

Historic Salem incorporated

OFFICE AT OLD TOWN HALL

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

26 Lynde Street

Built for

EBEN UPTON, musician

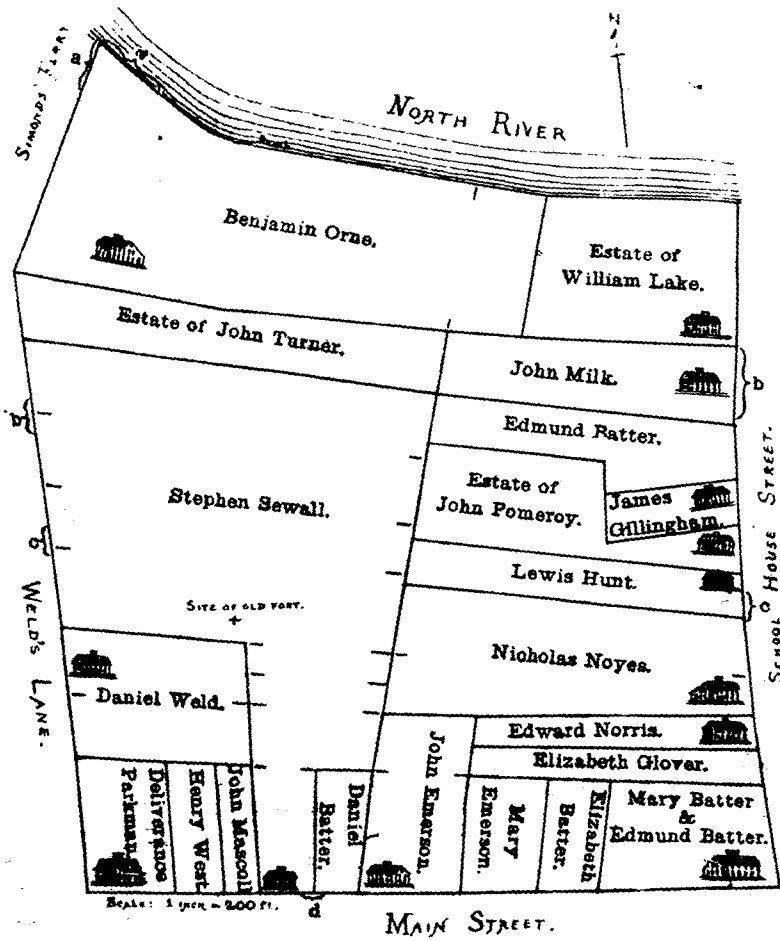
in 1876

Research by,
Joyce King
May 1982

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

26 Lynde Street

The land on which this house stands was a portion of a large lot owned by Stephen Sewall in May of 1685. (book 7 page 43) Mr. Sewall lived in a house on y^e Main street (now Essex St.) until his death in 1725.



PART OF SALEM IN 1700.

The property remained in the Sewall family until April 16, 1751 when it was conveyed to William Lynde of Salem. By 1753 Lynde St. had been laid out and this lot was in the possession of Hon. Benjamin Lynde.

Hon. Benjamin Lynde sold a lot of land containing 44 poles lying on the North side of Lynde St. on Sept. 10, 1764:

"beginning at the South-easterly corner, being the South-westerly corner of James Cook's land, which bounds it on the East by a line running North 17 deg. East 254 feet till it comes to the fish fence lately James Odell's, deceased, and there running along by said fence 52 feet to Massey's North-easterly corner, being the breadth of said land in the rear, then turning and running Southerly on Massey's, Peter's, and Samuel Daland's land, then turning and running West 14 deg. North to James Andrews' NE corner, then turning and running on said Andrews' line South 12 deg. West about 110 feet to the said Lynde street, and from there as the street runs to the bounds first mentioned, measuring about 56 feet on said street."

Abram Gray sold the lot on April 5, 1765, to Samuel Carrell for 64 pounds.

Samuel Carrell built a house upon the land and on Sept. 2, 1779, sold the estate to Benjamin Moses.

Benjamin Moses sold the premises on April 7, 1786, to John Barr. He occupied the premises and must have built another house on Marlboro St. (now Federal St.) according to the following deed by which one

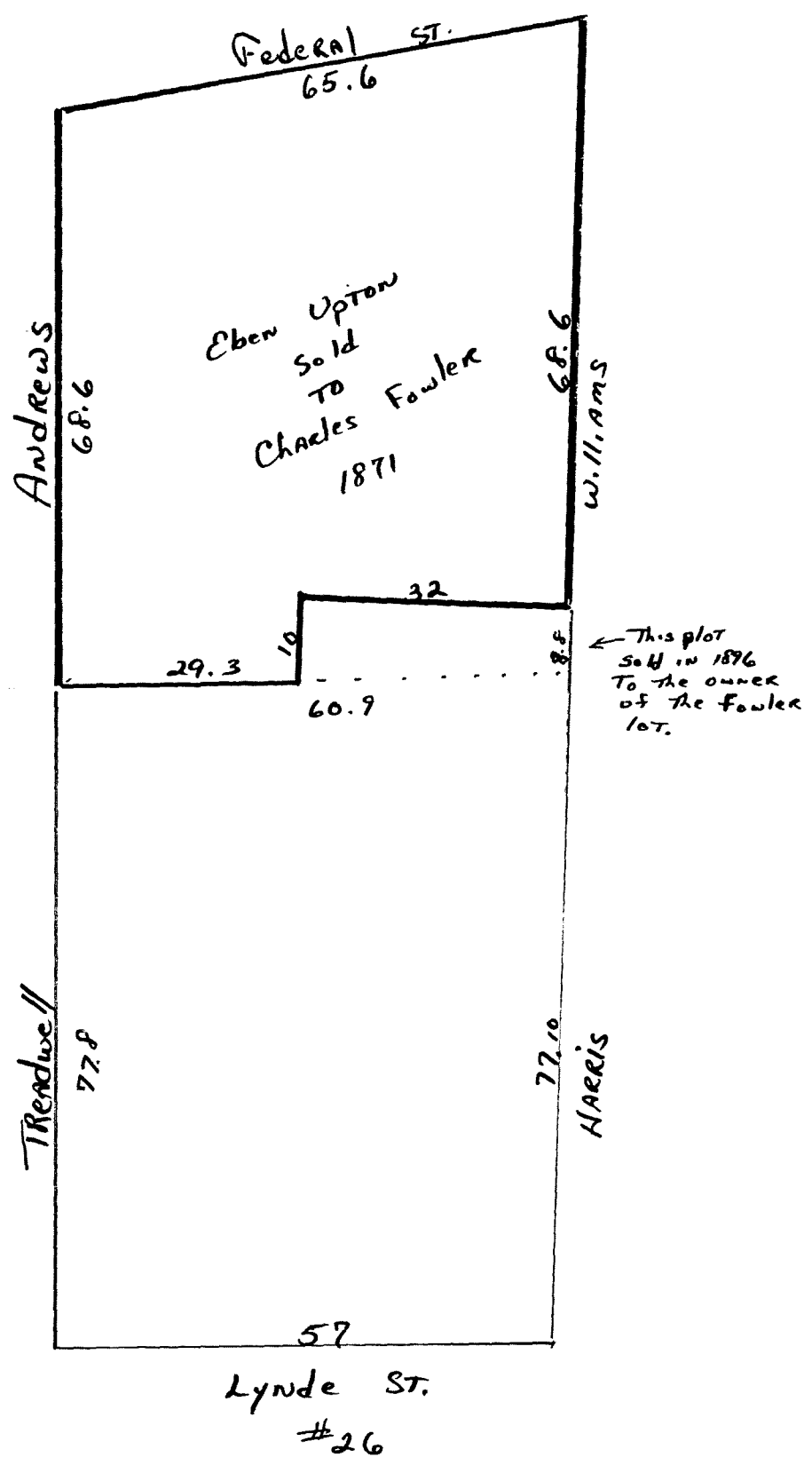
of his heirs bought out the others:

"William Warwick Palfray, Gentleman, and Mary his wife, in her right, and Henry Barr, mariner, all of Salem, the said Mary and Henry being heirs-at-law of John Barr late of Salem, convey to Sarah Barr, another heir-at-large, for a consideration of \$4,500, the late homestead of said deceased situate on Lynde street and Marlboro street, consisting of a lot of land with two dwelling houses and outbuildings thereon, contained within the following lines - bounded Southerly on Lynde street, Westerly on the line of Joseph Andrews, Northerly on Marlboro street, and Easterly on land formerly of Frothingham."

The next transfer was not made until 1871, when Samuel G. Rea, trustee under the will of Sarah Holman, late of Salem, sold the premises to Eben Upton for the sum of \$8,300: "the messuage on Lynde street and Federal street consisting of a lot of land with two dwelling houses and other buildings thereon. Being the premises described in a deed by Wm. W. Palfray, and wife Mary A. Palfray, and Henry Barr, to the said Sarah Holman (then Sarah Barr)."

(Whipple Scrapbooks at the Essex Institute)

Mr. Upton immediately sold the Federal street end of the lot to his son-in-law, Charles B. Fowler. (book 817 page 55)



Mr. Upton removed the old house in order to build the house now known as 26 Lynde St. in 1876. (For the first 12 years, this house was #22 Lynde St., the street being renumbered in 1888.) The assessment records for 1876 indicate that Eben Upton was taxed for land at 22 Lynde St. valued at \$1,800 (no building mentioned). On March 27, 1876 Mr. Upton was granted a permit to build a two story dwelling house 38 X 36, with a "French roof". (Permits to Build, Essex Institute)

The house was completed by the time of the 1877 assessments:

22 Lynde St. Eben Upton age 58 - house value \$6,300; land \$1,700

A federal census taken in 1880 gives a closer look at the Upton family:

Eben Upton	age 62	musician	born Mass.
Lucy "	" 59	keeps house	" "
Francis T. "	" 24	musician	" "
Margaret Beston	" 18	servant	" "

Eben Upton died on May 6, 1885. In his will (probate #62113), written on Jan. 12, 1885, Mr. Upton bequeathed his dwelling house and land at 22 Lynde St, all the contents of the house and 1/3 of all his personal estate to his wife Lucy. The remainder was to be divided equally by his three children: Lucy Fowler, Helen A. Weeks and Francis T. Upton.

The notice of Mr. Upton's death printed in the Salem Observer, on May 9, 1885, gives some insight as to his life:

"Mr. Eben Upton, a well known citizen, died on Wednesday after a

protracted illness, although it was not expected death was so near, Mr. Upton has figured prominently as a teacher of dancing and music, for many years. He was a member of the Continental Band, a number of years ago, and one of the original members of the Salem Brass Band, and has played with that band until within a few years, when he became a member of the Cadet Band. He was one of the founders of Morse and Upton's Quadrille Band, the first band of the kind in the city, and later was connected with "Andy Wyatt" the noted violinist. For a long term of years Mr. Upton was organist at the First Universalist Church in this city, and has always been a parishioner at that place of worship. Mr. Upton was 68 years of age, and leaves a widow, one son, Mr. F. Torrey Upton, and two daughters, Mrs. C. B. Fowler and Mrs. Wm R. Weeks."

The tax assessments show a drop in value under Lucy Upton's ownership:
22 Lynde St.

1887

occupant (males over 18)	owner
F. Torrey Upton -music teacher;age 31	Lucy M. Upton
	house \$5,500
	land 1,500

Mrs. Lucy Upton died on Jan. 21, 1896. Her obituary notice appeared in the Salem Evening News:

"Mrs. Lucy M. Upton widow of the late Eben Upton, died at her home, 26 Lynde St. last evening. She leaves a son Francis Torrey Upton, the pianist, and two daughters, Mrs. Charles B. Fowler and Mrs. Wm R. Weeks to mourn her loss."

On April 18, 1896 Lucy M. Fowler, wife of Charles; Helen A. Weeks wife of William R. and Francis T. Upton sold the land and building to Charles E. Phippen. Being the same estate conveyed by Samuel G. Rea, trustee, to Eben Upton except the portion conveyed to Charles Fowler in 1871 and a small piece of land sold to F. N. Cook in 1896. (book 1477 page 24)

Mr. Phippen rented the house to various tenants:

1900 Catherine E. Lander, widow of William
Helen Lander
Lucy Lander

1903 Helen Lander
Lucy A. Lander

1904 George Ward, florist age 25
Fred Phippen, clerk age 24
James S. Katzman, moulder age 28
George F. Clements, shoemaker age 35

1905 William E. Osgood, carriage manufacturer (A famous carriage concern was the Dole and Osgood Co. on Washington St., Peabody. This company was founded by Moses Dole. Mr. Dole's son, William, took over the business and took in W. E. Osgood as a partner. The present Pioneer Garage on Washington St. was part of the Dole and Osgood carriage factory. William Dole built up an extensive business in wagons and carriages with the Sandwich Islands (Hawaii) and Australia. In 1892 the Dole and Osgood firm were notified by their agents that the Queen of the Sandwich Is. had bought a six-seated carriage made by them, and was greatly pleased with it. The firm felt highly honored in being the makers of carriages for his majesty. (The Peabody Story, by John Wells.)

Mr. Phippen moved into 26 Lynde St. by 1907 and was in residence until his death March 20, 1930. Mr. Phippen bequeathed all his property to his wife Harriet H. Phippen, by a will written on Oct. 27, 1915. (probate #167012)

Mr. Phippen's death notice as printed in the Salem Evening News:

"Charles Endicott Phippen, who died in a taxi cab in Boston, yesterday, was born in Salem on Jan. 30, 1856 the son of the late George D. and Mary (Barton) Phippen. His father was for many years cashier of the Salem National Bank. The son was educated in the Salem public schools, but went to Boston many years ago, where he had served as secretary to the late Henry H. Fay, and to the latter's son for 20 years. He was also treasurer of the Piney Coking Coal Co. of Hilton, W. Va., and was formerly connected with E. Rollins Morse & Bro. bankers and brokers.

For many years he was chairman of the trustees of the trust funds of the Tabernacle Church, a member of the advisory board of the Seaman's and Orphan Assc., a trustee of the Salem 5¢ Savings Bank, and a member of the Essex Institute which he joined in 1894. He leaves a widow; two daughters and a brother Arthur H. Phippen." The funeral was held from his home, 26 Lynde St. The burial was private.

April 14, 1945 Eleanor G. Tower, executrix of the will of Harriet H. Phippen, sold the land and building to Mary K. Hilenski. "For title see deed of J. Webb to Harriet Phippen." (book 3401 page 493)

Oct. 17, 1945 John and Mary K. Hilenski sold the premises to Ferdinand Hilenski. Being the same conveyed in deed of Eleanor G. Tower exc. 1945. (book 3427 page 102)

Oct. 8, 1948 Ferdinand Hilenski sold the premises to Abraham M. and Dorothy V. Camil. Being the same conveyed by deed of John and Mary Hilenski. (book 3628 page 261)

Sept. 8, 1950 Abraham M. and Dorothy V. Camil sold the premises to Edith F. Perley. The same conveyed by Ferdinand A. Hilenski in 1948. (book 3767 page 538)

March 31, 1960 Sidney H. Perley sold the premises, for the sum of \$10,000, to George B. Shea. The same conveyed to Edith F. Perley by deed of Abraham M. Camil in 1950. (book 4657 page 14)

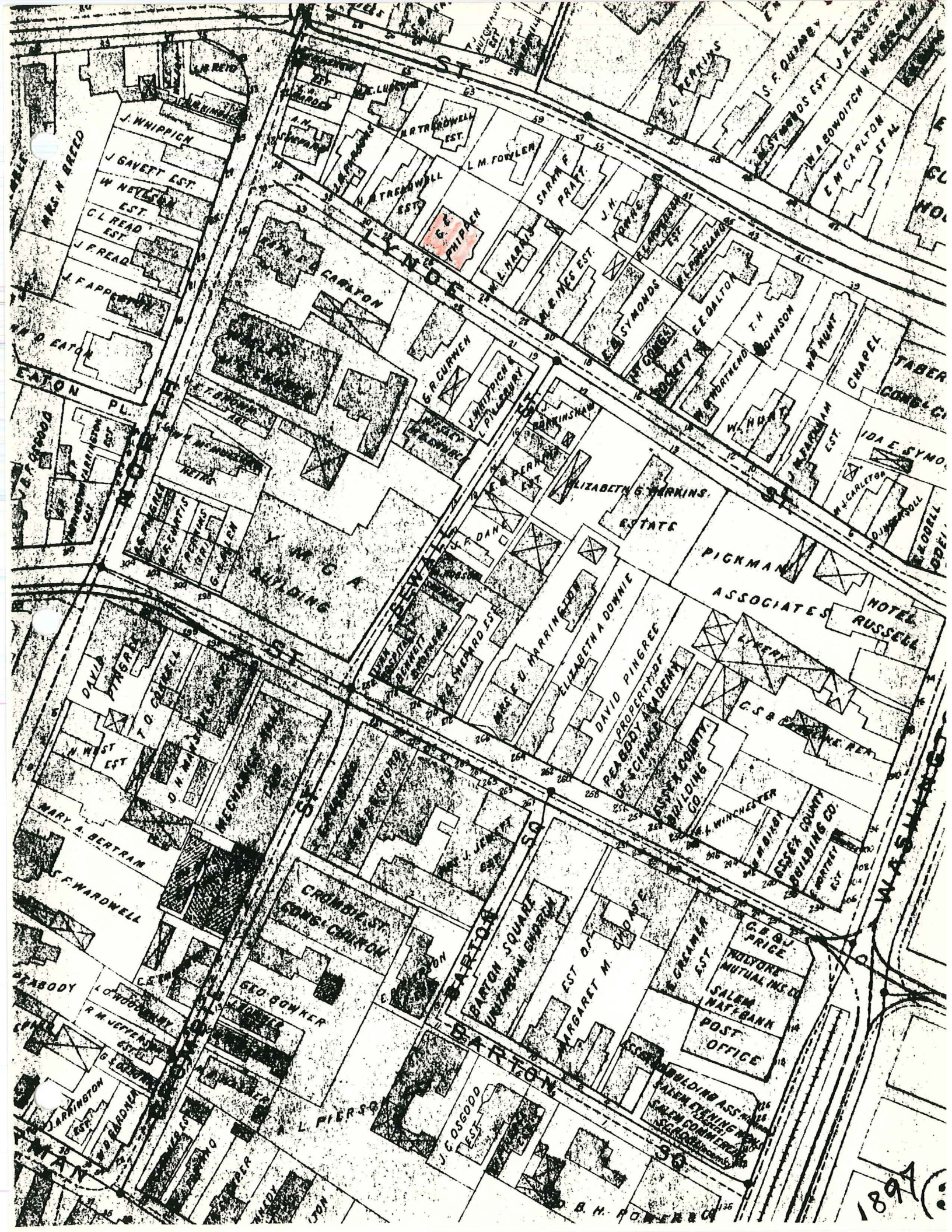
May 10, 1960 George B. Shea transferred the title to his wife, Katherine W. Shea. The same conveyed by deed of Sidney Perley exc. of the will of Edith F. Perley. (book 4664 page 581)

Nov. 6, 1964 Katherine W. Shea sold to Lawrence D. Buckley the land and building at 26 Lynde St. The same conveyed by deed of George B. Shea in 1960. (book 522 page 139)

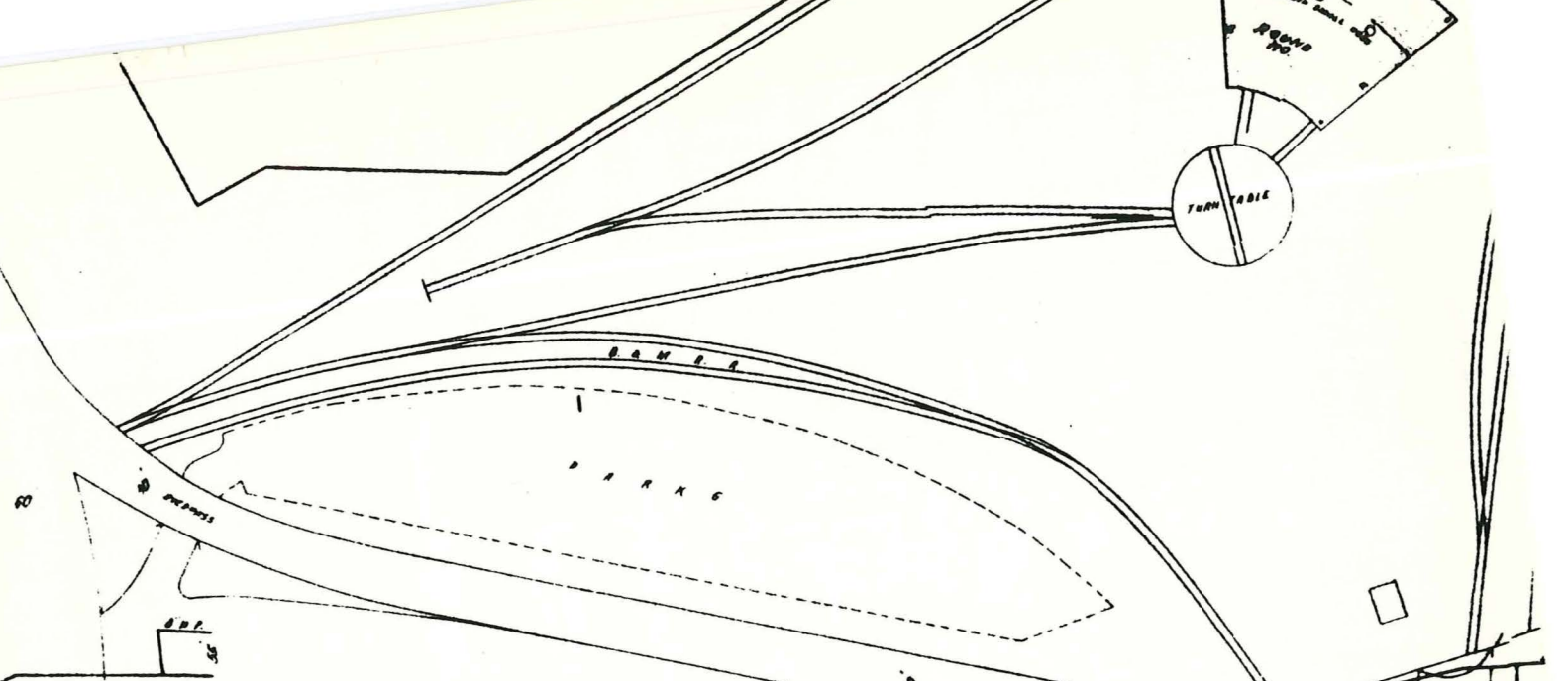
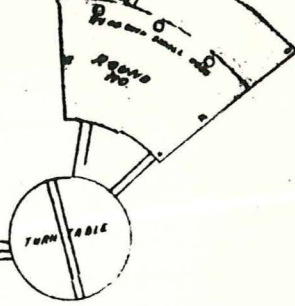
April 5, 1972 Lawrence D. Buckley sold the land and building at 26 Lynde St. to Ralph A. and Diane A. Parisella, for the sum of \$43,000. The same conveyed by deed of Katherine W. Shea in 1964. (book 5855 page 436)

Nov. 12, 1977 Ralph Parisella, trustee of the Ralph Parisella Living Trust, sold for the sum of \$62,000, the land and building at 26 Lynde St. to Barry D. Berkal, Leonard A. Berkal, Timothy J. Davern and Michael N. Stelman.

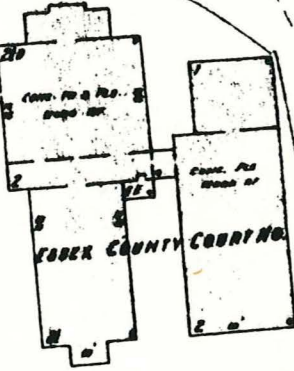
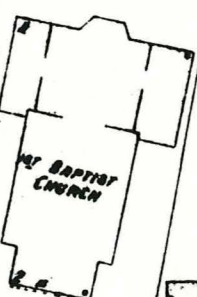
Notes: Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building on Federal St. All maps in this report are not meant to be exact, just for illustration purposes.



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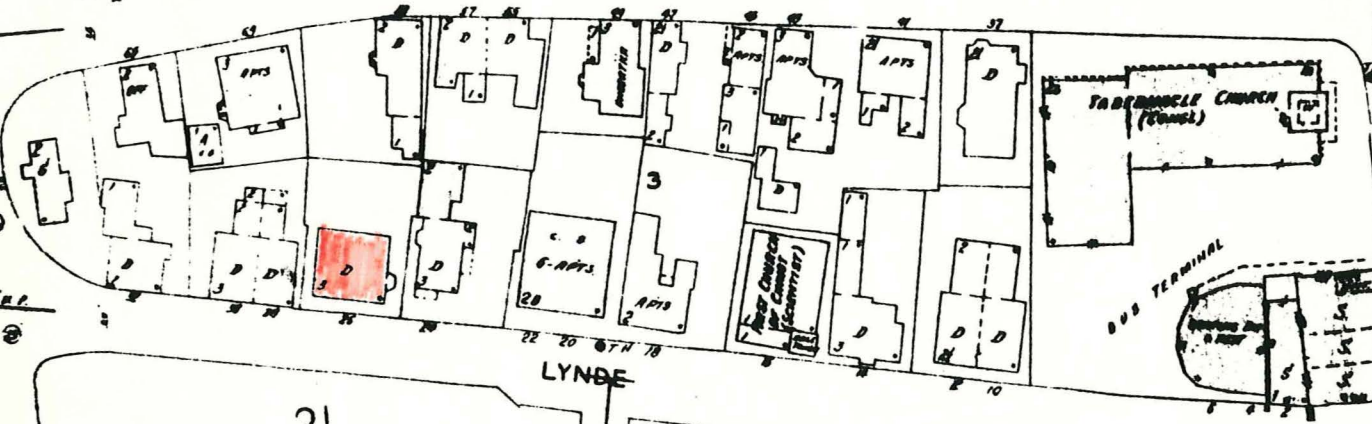


NORTH



WASHINGTON

FEDERAL



TRINITY CHURCH (CONG.)

BUS TERMINAL

LYNDE

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21A



1956