

HISTORIC
SALEM INC

112 Bay View Avenue

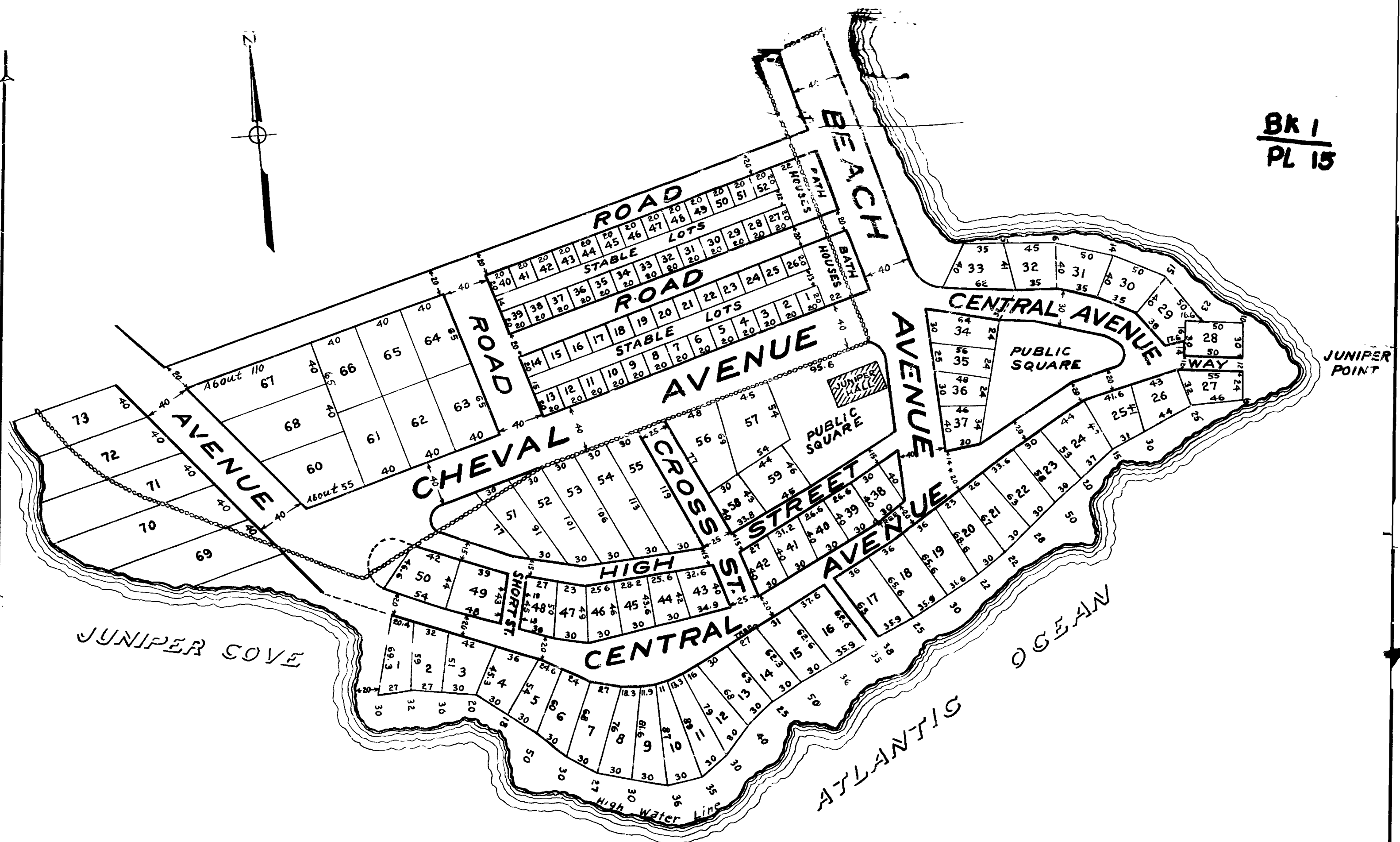
Built for
Fidelia & Matthew Robson
Currier
c. 1885

Research Provided by
Ryan Conary

September 2018

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
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Chain of Title, 112 Bayview Avenue, Salem, Essex County, Massachusetts								
Date Recorded	Grantor(s)	Grantee(s)	Consideration	Source	Document	Book or Vol.	Page	Notes
July 7, 1885	Seward N. Proctor of Lowell	Fidelia E. Robson, wife of Matthew Robson of Salem	\$1	Essex County Registry of Deeds	Deed	1153	31	"lot of land" conveyed
May 4, 1909	Matthew Robson & Fidelia E. Robson, husband & wife, of Salem	T. Henry Gilbert & Benjamin P. H. Gilbert of Salem	"one dollar and other valuable considerations paid"	Essex County Registry of Deeds	Deed	1962	342	"a certain parcel of land with the buildings thereon situated" conveyed
May 2, 1910	T. Henry Gilbert & Benjamin P. H. Gilbert	Mary A. Teague of Lowell	"one dollar and other valuable consideration paid"	Essex County Registry of Deeds	Deed	2015	188	
June 7, 1915	Charles M. Williams & James J. Kerwin of Lowell, executors of the last will of Mary A. Teague late of Lowell	George W. Teague of Lowell	\$5,225	Essex County Registry of Deeds	Deed	2297	373	
May 29, 1919	George W. Teague	Walter J. Bagshaw of Lowell	"consideration paid"	Essex County Registry of Deeds	Deed	2414	546	
February 1, 1927	Walter J. Bagshaw	Francis I. Hardy of Salem	"consideration paid"	Essex County Registry of Deeds	Deed	2711	201	
August 14, 1928	Francis I. Hardy	Margaret E. Coffey of Salem	"consideration paid"	Essex County Registry of Deeds	Deed	2775	229	
July 1, 1930	Margaret E. Coffey, widow	Mary G. Coffey of Salem	"consideration paid"	Essex County Registry of Deeds	Deed	3159	405	
March 5, 1957	Mary G. Coffey	Margaret F. Coffey & Mildred A. Coffey of Salem	"consideration paid"	Essex County Registry of Deeds	Deed	4351	179	
August 22, 1967	Mildred J. Coffey a/k/a Mildred A. Coffey	Edward A. Coffey of Salem	NA	Essex Probate and Family Court	Will	1343	386	Docket #293,477
August 4, 1969	Edward A. Coffey	Edward A. Coffey & Margaret H. Coffey, husband & wife, of Salem	"consideration paid"	Essex County Registry of Deeds	Deed	5627	446	
September 5, 1969	Edward A. Coffey & Margaret H. Coffey	Carroll E. Haseltine Jr. & Florence A. Haseltine, husband & wife, of Middletown, CT	"consideration paid"	Essex County Registry of Deeds	Deed	5635	288	
March 11, 1974	Carroll E. Haseltine Jr. of Salem	Carroll E. Haseltine Jr. & Naoma H. Haseltine, husband & wife	less than \$100.00	Essex County Registry of Deeds	Deed	6049	751	
August 3, 2017	Naoma H. Boylston & Paula L. Howe of Salem, as devisees under the will of Naoma Haseltine	George H. Carey Jr.	\$660,000	Essex County Registry of Deeds	Deed	36075	213	



PLAN OF COTTAGE LOTS
 BELONGING TO
 DANIAL B. GOODWIN JR.
 AT
JUNIPER POINT SALEM NECK
 C. A. PUTNAM SURVR. OCT. 1875.
 SCALE 50 FT TO AN INCH
 BUFFORD'S LITH. BOSTON

This plan has been reduced. For correct scaling see original on file.

GRAPHIC SCALE IN FEET

50 0 50 100 200

*Salem Dec 1, 1875, 5 min before 12 AM Rec'd & ent'd
 Essex Deeds So District Book No. 1, Leaf 15
 Att Ephraim Brown Reg*

agreement
S. G. Woodbury
et al

I Abbie A. Morgan, the owner of the equity of redemption hereby assent to the following agreement,
November 2, 1884. Abby A. Morgan
Memorandum of agreement made this twenty second day of November A.D. 1883. In consideration of one dollar and other good and valuable consideration to me paid by Frederick A. Philbrick of Lynn in the County of Essex and Commonwealth of Massachusetts, the receipt whereof is hereby acknowledged, I, Frank G. Woodbury of said Lynn, hereby agree to pay all the taxes assessed upon certain real estate situated in said Lynn and by me mortgaged to said Frederick A. Philbrick by deed dated September 19, 1883, and recorded with the Essex County South District Deeds, Book 1116, leaf 123, he paying all taxes on said mortgage. Witness my hand and seal. Frank G. Woodbury seal
Witness Wm C. Tabens, } Commonwealth of Massachusetts,
Essex Co. Lynn, November 22, 1883. Then personally appeared the above named Frank G. Woodbury and acknowledged the foregoing instrument to be his free act and deed. Before me William C. Tabens, Justice of the Peace, Essex Co. Recd. July 7, 1885. 20 m. past 8 a.m. Recd & E. by Chas. Orwood Reg.

S. H. Proctor
To
S. E. Robson
(up 46 R)

Know all men by these Presents that I Seward H. Proctor of Lowell in the Commonwealth of Massachusetts in consideration of one dollar paid by Fidelie E. Robson wife of Matthew Robson of Salem in said Commonwealth the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell, and convey unto the said Fidelie E. Robson the lot of land situate on Juniper Point so called in said Salem and being lot No. 18 on a plan of lots entitled plan of Cottage Lots at Juniper Point Salem Neck C. A. Putnam Surveyor Oct. 1875, and recorded in Essex Registry of Deeds South District. This conveyance is made on condition that no Shop, Store, public house, boarding house, Saloon or Stable shall ever be erected on said lot nor any building thereon used for any of said purposes, also a certain other lot of land adjoining the above and lying between it and high water mark and thus bounded

beginning at the Southeastly corner of the above described lot thence Southeastly in a line which is the extension in a straight line of the line between said lot No. 18. and lot No. 19. on said plan 30 feet more or less to high water mark thence Southwesterly on high water mark to a point which is an extension in a straight line of the line between lot No. 17. and lot No. 18. on said plan would strike thence Northwestly on said extended line about 25. feet to the Southwestly corner of lot No. 18. thence Northeastly on said lot, 357/10 feet to the point begun at. This conveyance is made on condition that no buildings shall be erected on said lot and further that a strip thereof ten feet wide next to high water mark shall forever be kept open free and unobstructed as a public side walk and promenade. Being the same premises described in the deed recorded in said Registry in Book 941, Leaf 257. Do have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Fidelie E. Robson and her heirs and assigns, to their own use and behoof forever, and I 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 simple of the granted premises, that they are free from all incumbrances, that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and her heirs and assigns forever against the lawful claims and demands of all persons. and for the consideration aforesaid I Betsey A. Proctor wife of said grantor do hereby release into the said grantee and her heirs and assigns all right of or to both Dower and Homestead in the granted premises. In Witness whereof we the said Seward H. Proctor and Betsey A. Proctor hereunto set our hands and seals this ninth day of July in the year one thousand eight hundred and eighty five.

Seward H. Proctor seal
 Signed, sealed, and } Betsey A. Proctor seal

Be it Remembered that I, *Mildred J. Coffey*
a/k/a *Mildred A. Coffey* of *Salem*
in the Commonwealth of Massachusetts, being of sound mind and
memory, but knowing the uncertainty of this life, do make this my
last will and testament, hereby revoking all former wills by me
at any time heretofore made.

After the payment of my just debts and funeral charges, I
bequeath and devise as follows:

Article I To *Patrick J. Cleary* of *Salem, Massachusetts*
the diamond ring that formerly belonged to my sister
Helen F. (Lena) Cleary.

Article II To *F. Althea Haseltine* of *Salem, Massachusetts*
the diamond ring that formerly belonged to my
sister *Margaret F. Coffey*.

Article III To my sister in law *Margaret H. Coffey*
in appreciation of her kindness to me Two
thousand (\$2000.-) dollars, if she survives me.

Article IV To *Katherine J. Larrabee* of *Salem,*
Massachusetts Five hundred (\$500) dollars,
if she survives me. In the event that she shall
not survive me the said Five hundred (\$500)
dollars shall go to her daughter, *Eleanor*
Larrabee, if she survives me.

Article V To *William Daly* of *Malden, Massachusetts*
Five hundred (\$500.-) dollars, if he survives me.

Article VI To the *Immaculate Conception Parish*
Salem, Massachusetts Five hundred (\$500.-) dollars
to be used for the parish at the discretion
of the pastor.

Article VII To *Katherine J. Coffey* of *Gloucester,*
Massachusetts Three hundred (\$300.-) dollars,
if she survives me.

Article VIII To *Belle E. Lipsich* of *Salem,*
Massachusetts One hundred (\$100.-) dollars,
if she survives me.

Article IX To *Rachel Hollingshead* of *Waltham,*
Massachusetts One hundred (\$100.-) dollars,
if she survives me.

Article X To my brother, *Edward A. Coffey*, of
Salem, Massachusetts my family Bible, all
money due me from the *City of Salem,*
Massachusetts and the *Salem* *Contribu-*

Retirement Fund, all of my real estate wherever situated, together with all of my household furnishings, china, silver and all other property of a household nature, and my automobile.

Article XI I direct that all of my debts, taxes, including inheritance taxes, funeral and burial expenses, expenses of administration and bequests hereinbefore set forth be paid from the cash and the United States Savings Bonds that I have on hand at the time of my death, and that the remaining cash and United States Savings Bonds be divided Sixty (60) per cent to the children of my nephew Edward J. Coffey of Danvers, Massachusetts and Forty (40) per cent to the children of my niece, Doris Coffey Gourley, of Marblehead, Massachusetts.

Article XII all the rest and residue of my property, real, personal and mixed I give, bequeath and devise unto my brother Edward A. Coffey.

Article XIII I hereby nominate and appoint my brother, Edward A. Coffey, as the Executor of this my last will and testament. In the event that he shall predecease me or fail to serve then I nominate and appoint Jeremiah W. Doyle 3rd 75 A State Street Newburyport, Massachusetts as the Executor of this my last will and testament. I hereby request that both of the above named persons be excused from furnishing surety or sureties on their official bond.

In testimony whereof I hereunto set my hand and in the presence of three witnesses declare this to be my last will this 17th day of August and sixty six. in the year one thousand nine hundred

Mildred J. Coffey
Mildred A. Coffey

On this 17th day of August A. D. 1966
Mildred J. Coffey a/k/a of Salem Massachusetts,
Mildred A. Coffey signed the foregoing instrument in our presence, declaring it to be her last will: and thereafter as witnesses thereof we three, at her request, in her presence, and in the presence of each other, hereto subscribe our names.

Jeremiah W. Doyle 3rd 70A State Street Newburyport Mass.
Mary Christine Lyall 20 Farmer Ave Peabody, Mass
Barbara R. Munn 8 Ralph Rd, Peabody, Mass

No person who is to receive anything under a will, and no husband or wife of any such person, should be a witness to such will. But a person is not rendered incompetent as a witness to a will by the fact that he is named therein as executor. If the testator is too feeble to sign the will, his signature may be written for him by some other person "in his presence and by his express direction."

The testator should sign first, and the witnesses thereafter.

2

PHOTOSTATED

293477

TAX SENT

JUN 24 1968

Bill of

*Mildred J. Coffey aka
Mildred A. Coffey*

FILED

AUG 22 1967

*Rec.
Book 1343
P. 386*

FROM THE OFFICE OF

*Jessie W. Boyle 2nd
76A State Street
Newburyport, Mass.*

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.3487
Historic Name:	Robson House
Common Name:	
Address:	112 Bay View Ave
City/Town:	Salem
Village/Neighborhood:	Salem Willows
Local No:	44-122
Year Constructed:	c 1885
Architect(s):	
Architectural Style(s):	Queen Anne
Use(s):	Secondary Dwelling House; Single Family Dwelling House
Significance:	Architecture; Recreation
Area(s):	SAL.GZ: Salem Neck and Winter Island SAL.HA: Salem Willows Historic District
Designation(s):	Nat'l Register District (03/25/1994)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Shingle Foundation: Brick; Granite



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

This file was accessed on: Sunday, July 29, 2018 at 1:30: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

USGS - marsh, N

MAP 19/19 AM
3/25/89

AREA
62, HA

SAL. 3481
FORM NO.
44-122

SW

Place



Salem

12 Bay View Ave.

Historic Name Robson House

Present Residential

Original Residential

DESCRIPTION

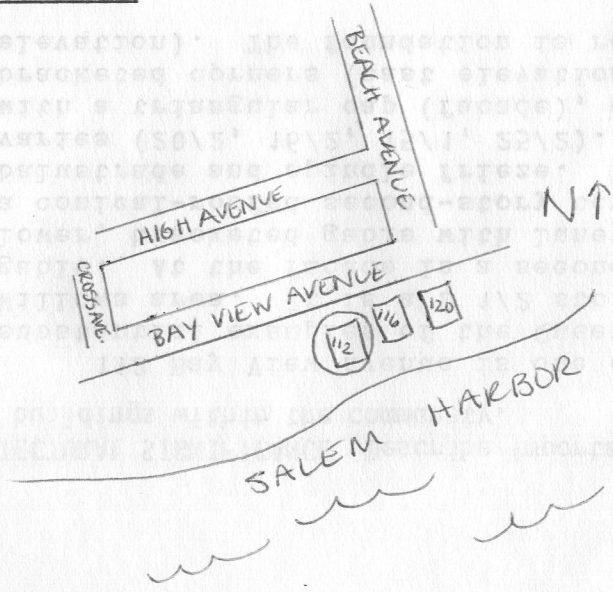
c. 1885

Building Permit

Queen Anne

Architect

Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s). Indicate north



Exterior Wall Fabric Wood Shingles

Outbuildings

Major Alterations (with dates)

Condition Excellent

Moved _____ Date _____

Acreage Less than one

Setting On shoreline in extremely dense 19th century residential resort area

UTM REFERENCE

USGS QUADRANGLE

SCALE

Recorded by Northfields Preservation Associates

Organization Salem Planning Dept.

Date May 1989

245 8481

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

Located within the recommended Salem Willows Historic District, eligible under Criteria A and C.

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

112 Bay View Avenue is one of the better detailed and more substantial examples of the Queen Anne style found in the Salem Willows area. It is a 2 1/2 story, two-bay house with a front gable. At the facade is a second-story bay contained beneath a lower, bracketed gable with lunette. The wraparound porch features a conical-roofed second-story tower (southeast corner), a fretwork balustrade and spindle frieze. The sash throughout the house varies (20/2, 16/2, 15/1, 25/2). Other features include a window with a triangular cap (facade), a gabled dormer with beveled and bracketed corners (east elevation), and two eyelid dormers (west elevation). The foundation is rough granite.

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

This house is characteristic of the development of Salem Willows with summer cottages during the late 19th and early 20th centuries. This lot was purchased by Fidelia Robson for \$1.00 in July of 1885. In October of 1885 Matthew Robson requested a building permit for a 1 1/2 story pitch roofed dwelling on this street. The house was still owned by Fidelia Robson in 1897.

BIBLIOGRAPHY and/or REFERENCES

Essex County Registry
Hopkins, G. M. Atlas of Salem. Philadelphia, 1874
Richards, Atlas of Salem, 1897
Salem Building Permits

