

HISTORIC
SALEM INC

9 Albion Street

Built by
Benjamin Voller
Laborer
1848

Research Provided by
Emily Udy

October 2018

Historic Salem, Inc.
9 North Street, Salem, MA 01970
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History of Ownership – 9 Albion Street Salem, MA

Ownership Transfers	Date	Book:Page	Notes
Samuel J. Trofutter to Benjamin H. Voller	6/20/1846	372:46	<p>"A certain lot of land situate in Salem...beginning at the Northeasterly corner thereof at land of Haskell and a street that I laid out (commencing at the street leading to the pastures, and extending southerly forty feet wide)..."</p> <p>"...maintain all the fence...and not to do anything on said lot that will injure the fountain on land of Samuel Noah..."</p> <p>No building mentioned.</p>
Benjamin H. Voller and to Aziel Day	8/14/1848	401:29	<p>Deed requires Day to maintain a fence. Voller's occupation is a Laborer. Day is a Currier.</p> <p>Granted a lot of land...bounded by "a street". Includes mentions "all the buildings thereon"</p> <p>Conclusion: Built by Benjamin Voller, Laborer, 1848</p>
Aziel Day to James Tatton	10/6/1866	712:210	<p>Deed requires Tatton to maintain fence on westerly side of premises.</p> <p>James Tatton is listed in the 1872 City of Salem Directory as a Tanner by profession.</p>
Mary Tatton to Mary O'Connor and Thomas O'Connor	10/17/1877	985:205	<p>"Mary Tatton of Salem...guardian of Annie Tatton, David Tatton and Mary Ellen Tatton minor children of James Tatton, deceased..."</p> <p>Sold via auction to Mary O'Connor, the highest bidder at \$1,000.</p> <p>Thomas O'Connor is listed in the 1878 City of Salem Directory as living at 34 Beaver Street with profession of Currier.</p>
Mary O'Connor and Thomas O'Connor to Emeline Caldwell	12/20/1878	1008:242	<p>Mortgage document between O'Connors and Emeline Caldwell</p> <p>Granting right to sell at auction</p>
Emeline Caldwell to Michael and Catherine Cronin	10/19/1880	1047:212	<p>Sold via auction after apparent default on mortgage.</p>

Dennis J. Cronin and Catherine F. Hennessey to Daniel F. Cronin, All children of Michael Cronin and Catherine Cronin	10/9/1905	1797:328	<p>1901/2 Directory lists Dennis Cronin as head of household at 9 Albion Street</p> <p>Dennis and Catherine are siblings to Daniel. Land with two dwelling houses, no mention of sewer easement.</p> <p>1906 Directory shows 9 ½ Albion appearing with D. F. Cronin living there, and Edward F. McGlone residing at 9 Albion Street. 9 ½ is not listed in 1901/2 Directory. 9 ½ Albion Street is likely built between 1901 and 1905 by Dennis J. Cronin, hair dresser and pool room (it is not clear if he owns the pool room or just works there)</p> <p>D. F. Cronin (occupation hairdresser and pool room at 9 Prospect Street) continues to reside at 9 ½ Albion Street in 1910 with D.J. Ferguson (occupation: tanner) living at 9 Albion Street</p> <p>Cronin family members owned the home for 32 years</p>
Daniel F. Cronin to James J and Hannah (Hanna) M. Coughlin	4/20/1912	2147:362	<p>Land description changes and sewer easement appears. 9 Albion land subdivided between 1905 and 1912.</p> <p>D.F. Cronin continues to reside at #9 ½ after he sells #9 to the Coughlins.</p>
Mortgage between James J. and Hannah M Coughlin and Peabody Co-op Bank	3/15/1918	2387:480	<p>Hannah (nee Donovan) was born about 1883/4 in Ireland and emigrated in 1903. She was married at age 25.</p> <p>James J Coughlin was 27 at marriage (he emigrated in 1902) and was a leather factory worker. (1930 Census record). In 1930 James and Hannah had 4 children living with them at 9 Albion. John J was their oldest son was born in 1910 and in 1930 (age 21) was a bookkeeper. James was 19 and a grocer errand boy. Mary was 17 and Andrew was 14.</p> <p>Lived at 9 Albion in 1920.</p>
At Hannah M. Coughlin's passing power to sell was			Probate court dated 4/3/1958.

conferred to John J Coughlin.			Hannah died in 1957 and is buried in St. Mary's Cemetery, Salem. https://www.findagrave.com/memorial/152675654
John J Coughlin to James P Coughlin and Mary Irene Coughlin	11/4/1958	4511:371	
At James P. Coughlin's passing power to sell was conferred to James E. Coughlin (executor) and Mitchell Coughlin	12/14/1993	12326:267	As Joint tenants with rights of survivorship. Mary died 9/8/1978, James P died 5/9/1993 Coughlin family members owned the home for 81 years.
James E. Coughlin of Salem and Mitchell F. Coughlin of Beverly to David R. Winkler and Marina T. Winkler	8/31/1999	15908:139	
David R. Winkler and Marina T. Winkler To William L. Lawnsby and Donna M. Lawnsby	4/30/2004	22770:48	
William L. Lawnsby and Donna M. Walter to Ocean City Development, LLC	7/11/2013	32651:373	See also Divorce decree in Essex County Family and Probate Court #ES11D1656DR
Ocean City Development, LLC to Jesse Chamberlain and Kaitlin Hope Connolly	11/26/2013	32984:33	

acknowledged the foregoing instrument to be their free act and 46.

deed.

Before me William Sawille Justice of the Peace.

Essex ss. Dec. Sept. 29. 1846 15m. before G. A. D. U. C. J. P. by R. H. French Recd.

I know all men by these presents, that I Samuel J. Profater of Salem in the County of Essex and Commonwealth of Massachusetts Teamster in consideration of one hundred dollars to me paid by Benjamin H. Wallor of Salem aforesaid Laborer the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Benjamin H. Wallor his heirs and assigns — A certain lot of land situate in Salem aforesaid bounded as follows Viz. beginning at the Northeastly corner thereof at land of Haskell and a street that I laid out (commencing at the street leading to the pastures, and extending Southerly forty feet wide) thence running Northwesterly by said Haskell's land about one hundred and twenty five feet, to land of Roberts; then turning and running Southwesterly by said Roberts land fifty feet; then turning and running Southeasterly by my land about one hundred and twenty three feet to the street that I have laid out then turning and running Northeastly by the street just fifty feet to land I sold Haskell and bounds began at said B. H. Wallor is to maintain all the fence between said lot and said Roberts land; and he is not to do any thing on said lot that will injure the fountain on land of Samuel Noah, said Wallor & his heirs and assigns are to have the privilege of using the street that I have laid out, in common with others as a common way. To have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said Benjamin H. Wallor his heirs

S. J. Profater
to
B. H. Wallor

mortgage deed above referred to, the said sum or interest not having been at the time when it became payable, or at any time, paid or tendered to any person authorized to receive the same, and that pursuant to the provisions of said mortgage deed and to the requirements of the Statutes of the Commonwealth of Massachusetts, S, published on the fourteenth, seventeenth, twenty-first, twenty-fourth, & twenty-eighth days of September, and the first and fifth days of October A. D. 1880. in the Salem Gazette, a newspaper published in said Salem, aforesaid, a notice of which the following is a true copy, Mortgagee's Sale. By virtue of the power of sale contained in a mortgage deed given by Mary O'Connor, in her own right, and Thomas O'Connor, of Salem, to Emeline Caldwell, of Beverly dated November 20. A. D. 1878. and recorded in Essex Registry of Deeds So. District, Book 1008. leaf 242. for breach of conditions of said mortgage, will be sold at public auction, on the premises hereinafter described, on Tuesday, October 5th. at 12 o'clock, noon, all and singular the premises by said deed conveyed, viz. a certain parcel of land, situate number nine Albion Street in said Salem, and bounded on the South by land of Wm. Hursey there measuring one hundred and twenty-three feet, more or less, on the West by land of Elijah Upton, there measuring one hundred feet, on the North by said Upton's land, there measuring fifty-five feet, on the East by Hathaway's land, there measuring forty feet, and on the East by said Albion Street, there measuring sixty feet, being the same estate conveyed by Ariel Day, to James Tatton, by deed dated, October 10. 1876. and recorded with Essex Deeds, Southern District, book 712. leaf 210. to which reference may be had. Emeline Caldwell, Mortgagee. Salem, Sept. 14. 1880. } And S, do further depose and say that pursuant to said notice and at the time and place therein appointed, the said default still continuing, S, sold the premises conveyed by said mortgage deed at public auction by

the same premises to the said Israel Wilds, his heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, we the said Albert Lamson & Jarvis Lamson, have hereunto set our hands and seals, this sixteenth day of March, in the year of our Lord, one thousand eight hundred and fifty three. Albert Lamson. seal
Signed, sealed, and delivered, } Jarvis Lamson. seal
in presence of us, Moses Foster. } Essex, ss. March 8th. 1853. Then
Mary S. Barnes. } the above named Albert Lamson
& Jarvis Lamson, acknowledged the above instrument to be their free act and deed, before me, Moses Foster. Justice of the Peace.
Essex, ss. Rec: Oct. 27, 1880. 50m. part 2 P. 116. Rec. & Ex. by Charles Osgood Regy

E. Caldwell
Atty, &c.
to
M. Cronin
et ux.
see following

Whereas, Mary O'Connor, in her own right, and Thomas O'Connor, both of Salem, County of Essex, Commonwealth of Massachusetts, did by mortgage deed, dated December 20. A. D. 1878. and recorded with Essex Registry (So. Dist.) Deeds, libro 1008. folio 242. convey the premises hereinafter described to Emeline Caldwell, of Beverly in said County and Commonwealth, and whereas in and by said mortgage deed the grantee therein named, her executors, administrators, or assigns, were authorized and empowered, upon any default in the performance or observance of the condition of said mortgage, to sell the said premises, with all improvements that might be thereon, at public auction in said Salem, first publishing a notice as therein required, and to convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee-simple, and whereas there has been such default, and notice has been published, and a sale has been made, as will more particularly appear in and by the affidavit hereto to be subjoined, Now therefore know all men that I, the said Emeline Caldwell, by virtue and in execution of the power contained in said mortgage deed as aforesaid, and of every other power me hereto enabling

and in consideration of the sum of Eight hundred seventy-five
 - to me paid by Michael Cronin, and Catherine Cronin, his wife
 both of said Salem, do hereby grant, bargain, sell, and convey
 unto the said Michael, and Catherine Cronin, all and singu-
 lar the premises conveyed by the aforesaid mortgage deed,
 the said premises being described in said deed as follows,
 a certain parcel of land, situate number nine Albion Street
 said Salem, and bounded on the South by land of W^m. Hersey
 there measuring one hundred and twenty-three feet, more or
 less, on the West by land of Elijah Upton, there measuring
 one hundred feet, on the North by said Upton's land, there
 measuring fifty-five feet, on the East by Hathaway's land
 there measuring forty feet, and on the East by said Albion
 Street, there measuring sixty feet, being the same estate
 conveyed by Ariel Day to James Tatton, by deed dated Octo-
 ber 10. 1876. and recorded with Essex Deeds, Southern District,
 Book 712. leaf 210. to which reference may be had. To have
 and to hold the same to the said Michael, and Catherine Cronin
 and their heirs and assigns, to their own use and behoof forever.
 In witness whereof, I, the said Emeline Caldwell, have here-
 unto set my hand and seal, this nineteenth day of October
 in the year one thousand eight hundred and eighty.

Signed and sealed in presence of Emeline Caldwell. seal
 of, J. T. Mahoney. } Commonwealth of Massachusetts.
 Essex, ss. October 19th. 1880. Then personally appeared the above-
 named Emeline Caldwell, and acknowledged the foregoing
 instrument to be her free act and deed.

Before me, J. T. Mahoney. Justice of the Peace.
 Essex, ss. Rec. Oct. 27. 1880. 4 o'clk P. M. Rec. & Ex. by Chas. Losgood, reg.

I, Emeline Caldwell, named in the foregoing deed, on oath depose
 and say that default has been made in the payment of the prin-
 cipal sum or interest as provided in the condition of the

Affidavit
 and
 Notice of sale
 of estate of
 J. O'Connor
 et ux.
 see foregoing

D. J. Brown
 et al
 to
 D. F. Brown

Know all men by these presents that we, Dennis J. Brown and Catherine F. Hennessey children of Michael and Catherine Brown deceased and David F. Hennessey husband of said Catherine F. Hennessey all of Salem County of Essex, Massachusetts in consideration of one dollar and other good and valuable consideration paid by Daniel F. Brown, our brother of said Salem, the receipt whereof is hereby acknowledged, do hereby remise, release and forever quitclaim unto the said Daniel F. Brown a certain parcel of land with two dwelling houses and out buildings thereon situate on Albion Street in said Salem bounded as follows; on the South by land of Hersey there measuring one hundred and twenty three feet more or less; on the west by land formerly of Upton there measuring one hundred feet; on the north by land formerly of said Upton there measuring fifty five feet; on the east by land formerly of Hathaway now of Brosby there measuring forty feet; on the north again by said land of said Brosby; and on the east again by said Albion Street, there measuring sixty feet; meaning to convey the same premises which were conveyed to Michael Brown and Catherine Brown, parents of the said Dennis J. Brown, Catherine F. Hennessey and Daniel F. Brown in by deed of Emeline Caldwell dated October 19, 1880 and recorded with Essex South Deeds Book 1047 Page 212 To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Daniel F. Brown and his heirs and assigns, to their own use and behoof forever. And we do hereby for ourselves and our heirs, executors and administrators, covenant with the said grantee and his heirs and assigns, that the granted premises are free from all incumbrances made or suffered by us and that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through, or under us but against none other. And for the consideration aforesaid F. Mary A. Brown wife of Dennis Brown hereby release

convey unto the said Hannah M. Loughlin, a certain parcel of land with the buildings thereon situated on Albion Street in said Salem, and bounded and described as follows: Beginning at the southeasterly corner thereof on said Albion Street at land of Lerosby, thence running northwesterly by land of said Lerosby seventy feet to a stake, thence turning and running northeasterly by said land of Lerosby forty feet to land of Farley, et al; thence turning and running again northwesterly by said land of Farley et al, fifty five feet to a corner; thence turning and running southwesterly by said land of Farley, et al, sixty six and twelve one hundredths feet to a stake at the land of grantor; thence turning and running southeasterly by said other land of grantor seventy seven and fifty four one hundredths feet to a stake; thence turning and running southwesterly by said other land of the grantor, six and seventy nine one hundredths feet to a stake; thence turning and running again southeasterly by said other land of the grantor, forty seven and sixty one hundredths feet to said Albion Street; thence turning and running by said Albion Street, northwesterly, thirty two feet to the point of beginning. Together with the right to maintain the sewer from the house on the granted lot, numbered nine on said Albion Street, connecting said house with the sewer pipe running from the house numbered 9 1/2 on said Albion Street, belonging to the grantor, with the right to enter the latter premises to make repairs or to relay said sewer. The grantee to leave the premises in good order and condition after making said repairs. Said premises are sold subject to the taxes for 1912 which the grantee assumes and agrees to pay. Being a part of the same premises conveyed to me by deed of Dennis J. Brown, et al, dated October 9th 1905, and recorded in Essex South District Registry of Deeds, Book 1797 page 328. To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Hannah M. Loughlin and her heirs and assigns, to their own use and behoof forever. And I do hereby for myself and my heirs, executors and administrators covenant with the grantee and her heirs and assigns, that I am lawfully seized in fee

Coughlin
et ux.
to

Peabody
Co-op.Bk.

Discharge
B. 2453 P. 419

We, James J. Coughlin and Hanna M. Coughlin his wife in her right, both of Salem, Essex County, Massachusetts, for consideration paid, grant to The Peabody Co-operative Bank, situated in Peabody, Essex County, Massachusetts, with mortgage covenants to secure the payment of One Hundred dollars, and interest and fines as provided in our note of even date, the land in said SALEM, with the buildings thereon, bounded and described as follows, viz: Beginning at the southeasterly corner thereof on said Albion Street at land of Crosby thence running northwesterly by land of said Crosby, seventy feet to a stake; thence turning and running northeasterly by said land of Crosby, forty feet to land of Farley and another; thence turning and running again northwesterly by said land of Farley and another, fifty five feet to a corner; thence turning and running southwesterly by said land of Farley and another sixty six and 12/100 feet to a stake at land of Cronin; thence turning and running southeasterly by said land of Cronin seventy seven and 54/100 feet to a stake; thence turning and running southwesterly by other land of Cronin six and 79/100 feet to a stake; thence turning and running again southeasterly by said Cronin land, forty seven and 60/100 feet to said Albion Street; thence turning and running by said Albion Street northeasterly thirty two feet to the point begun at. See deed of Daniel F. Cronin to said Hanna M. Coughlin recorded with Essex South District Registry of Deeds Book 2147, page 362 in which deed she is described as Hannah M. Coughlin. The above described premises are conveyed subject to a prior mortgage given to said Bank. I hereby transfer and pledge to the said mortgagee one shares in the 60th series of its capital stock as collateral security for the performance of the conditions of this mortgage, and said note upon which shares said sum of One Hundred Dollars has been advanced to me by the mortgagee. The monthly payments under this mortgage are one and 46/- dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of 5 1/2 per cent. per annum. This mortgage is upon the Statutory Co-operative Bank Mortgage Condition, for any breach of which the mortgagee shall have the Statutory Co-operative Bank Power of Sale.

WITNESS our hands and seals this eighth day of March 1918.

Marion M. Ellis to both)	James J. Coughlin	(seal)
COMMONWEALTH OF MASSACHUSETTS))	Hanna M. Coughlin	(seal)

Essex, ss. March 15th 1918. Then personally appeared the above named Hanna M. Coughlin and acknowledged the foregoing instrument to be her free act and deed, before me, Marion M. Ellis Special Commissioner.

My Commission expires Sept. 12, 1924.

Essex ss. Received Mar. 16, 1918, 10 m. past 12 P.M. Recorded and Examined.

Part of Ward 4
CITY OF SALEM
Scale 150 feet to the inch.

8

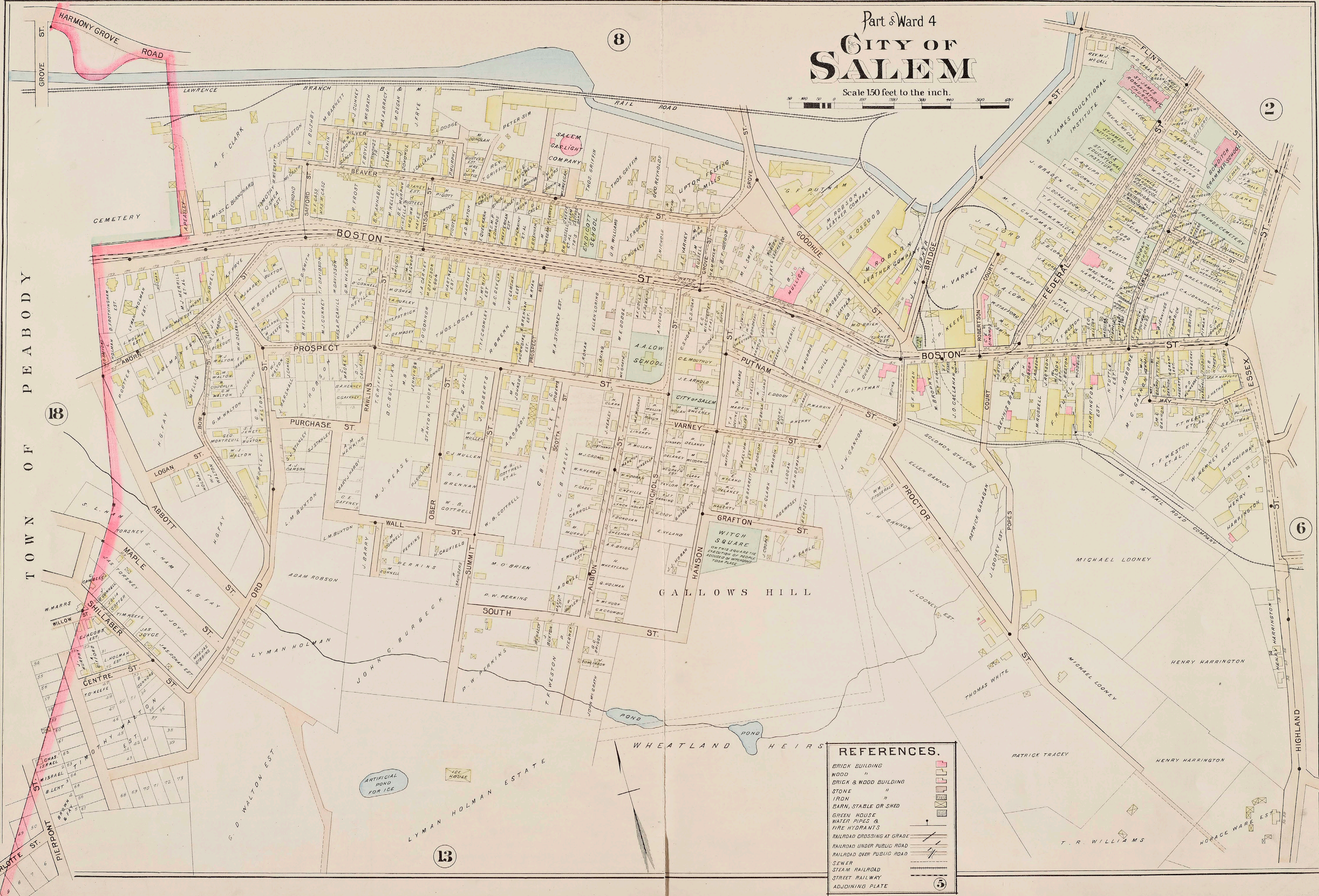
2

6

13

TOWN OF PEABODY

18



REFERENCES.

BRICK BUILDING	[Symbol]
WOOD "	[Symbol]
BRICK & WOOD BUILDING	[Symbol]
STONE "	[Symbol]
IRON "	[Symbol]
BARN, STABLE OR SHED	[Symbol]
GREEN HOUSE	[Symbol]
WATER PIPES & FIRE HYDRANTS	[Symbol]
RAILROAD CROSSING AT GRADE	[Symbol]
RAILROAD UNDER PUBLIC ROAD	[Symbol]
RAILROAD OVER PUBLIC ROAD	[Symbol]
SEWER	[Symbol]
STEAM RAILROAD	[Symbol]
STREET RAILWAY	[Symbol]
ADJOINING PLATE	[Symbol]



CITY OF SALEM
Part of Ward 4

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Scale 1 inch = 100 feet.

- Wood
- Brick
- Stone or cement
- Stables, barns, sheds
- Hydrants
- Elec. Ry's.
- 5 Adjoining Plate No.