strip or waste of the granted premises or any breach of any covenant herein contained, then this deed, as also a note of even date herewith, signed by us, whereby we jointly and severally promise to pay to the grantee or order, the said sum and interest at the times aforesaid, shall be void, But upon any default in the performance or observance of the foregoing condition, the grantee or its successors or assigns, may sell the granted premises, or such portion thereof as may remain subject to this mortgage in case of any partial release hereof, together with all improvements that may be thereon at public auction in said Salem, first publishing a notice of the time and place of sale, once a week for three successive weeks in some newspaper published in said Salem, the first publication of such notice to be not less than twenty-one days before the day of sale, and may convey the premises so sold by proper deed or deeds to the purchaser or purchasers absolutely and in fee-simple and such sale shall forever bar us, and all persons claiming under us, from all right and interest in the said premises, whether at law or in equity. And out of the money arising from such sale the grantee or its successors or assigns, shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges and expenses incurred or sustained by them by reason of any default in the performance or observance of said condition rendering the surplus, if any, to said Margaret Eleanor, or her heirs or assigns, and we hereby for ourselves and our heirs and assigns covenant with the grantee and its successors and assigns, that in case a sale shall be made

under the foregoing power, we or they will upon request execute, acknowledge and deliver to the purchaser or purchasers a deed or deeds of release confirming such sale. And it is agreed that the grantee or its successors or assigns or any person or persons in its or 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 or observance of the condition of this deed, we and our heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof, In witness whereof, we, the said Charles H. Allen, Junior, and Margaret Eleanor Allen, hereto set our hands and seals, this thirtieth day of March, in the year one thousand eight hundred and ninety six. Chas. H. Allen, jr. seal Signed and sealed by Margaret E. Allen. seal in presence of, { Commonwealth of Massachusetts, Wm M. Hill, { Essex, ss. April 2. 1896. Then to both C. H. A. - and M. E. A. } personally appeared the above-named Chas. H. Allen, - and Margaret E. Allen, and acknowledged the foregoing instrument to be their free act and deed, before me, Wm M. Hill. Justice of the Peace. Essex, ss. Rec. Apr. 2. 1896, 20m past 4 P.M. Rec. & Ex. by Chas. O. O. & Reg.

Know all men by these presents, that I, Mary Crowley do. Crowley of Bradford, in the County of Essex, and Commonwealth of Massachusetts, in consideration of two hundred $\frac{00}{100}$ dollars, paid by Henry P. Tyler, H. P. Tyler of Haverhill, in said County, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Henry P. Tyler, a certain parcel of land with buildings thereon, situated in said Bradford, on the north side of Kimball Street, and bounded as follows, namely, beginning at the southwest corner thereof by land of Dennis Linnahan, and by said Kimball Street, thence running easterly by said street, fifty (50) feet, to land now or formerly of Mary A. West, thence

Discharge
B. 1498 P. 93

No. 127959

Wm. Margaret E. Allen
~~Margaret E. Allen~~

ADMINISTRATION.

[WITH SURETIES.]

Petition—Citation—Decree.

Filed *Oct. 15* 1917

Returnable 191

Allowed *Oct. 15* 1917

Recorded Vol. 765 Page 148

Prm

For Petitioner:

Samuel H. Batchelder
10 State Street,
Boston, Mass.

For Respondent:

Schedule of Real Estate in Detail.

DOLLS. CTS.

Land and dwelling house located ^{in Salem, Mass.} at corner of Clifton and Summit Ave. known as number three Clifton Ave. The above land is bounded on the south by Clifton Ave for distance of 150 feet. On the east by Summit Ave for a distance of 90 feet.

6,300 00

TO THE HONORABLE THE JUDGE OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX:

RESPECTFULLY represents Charles F. Allen of Salem in the County of Essex that Margaret E. Allen who last dwelt in said Salem ~~in said County of Essex~~ died on the 26th day of May in the year of our Lord one thousand nine hundred and seventeen intestate, possessed of goods and estate remaining to be administered, leaving as ~~no~~ ~~her~~ only heirs-at-law and next of kin the persons whose names, residences and relationship to the deceased are as follows, viz.:

NAME.	RESIDENCE.	RELATIONSHIP.
Lilian H. Allen	Salem, Mass.	Daughter
Mary F. Allen	Salem, Mass.	Daughter
Margaret E. Pousland	Salem, Mass.	Daughter
Charles F. Allen	Salem, Mass.	Son

that your petitioner is requested by all the heirs-at-law to administer the said estate.

Wherefore your petitioner prays that he, or some other suitable person, be appointed administrat or of the estate of said deceased, and certifies that the statements herein contained are true to the best of h knowledge and belief.

Dated this fourth day of September A. D. 1917.

Charles F. Allen

ESSEX, ss. Subscribed and sworn to this fourth day of September A. D. 1917.

Before me, *Samuel J. Allen* Justice of the Peace.

The undersigned, being all the persons interested residing in the Commonwealth, who are of full age and legal capacity, hereby assent to the foregoing petition.

Margaret E. Pousland
Mary F. Allen
Lilian H. Allen

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX :

RESPECTFULLY represents Thaddeus Terrio of Salem in the County of Essex that Madeline M. Terrio, otherwise known as Madeline Terrio, who last dwelt in Salem in said County of Essex, died on the 29th day of September in the year of our Lord one thousand nine hundred and forty-six intestate, possessed of goods and estate remaining to be administered, leaving as widow—husband—her only heirs-at-law and next of kin the persons whose names, residences and relationship to the deceased are as follows, viz:

NAME.	RESIDENCE.	RELATIONSHIP.
X Thaddeus Terrio	Salem	Husband
John P. Clifford	"	Brother
Lauretta C. O'Hara	"	Niece

that your petitioner is entitled to administer said estate.

Wherefore your petitioner prays that he, or some other suitable person, be appointed administrator of the estate of said deceased, and certifies that the statements herein contained are true to the best of his knowledge and belief.

Dated this 18th day of October A. D. 19 46.

MAILING ADDRESS. 244 Elliott Street Beverly, Mass. Thaddeus Terrio

Essex, ss: Subscribed and sworn to this 18th day of October A. D. 19 46.

Before me, Daniel G. Fitz Justice of the Peace Notary Public.

The undersigned, being all the persons interested, residing in the Commonwealth, who are of full age and legal capacity, hereby assent to the foregoing petition.

John P. Clifford Lauretta C. O'Hara

18

No. 218438

Terris, Madeline M
alms

ADMINISTRATION

[WITH SURETIES]

Petition—Decree.

FILED
OCT 22 1946

Returnable19

Allowed Oct. 22 1946

P. del 10/23

For Petitioner:

Daniel C. Fitz

Salem, Mass.

ENTRY FEE PAID

A

No. 218438

Terris, Madeline
alms

SALE OF REAL ESTATE

Petition—Affidavit—Decree

FILED
OCT 23 1946

Returnable19

Allowed Oct. 23 1946

Rec. Book 1154 Page 363

*Decree M
alms*

For Petitioner:

Daniel C. Fitz

Salem, Mass.

DF

TO THE HONORABLE THE JUDGES OF THE PROBATE COURT IN AND FOR THE COUNTY OF ESSEX :

RESPECTFULLY represents Thaddeus Terrio administrat or ~~execut~~ of the will estate of Madeline M. Terrio, otherwise known as Madeline Terrio, late of Salem in said County, deceased, in testate, that said Madeline M. Terrio at the time of her decease, was the owner of certain real estate situate in Salem in the County of Essex bounded and described as follows, viz.:

- Southwesterly by Conant Street about 48 feet;
Northwesterly by land now or formerly of Abbott about 83 feet, 2 inches;
Northeasterly by land now or formerly of Berry about 46 feet;
Southeasterly by land now or formerly of Bates and of Luscomb about 83 feet, 2 inches.

Being the same premises conveyed to the said Madeline M. Terrio by deed of Patrick F. O'Hara, dated November 8, 1926, recorded with Essex South District Deeds, Book 2705, Page 66.

That it is for the advantage of all parties interested that the same be sold; that an advantageous offer for the purchase thereof, to wit, the sum of Five Thousand dollars, has been made to your petitioner, and that the interest of all parties concerned will be best promoted by an acceptance of such offer.

WHEREFORE your petitioner prays that he may be licensed to sell the said real estate of said deceased at public auction private sale, in accordance with such offer or in such manner as the Court may direct.

Dated this 23rd day of October A. D. 1946 Thaddeus Terrio

The undersigned being all persons interested, hereby assent to the foregoing petition.

John P. Clifford
Louise Lauretta O'Hara

Witness: -) Charles X Litman (seal)
) his mark
 Commonwealth of Massachusetts Es-) her
) Ida X Litman (seal)
 sex, ss. Salem, Mass., May 14th,) mark

1918. Then personally appeared the above named Ida Litman and Charles Litman and acknowledged the foregoing instrument to be their free act and deed, before me, Ulysses G. Haskell Justice of the Peace. Essex ss. Received May 14, 1918. 58 m. past 4 P. M. Recorded and Examined.

We, Lilian H. Allen, Mary F. Allen, both being unmarried, Margaret E. Pousland, wife of Frederic G. Pousland, and Charles F. Allen, married to Sarah Allen, all of Salem, Essex County, Massachusetts, for consideration paid, Allen

grant to Sarah Allen of said Salem with quitclaim covenants the land in said SALEM situated on Clifton Avenue and Summit Avenue, and bounded and described as follows: Southerly by said Clifton Avenue one hundred fifty (150) feet, Easterly by said Summit Avenue eighty (80) feet, Northerly by land now or formerly of Vaughn one hundred (100) feet, Easterly again by land now or formerly of said Vaughn ten (10) feet, Northerly again by land now or formerly of Pickering fifty (50) feet and Westerly by land now or formerly of said Pickering ninety (90) feet. The grantors derive their title as heirs at law of Margaret E. Allen late of said Salem deceased.

One \$2. one \$1.
 & two .25
 R. Stamps
 Documentary
 Canceled

Dis.
 \$ 6146
 P. 456

This conveyance is made subject to mortgages of three thousand three hundred dollars of record with Essex South District Deeds. I, Frederic G. Pousland, husband of said Margaret E. Pousland, release to said grantee all estate by the curtesy and other interests therein. WITNESS our hands and seals this - day of September one thousand nine hundred and seventeen.

1143/270
 1474/304

Commonwealth of Massachusetts Essex,) Lilian H. Allen (seal)
 ss. Salem, September 20, 1917: Then) Mary F. Allen (seal)
 personally appeared Mary F. Allen,) Margaret E. Pousland (seal)
 above named, and acknowledged the) Charles F. Allen (seal)
 foregoing instrument to be her free) Frederic G. Pousland (seal)
 act and deed, before me, James Young Jr. Notary Public (Notarial seal)

My commission expires Oct. 10, 1924.

Essex ss. Received May 14, 1918. 59 m. past 4 P. M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS, That we, Charles F. Allen and Sarah Allen his wife, in her right, of Salem, Essex County, Massachusetts, 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 Twenty seven hundred Dollars in one year with five and one half per cent. inter-

Allen et ux.
 to
 Salem Sav. Bk.
 See
 B. 5503
 P. 139

land with the buildings thereon situate in MANCHESTER, Essex County, Massachusetts, and bounded by a line running as follows: Beginning at the Southwest corner thereof on the highway and by land now or formerly of Lydia Osborne and thence running North 80 degrees East eighty-six (86) feet; thence running North 79 degrees East fifty-nine (59) feet; then turning and running South 46 degrees East ten (10) feet; thence running South 82 degrees East forty (40) feet to a corner, all by the stone wall as it now stands or formerly stood; then turning and running North 12 degrees East by a stone wall one hundred eighty-three (183) feet to a corner; then turning and running about due West by the stone wall two hundred twenty-one (221) feet to the highway, and then turning and running about South by said highway one hundred ninety-two (192) feet to the point of beginning. Being the premises conveyed to said grantors by deed of Alexander Wheeler and Agnes G. Wheeler by deed of even date and to be recorded herewith. - also agree that - will keep the buildings now or hereafter standing on said land insured against fire in such form and in such companies and in such insurance offices as the holder of this mortgage shall approve, and in a sum satisfactory from time to time to the holder of this mortgage, all insurance on such buildings to be for the benefit of and first payable in case of loss to such holder; that if the debt secured hereby shall not be paid when due, the holder hereof shall be entitled to thirty days' notice in writing before payment, unless foreclosure proceedings have been begun; and that in case any default in the condition of this mortgage shall exist for more than thirty days the entire mortgage debt shall become due at the option of the holder hereof. This mortgage is upon the statutory condition, for any breach of which the mortgagee shall have the Statutory Power of Sale. WITNESS our hands and seals this 9th day of November 1934.

COMMONWEALTH OF MASSACHUSETTS) Walter T. Miller (seal)
 Suffolk ss. Nov. 9, 1934.) Jessie Augusta Miller (seal)

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

Robert R. Duncan Notary Public

My commission expires Oct. 30 1936

Essex ss. Received Nov. 10, 1934. 40 m. past 8 A.M. Recorded and Examined.

Allen
 to
 Mulligan
 One \$1.
 R. Stamp
 Documentary
 Canceled.

I, Sarah Allen, widow of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Margaret M. Mulligan of said Salem with QUITCLAIM COVENANTS a certain parcel of land in said SALEM with the buildings thereon, and bounded easterly by Summit Avenue, eighty feet; southerly by Clifton Avenue one hundred and fifty feet; westerly by land

now or late of Pickering, ninety feet; northerly by land now or late of Pickering fifty feet; easterly by land now or late of Nevins, ten feet; and northerly by land now or late of said Nevins one hundred feet. Said premises are conveyed subject to the restrictions contained in prior deeds to the effect that no building shall be erected on said premises within thirty feet of said Summit Avenue. Also subject to mortgages for \$5000 held by the Salem Savings Bank which the party of the second part assumes and agrees to pay. For title see deed recorded in Book 2391 page 123. husband wife of said grantor, release to said grantee all rights of tenancy by the curtesy dower and homestead and other interests therein. WITNESS my hand and seal this tenth day of November 1934. Sarah Allen (seal)

Joseph F. Doyle) THE COMMONWEALTH OF MASSACHUSETTS Essex, ss.
November 10 1934. Then personally appeared the above-named Sarah Allen and acknowledged the foregoing instrument to be her free act and deed, before me Joseph F. Doyle Justice of the Peace
Essex ss. Received Nov. 10, 1934. 16 m. past 9 A.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS THAT The Peabody Co-operative Bank of Peabody, Mass., the mortgagee named in a certain mortgage given by Paul M. Cuenin Dated Mar. 15 A. D. 1929, and recorded with Essex Registry of Deeds, South District, Book 2800, Page 294, hereby acknowledges that it has received full payment and satisfaction of the same, and in consideration thereof it hereby cancels and discharges said mortgage. IN WITNESS WHEREOF, The Peabody Co-operative Bank has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Maria W. Osgood its Treasurer,- this tenth day of November, A. D. 1934 The Peabody Co-operative Bank (Corporate seal)
COMMONWEALTH OF MASSACHU-) By Maria W. Osgood Treasurer Pro Tem.
SETTS Essex ss. Nov. 9 1934. Then personally appeared the above named Maria W. Osgood and acknowledged the foregoing instrument to be the free act and deed of The Peabody Co-operative Bank before me

Mary A. Mahoney Notary Public
Essex ss. Received Nov. 10, 1934. 17 m. past 9 A.M. Recorded and Examined.

I, Paul M. Cuenin of Peabody, Essex County, Massachusetts holder of a mortgage from Peter Gargas to me dated October 14, 1929 recorded with Essex South District Registry of Deeds Book 2823, Page 524, acknowledge satisfaction of the same WITNESS my hand and seal this 9th day of November 1934

Mary A. Mahoney) Paul M. Cuenin
THE COMMONWEALTH OF MASSACHUSETTS Essex ss. November 9 1934 Then person-

Discharge
Peabody
Co-op. Bk.

Discharge
Cuenin

See
B.6569
P.143

I, Edward A. Coffey

of Salem Essex County, Massachusetts,
being unmarried, for consideration paid, grant to Frank J. Mulligan and Margaret M.
Mulligan, husband and wife as tenants by the entirety
both
of said Salem with quitclaim covenants

~~XXXXXX~~ A certain parcel of land in said Salem with the buildings
thereon and bounded:

(Description and encumbrances, if any)

EASTERLY by Summit Avenue, eighty (80) feet; SOUTHERLY by Clifton
Avenue one hundred and fifty (150) feet; WESTERLY by land now or late
of Pickering, ninety (90) feet; NORTHERLY by land now or late of
Pickering fifty (50) feet; EASTERLY by land now or late of Nevins
ten (10) feet; and NORTHERLY by land now or late of said Nevins
one hundred (100) feet.

Said premises are conveyed subject to restrictions contained in prior
deeds to the effect that no building shall be erected on said premises
within thirty (30) feet of said Summit Avenue. Said premises are
also conveyed subject to all mortgages held by the Salem Savings Bank
of said Salem.

For title see deed of Sarah Allen to Margaret M. Mulligan dated
November 10, 1934 and recorded in Essex South District Registry of
Deeds, Book 3016, Page 140 and deed from Margaret M. Mulligan to
me recorded immediately prior hereto.

The consideration of the within deed is less than one hundred dollars.

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

Witness MY hand and seal this second day of June 1950.

Jeanne M. Leydon

Edward A. Coffey

The Commonwealth of Massachusetts

Essex ss. June 2 19 50

Then personally appeared the above named Edward A. Coffey

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

Jeanne M. Leydon
JEANNE M. LEYDON Notary Public - Justice of the Peace

My commission expires FEB. 9, 1956

See
B 8117
P. 408

25

I, FRANK J. MULLIGAN,
of Salem, Essex County, Massachusetts,
being unmarried, for nominal consideration paid,
grant to MADELINE M. MULLIGAN
of 3 Clifton Avenue, Salem, Massachusetts with quitclaim covenants
warranty

[Description and encumbrances, if any]

A certain parcel of land, together with the buildings thereon, in said Salem, situate on Clifton Avenue, and bounded and described as follows:

- EASTERLY By Summit Avenue, eighty (80) feet;
- SOUTHERLY By Clifton Avenue, one hundred and fifty (150) feet;
- WESTERLY By land now or late of Pickering, ninety (90) feet;
- NORTHERLY By land now or late of Pickering fifty (50) feet;
- EASTERLY By land now or late of Nevins ten (10) feet; and,
- NORTHERLY By land now or late of said Nevins one hundred (100) feet.

1984 JUN 10 P 3-08

Said premises are conveyed subject to the right of the grantor to occupy and reside in the premises during his life time. The grantee shall be obligated to pay all taxes, water and sewer charges, insurance and shall maintain the premises performing all repairs, maintenance and upkeep.

Said premises are also conveyed subject to the restrictions contained in prior deeds to the effect that no building shall be erected on said premises within thirty (30) feet of said Summit Avenue.

For title reference, see deed of Edward A. Coffey to Frank J. Mulligan and Margaret M. Mulligan, as tenants by the entirety, dated June 2, 1950 and recorded in Essex South District Registry of Deeds, Book 3748 Page 5. The said Margaret M. Mulligan having since deceased on July 28, 1978 as does appear from her death certificate recorded herewith.

232

The consideration of the within deed is less than \$100.00.

Witness my hand and seal this 10th day of January, 1984.

Frank J. Mulligan

The Commonwealth of Massachusetts

Essex ss. January 10, 1984

Then personally appeared the above named Frank J. Mulligan and acknowledged the foregoing instrument to be his free act and deed before me

Richard E. Daly
RICHARD E. DALY, Notary Public
My commission expires January 20, 1989

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

I, MADELINE M. MULLIGAN,
of Salem, Essex County, Massachusetts,

being unmarried, for consideration paid, and in full consideration of ONE HUNDRED FIFTY-FIVE THOUSAND (\$155,000.00) DOLLARS grant to ROBERT D. MULLIGAN, JR., INDIVIDUALLY

of 3 Clifton Ave., Salem, Massachusetts with quitclaim covenants

~~XXXXXXXXXX~~

BK 11908 PG 316
05/27/93 11:24 Inst 277

[Description and encumbrances, if any]

A certain parcel of land, together with the buildings thereon, in said Salem, situate on Clifton Avenue, and bounded and described as follows:

- EASTERLY: By Summit Avenue, eighty (80) feet;
- SOUTHERLY: By Clifton Avenue, one hundred and fifty (150) feet;
- WESTERLY: By land now or late of Pickering, ninety (90) feet;
- NORTHERLY: By land now or late of Pickering, fifty (50) feet;
- EASTERLY: By land now or late of Nevins, ten (10) feet; and
- NORTHERLY: By land now or late of said Nevins, one hundred (100) feet.

Said premises are also conveyed subject to the restrictions contained in prior deeds to the effect that no building shall be erected on said premises within thirty (30) feet of said Summit Avenue.

For title reference, see deed of Frank J. Mulligan to Madeline M. Mulligan dated January 10, 1984, and recorded in the Essex County South District Registry of Deeds Book 7478, Page 179.

PROPERTY ADDRESS: 3 Clifton Avenue, Salem, MA
GRANTEES ADDRESS: 3 Clifton Avenue, Salem, MA

1993052700277 Bk:11908 Pg:316
05/27/1993 11:24:00 DEED Pg 1/1

Witness my hand and seal this twenty-sixth day of May, 1993

x *Madeline M. Mulligan*
MADELINE M. MULLIGAN

The Commonwealth of Massachusetts

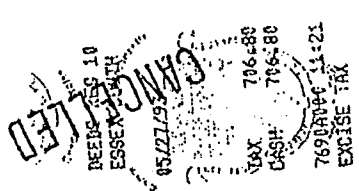
ESSEX, ss. May 26, 1993

Then personally appeared the above named Madeline M. Mulligan

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

Kevin T. Daly
Kevin T. Daly, Notary Public - MA 01906

My commission expires January 4, 1996



al - Joint Tenants - Tenants in Common.)

SEC. 6 AS AMENDED BY CHAPTER 497 OF 1989

... or have endorsed upon it the full name, residence and post office address of the grantee for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Unofficial Property Record Card - Salem, MA

General Property Data

Parcel ID 33-0418-0	Account Number
Prior Parcel ID 51 --	Property Location 3 CLIFTON AVENUE
Property Owner MULLIGAN ROBERT D JR	Property Use Two Family
Mailing Address 3 CLIFTON AVE	Most Recent Sale Date 5/27/1993
City SALEM	Legal Reference 11908-316
Mailing State MA	Zip 01970
Parcel Zoning R1	Grantor MULLIGAN MADELINE M
	Sale Price 155,000
	Land Area 0.287 acres

Current Property Assessment

Card 1 Value	Building Value 322,100	Xtra Features Value 0	Land Value 121,100	Total Value 443,200
--------------	------------------------	-----------------------	--------------------	---------------------

Building Description

Building Style Multi-Conv	Foundation Type Brick/Stone	Flooring Type Hardwood
# of Living Units 2	Frame Type Wood	Basement Floor Concrete

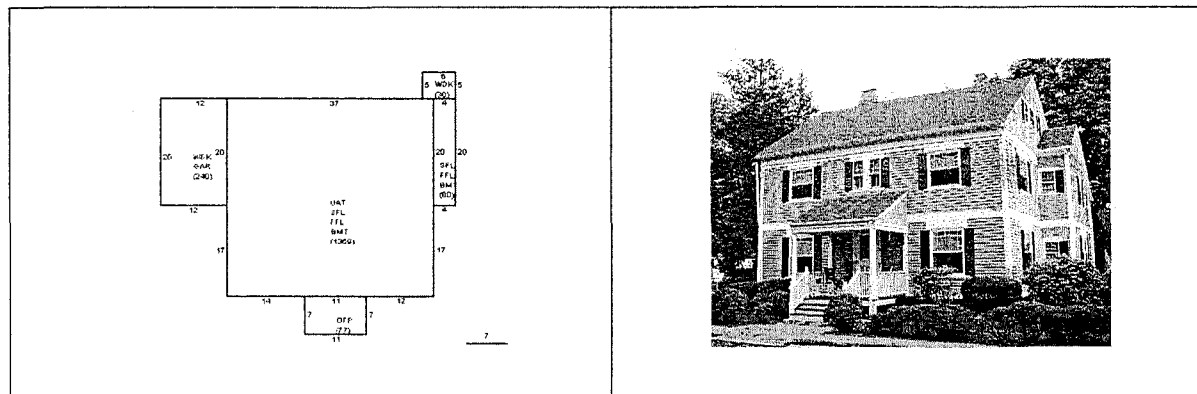
Year Built 1880	Roof Structure Gable	Heating Type Forced H/W
Building Grade Good	Roof Cover Asphalt Shgl	Heating Fuel Oil
Building Condition Average	Siding Clapboard	Air Conditioning 0%
Finished Area (SF) 3167.8	Interior Walls Plaster	# of Bsmt Garages 0
Number Rooms 10	# of Bedrooms 3	# of Full Baths 2
# of 3/4 Baths 0	# of 1/2 Baths 3	# of Other Fixtures 1

Legal Description

Narrative Description of Property

This property contains 0.287 acres of land mainly classified as Two Family with a(n) Multi-Conver style building, built about 1880 , having Clapboard exterior and Asphalt Shgl roof cover, with 2 unit(s), 10 room(s), 3 bedroom(s), 2 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Historic House Plaque Application

If interested in commissioning a written history of your Salem house and having a plaque to identify its construction date and early owner(s), please fill in the blanks below.

The fee for a professionally prepared house history and plaque is \$400.00. Please send a check for that amount, made out to Historic Salem, Inc., with this application, to the above address.

Name: ROBERT D. MULLIGAN

Name of Owner (if different from above):

Contact Information:

Home Phone: (978) 744-2929

Work Phone: _____

e-mail: mulligan_bob@hotmail.com

Street Address: 3 CLIFTON AVE, SALEM

Date Purchased & From Whom:

1934 - SARAH ALLEN (purchased by Frank Mulligan - my grandfather)

Helpful Information about the Building (append copies if necessary):

SEE ATTACHED & COVER LETTER.

Agreement

made this 27th day of October

A.D. 19 34 between Sarah Allen of Salem, Mass.

of the first part, and Frank J. Mulligan of Salem

of the second part.

The party of the first part hereby agrees to sell, and the party of the second part to purchase, a certain estate situated 3 Clifton Avenue, Salem, Mass.

and bounded as follows: A certain parcel of land with the buildings thereon situated in said Salem, and bounded easterly by Summit Avenue, eighty feet; southerly by Clifton Avenue on hundred and fifty feet; westerly by land now or late of Pickering, ninety feet; northerly by land now or late of Pickering fifty feet; easterly by land now or late of Nevins, ten feet; and northerly by land now or late of said Nevins one hundred feet.

Said premises are conveyed subject to the restrictions contained in prior deeds to the effect that no building shall be erected on said premises within thirty feet of said Summit Avenue. Also subject to mortgages for \$5000 held by the Salem Savings Bank which the party of the second part assumes and agrees to pay.

Said premises are to be conveyed on or before November 10, 1934 by a good and sufficient quitclaim deed of the party of the first part, conveying a

good and clear title to the same free from all incumbrances. ~~taxes to be apportioned the~~
~~day of passing deed.~~

and for such deed and conveyance the party of the second part is to pay the sum of ~~10000~~ -
~~Sixty hundred~~ Sixty hundred dollars
of which ~~5000~~ Five thousand and no/100 --- dollars
have been paid this day, Three hundred fifty dollars
are to be paid in cash upon the delivery of said deed, and the remainder is to be paid by the
~~note of the party of the second part, dated~~
~~bearing interest at~~ ~~per cent per annum, payable semi-annually,~~
~~and secured by a power of sale mortgage in the usual form upon the said premises, such note to be~~
~~payable~~

Full possession of the said premises, free of all tenants

..... is to be delivered to the party of the second part at the
time of the delivery of the deed, the said premises to be then in the same condition in which they
now are, reasonable use and wear of the buildings thereon only excepted

The deed is to be delivered and the consideration paid, if the purchaser requires it, at the Registry
of Deeds.

In witness whereof the said parties hereto, and to another instrument of like tenor,
set their hands and seals on the day and year first above written.

Signed and sealed in presence of

Sarah Allen
Geo. S. Allen
Frank S. Mulholland

CHARLES H. ALLEN, JR. (1830-1910)

PAPERS, 1861-1883

MH 28

Processed by: Robert F. Craig
June 1999
Updated by: Tamara Gaydos
June 2014

Volume: 1 box, 1 volume
.5 Linear feet

Provenance: This material was donated on 27 September 1956 (acc #13,967). Some material pertaining to the *Sooloo II* was purchased in 2010 (acc #2010.015).

Conservation: The material was placed in acid-free folders.

Copyright: Requests for permission to publish material from the collection must be submitted in writing to the Manuscript Librarian in the Phillips Library at the Peabody Essex Museum.

BIOGRAPHICAL SKETCH

Charles Henry Allen was born in Salem, Massachusetts, on 26 March 1830, the son of William E. and Sarah H. (Wright) Allen. William Allen was a shipmaster, who died in Africa in 1838. Charles Allen first shipped out at the age of 15 on the Ship *St. Paul*, commanded by his uncle, also named Charles Henry Allen, on a voyage to Manila and back to Salem. Allen continued voyaging on a number of different ships, although in 1850-51, he stayed for a period of time in California, where he spent time in the gold mines. A companion of his during this period was the Salem adventurer, Frederick Townsend Ward.

In June 1861, Allen took command of the ship *Sooloo*. He commanded several other ships during the 1860s and 1870s, but returned to the *Sooloo* in 1876 and captained her until his retirement in 1884.

Allen married Margaret McKenzie of Salem on 10 October 1856. Allen died at his home in Salem on 5 December 1910. He was survived by his wife and four children: Charles F. Allen, Mrs. Frederick G. Pousland, Mary F. Allen, and Lillian H. Allen.

↑ employed
listed as a ~~teacher~~ at the Bentley School in 1889 + living
at 3 Clifton Ave (See attached)

HISTORICAL NOTE ON THE SHIPS INVOLVED

The ship *Formosa* was designed and built at East Boston by the firm of John Taylor and was launched on 20 November 1868, 1252 tons. She made at least eight voyages and was wrecked off Java in 1880.

The ship *Mindoro* was designed and built at East Boston by John Taylor, and was launched on 6 November 1864, 845 tons. She made 14 voyages between 1864 and 1883. Ultimately the *Mindoro* was towed to Salem and lay idle alongside Derby Wharf for several years until she was converted to a coal barge.

The ship *Panay* was designed and built at East Boston by Justin Taylor, the eldest son of John Taylor, who succeeded his father in the firm. The *Panay* was launched on 25 June 1877, 1190 tons. She made at least ten voyages and was lost on 14 July 1890, on Simara Island, the Philippines, after going aground on 12 July 1890.

The ship *Sooloo II* was designed and built at East Boston by John Taylor, and launched on 1 May 1861, 784 tons. She made 19 voyages between 1861 and 1887/8, when she was sold to the Boston Tow Boat Company and converted to a coal barge. *Sooloo II* foundered and was lost on 15 November 1892.

The ships above were owned by the Salem merchant firm of Stone, Silsbee & Pickman (later Silsbee, Pickman & Allen - the firm changed its name in 1863). The reader is referred to the extensive manuscript collection of Stone, Silsbee & Pickman (MSS #63), to which this material is ancillary.

SCOPE AND CONTENT NOTE

The **Charles H. Allen Jr. Papers** consist of material related primarily to four ships, *Formosa*, *Mindoro*, *Panay*, and *Sooloo II*, on which Captain Charles Allen served as master at one time or another. There are no personal papers of Captain Allen in the collection. The materials identifiable with Allen are small account books he kept while master of a vessel and include crew and slop chest accounts, inventories, and want lists. It is assumed that these papers had been in the possession of Captain Allen at some point and thus were identified with him at the time of their donation to the Peabody Essex Museum. This collection is divided into five series.

Series I. Ship *Formosa* Papers consist of shipping articles, port activity papers, health certificate, insurance papers, payroll accounts, manifest, crew accounts, slop chest accounts, and wants accounts.

Series II. Ship *Mindoro* Papers consist of a collection of small notebooks containing crew accounts, slop chest accounts, wants and inventory accounts.

Series III. Ship *Panay* Papers consist of shipping articles, slop chest accounts, wants and inventory accounts.

Series IV. Ship *Sooloo II* Papers consist of shipping articles, port papers, cargo accounts, crew accounts, slop chest accounts, food accounts, wants and inventory accounts.

Series V. Silsbee and Pickman Material contains cargo contracts and pages removed from account books calculating cargo costs for a number of vessels.

BIBLIOGRAPHY AND RELATED COLLECTIONS

Matthews, Frederick. *American Merchant Ships, Series Two* (Salem, Mass.: Marine Research Society, 1931), pp. 239, 240, 242.

Paine, Ralph D. *The Ships and Sailors of Old Salem: The Record of a Brilliant Era of American Achievement*, Rev. ed. (Boston: Charles E. Lauriat, 1927), frontispiece, pp. 12, 441, 448.

Putnam, George Granville. *Salem Vessels and Their Voyages, Series III* (Salem, Mass.: Essex Institute, 1925), pp. 19-74, 97, 98, 117.
This work contains descriptions of the four vessels in question, as well as biographies of their masters, including Captain Allen. Additionally, there is a brief biography of John Taylor, builder of the *Sooloo*, *Mindoro*, and *Formosa*. Putnam also describes each vessel and its voyages in varying detail.

Salem City Directory, 1911.

Salem Evening News, Dec. 6, 1910.

MH 0.431, Box 5, Folders 11 & 12.

This collection contains a list of vessels built by, and a handwritten biographical sketch of, John Taylor; the details vary somewhat from Putnam.

MH 0.432, Box 5, Folder 12.

Biographical Sketch of John Taylor: "In his later active business days, his eldest son Justin was associated with him... The two together built many vessels for the Philippine Island trade. These were for the Silsbees and Pickmans of Salem. Some of these vessels were named for islands in the Philippine group, notably The *Sooloo* - *Mindoro* - *Panay* - and *Formosa*."

Stone, Silsbee & Pickman Papers, *MSS 63*

Allen Family Papers, *MSS 1*

Also see numerous logbooks under the four ship's names, including four of the *Mindoro* while captained by Allen, 1865-1868.

SERIES II. Ship *Mindoro* Papers

<u>Box</u>	<u>Folder</u>	<u>Contents</u>	<u>Date</u>
1	5	Notebooks: Inventory Crew accounts Crew accounts Slop chest accounts Crew accounts Wants Crew accounts Storr (sic) list Crew accounts Inventory/wants Slop chest accounts	undated [1870] 1871-1872 1872-1873 1875, undated 1876-1877 1876, 1877, 1878, 1879 1881-1882 1882 1882-1883 undated undated

SERIES III. Ship *Panay* Papers

A. Ship's Papers

1	6	Shipping articles	1877
---	---	-------------------	------

B. Notebooks

1	7	Slop chest accounts Wants [3 volumes] Inventory Inventory	1877 1877, 1878, 1881 1881 1882
---	---	--	--

Series IV. Ship *Sooloo II* Papers

A. Ship's Papers

1	8	Shipping articles Clearance certificate Receipt, Manila Receipts, Yokohama	1864 1871 1876 1880
	9	Cargo accounts	1869, 1871, undated

CHARLES H. ALLEN, JR. PAPERS, 1861-1883

SERIES LIST

SERIES I. Ship *Formosa* Papers

A. Ship's Papers

B. Notebooks

SERIES II. Ship *Mindoro* Papers

SERIES III. Ship *Panay* Papers

A. Ship's Papers

B. Notebooks

Series IV. Ship *Sooloo II* Papers

A. Ship's Papers

B. Notebooks

Series V. Silsbee and Pickman Material

CONTENTS LIST

SERIES I. Ship *Formosa* Papers

A. Ship's Papers

<u>Box</u>	<u>Folder</u>	<u>Contents</u>	<u>Date</u>
1	1	Crew shipping agreement	1868
		Inward cargo manifest	1868
		Payroll accounts	1870
		Departure certificate	1872
		Receipt for delivery of ship's register and papers from US Consulate, Manila and Batavia	1872, 1873
		Clearance certificate	1873
		Health certificates	1878, undated
	2	General Coverage & Partial Loss Statement for the grounding of <i>Formosa</i>	1873
	3	Miscellaneous receipts for port activities, Shanghai	1878

B. Notebooks

1	4	Crew accounts [4 volumes]	1868-1870, 1873- 1880
		Slop chest accounts [5 volumes]	1878-1879, undated
		Want list	1879
		Crew cash advance accounts	undated
		Slop "Book"	undated

B. Notebooks

<u>Box</u>	<u>Folder</u>	<u>Contents</u>	<u>Date</u>
1	10	Food accounts [does not appear to be related to vessel]	1861-1864
		Store list	1869
		Wants	1876
		Slop chest accounts	1876-1877
		Inventory	1876
		Slop chest accounts	1876-1877
		Inventory	1878
		Inventory/wants	1880
		Inventory/wants	1881-1882
		Wants	1883
		Inventory	1872, 1873
		Inventory	1874, 1876
		Crew accounts	1868-1869
		Crew account	1876-1877
		Crew accounts	1877-1879
Volume 1		Crew account	1879

Series V. Silsbee and Pickman Material

1	11	Cargo contracts	1866
	12	[Pages removed from an account book] showing calculated cost of cargoes carried by a number of vessels, including: <i>Ocean Rover</i> , <i>Augustine Heard</i> , <i>Georgina</i> , <i>Patmos</i> , <i>Sooloo</i> , <i>Templar</i> , <i>Mindoro</i> , <i>Lizzie Oakfield</i> , <i>City of Sydney</i>	1869, undated

SALEM CORPS OF TEACHERS
DECEMBER, 1899

APPENDIX.

65

GRAMMAR SCHOOLS.

BENTLEY SCHOOL, ESSEX STREET.

GRADE.	NAME.	POSITION.	SALARY.	DATE OF ELECTION.	RESIDENCE.
IX.	HANNAH E. CHOATE.	Principal.	\$1,500	April, 1873. Dec. 1887.	35 Norman.
VIII.	Abby A. Grant.	Assistant.	600	Jan. 1870.	6 Andrew.
VII.	Alice B. Bodwell.	"	550	June, 1893.	47 Buffum.
VI.	Sarah L. Cabeen.	"	550	Nov. 1889.	18 Pickman.
V.	Eleanor M. Sullivan.	"	500	June, 1898. Feb. 1896.	Kernwood.
V.	Mary F. Allen.	"	500	June, 1899.	3 Clifton ave
			\$4,200		

★
daughter of
Charles Henry Allen
(26 MAR 1830 - 05 DEC 1910)

BOWDITCH SCHOOL, FLINT STREET.

GRADE.	NAME.	POSITION.	SALARY.	DATE OF ELECTION.	RESIDENCE.
IX.	FRANK L. SMITH.	Principal.	\$1,800	Dec. 1874. Sept. 1884.	131 Federal.
IX.	Margaret G. Stanley.	Sub-Prin.	800	June, 1863.	Marblehead.
VIII.	Gertrude M. Pickering.	Assistant.	600	Jan. 1889.	47 Summer.
VIII.	Florence A. Woodbury.	"	600	June, 1892.	1 Orange
VII.	Susan K. Rogers.	"	600	July, 1874.	6 No. Pine.
VII.	Laurette H. Files.	"	550	Feb. 1882.	5½ Hathorne.
VII.	Flora J. Sibley.	"	550	Jan. 1883.	117 Federal.
VI.	Helen M. Miner.	"	550	Dec. 1874.	25 Dearborn.
VI.	Margaret H. Mackenzie.	"	550	June, 1889.	25 Federal.
VI.	Bertha F. Perkins.	"	550	Oct. 1895.	Danvers.
V.	Grace A. Woodbury.	"	500	Sept. 1896.	1 Orange.
V.	Marion E. Tyler.	"	500	Nov. 1896.	50 School.
V.	Lucy W. Files.	"	500	Sept. 1878.	5½ Hathorne.
			\$8,650		

info@historicsalem.org

From: info@historicsalem.org [hsi@historicsalem.org]
Sent: Tuesday, December 15, 2015 9:49 AM
To: 'ouldcolony'
Subject: Plaque Order for 3 Clifton Avenue

Bob,

I just had a call from Bosnia, fast!!!!. The plaque should read as follows:

Built for Charles. H. Allen, Jr, Shipmaster

1885

As Mr. Mulligan will be back in Salem a few days before Christmas, we decided to have it sent to:

**Robert D. Mulligan, Jr.
3 Clifton Avenue
Salem, MA 01970**

Thanks Bob, you have made his Christmas.

Dick Thompson