

HISTORIC
SALEM INC

22 Southwick Street

John J. Stanwood

Cigar Maker and Tobacconist,
and Emily G. Stanwood

Built circa 1851

Researched and written by

David Moffat – May 2021

Historic Salem, Inc.

9 North Street, Salem, MA 01970

978.745.0799 | HistoricSalem.org

© 2021

A History of 22 Southwick Street

A. The Property before 1849

In the first century of English settlement in Salem, the area where 22 Southwick Street stands today was agricultural land known as the North Fields. The peninsula of Salem was a denser town settlement with smaller houselots, while the margins were divided into larger lots for growing crops. What is today North Street was a highway which ran northwest from a ferry landing on the North River towards Salem Village (Danvers), intersecting a road which followed the course of School Street and Orne Street.

22 Southwick stands on a stretch of land that was undeveloped until the mid-nineteenth century. As Salem's population nearly doubled from 1820 to 1860, the town's boundaries expanded. In 1836, it was officially proclaimed a city by the state government. What is today Southwick Street was known in the mid-nineteenth century as "Dodge Street," likely named after Benjamin Dodge who owned property in the area.

Dearborn Street, the main thoroughfare of the northern bank of the North River, was so named for the general and Secretary of State Henry Dearborn by the time of his death in 1829. The Salem Laboratory began in 1817 near the intersection of North and Franklin Streets. It was a chemical plant which produced alum (an astringent salt used in tanning and dyeing) and blue vitriol (copper sulfate, used in agriculture and dyeing).¹

¹ Booth, Robert. "The Leonard Harrington House, 1871," Historic Salem, Inc., December 2002.

In June of 1849, William O. Andrews sold a “described lot of land” to Jeremiah Richardson for \$172.² Andrews was a machinist at the Naumkeag Cotton Factory with the firm Hill & Andrews. He married Hannah H. Micklefield in Salem in August 1837.³ In 1846, he lived at 9 Prince Street, but by 1849 he had removed to Middleton.⁴ In 1850, he served as the state representative for Middleton.⁵ The rectangular lot he sold to Richardson was described in the 1849 deed as “bounded westerly forty five feet by a private way called Southwick Street, southerly eighty-four feet by another private way called Dodge Street, and by land of Chaney, Easterly forty five feet by land of John M. Ives, northerly eighty-four feet by land of Mary Smith.” Ives was a horticulturalist who lived at 12 Dearborn Street. James Chaney ran a clothing store at 211 Essex Street and lived at 14 Liberty Street.⁶ In July 1849, he purchased a parcel of land on Dodge Street.⁷

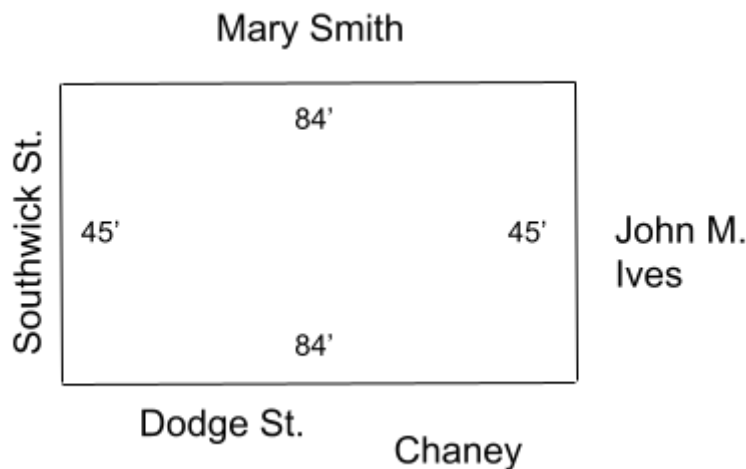


Figure 1- The lot which would become 22 Southwick Street in deed 414:20.

² Essex County Registry of Deeds, Deed 414:20, William Andrews to Jeremiah Richardson, 27 Jun. 1849.

³ *Vital Records of Salem, Vol. 2, Marriages*, p. 86.

⁴ Salem Directory, 1850, p. 7.

⁵ *Acts and Resolves passed by the General Court of Massachusetts, in 1849, 1850, 1851: Together with the Messages*. The Secretary of the Commonwealth. Boston: Dutton and Wentworth, 1851, p. 550.

⁶ Salem Directory 1846, p. 24.

⁷ Essex County Registry of Deeds, Deed 416:168, William O. Andrews to James Chaney, 2 Jul. 1849.

The identity of Mary Smith is at present unclear- there were three Mary Smiths in the 1846 directory- Mrs. Mary Smith, at 16 High Street, Mary B. Smith, a dressmaker who lived at 31 Williams, and Mary C. Smith, a teacher at the Primary School on Lafayette Street, who lived at 35 Lafayette Street.⁸ A John Smith appears on Dodge Street in later directories, but a connection has not been determined.

Andrews had been engaged in several land purchases and mortgages in Salem in the preceding years.⁹¹⁰¹¹¹²¹³ They were primarily at the margins of Salem, in the less populous areas in the North and South fields, as well as in Middleton, which in 1850 was a town of only 832 people.¹⁴ By the late 1840s, he had owned or leased much of the land around Southwick and Walter Streets. On July 23, 1849, his daughter, Rosalia, died at 2 years 4 months old of “dropsy on the brain.”¹⁵

An 1851 probate document was filed by his wife, Hannah H. Andrews, to change the trusteeship of a piece of real estate in Middleton from Benjamin Dodge, deceased, to John M. Ives. It states that William O. Andrews was by then a resident of the state of California.¹⁶

Jeremiah Richardson was a shoe dealer at 213 Essex Street, the early nineteenth-century brick commercial block which now houses Wicked Good Books and The Magic Parlor.¹⁷ In 1874, that block was owned by his son, Charles M. Richardson.¹⁸ Jeremiah Richardson lived with his wife, Nancy G. Richardson, in 1846 at 10 River Street, though by his death in 1861, he

⁸ Salem Directory 1846, p. 106.

⁹ Essex County Registry of Deeds, Deed 365:218, William O. Andrews to Benjamin Dodge, 8 Apr. 1846.

¹⁰ Essex County Registry of Deeds, Deed 403:297, Ann M. Peirce to William Andrews, 29 Nov. 1848.

¹¹ Essex County Registry of Deeds, Deed 403:248, Increase S. Hill to William Andrews, 30 Nov. 1848.

¹² Essex County Registry of Deeds, Deed 410:194, Temple Dodge to William Andrews, 24 Apr. 1849.

¹³ Essex County Registry of Deeds, Deed 413:172, Dennis Lynch, trustee, and Thomas O'Connor to William Andrews, 30 Jun. 1849.

¹⁴ “Census of 1850” Department of the Interior, Census Office. 1854. p. 368.

¹⁵ Salem Vital Records, Vol. 3: Deaths, p. 123.

¹⁶ Essex County Probate Records, Probate #31421 William O. Andrews, 1851.

¹⁷ Salem Directory, 1850, p. 97.

¹⁸ 1874 Atlas of Salem

passed down 2 River Street instead.¹⁹ In 1874, his heirs still owned 2 River Street.²⁰ Richardson quickly sold the “described lot of land” to John D. Chapple on August 28, 1849 for \$200.²¹ The boundaries of the parcel and its neighbors had not changed since earlier in the summer.

“John D. Chappell” was a tobacconist who lived at 2 River Street in 1846.²² He was a member of the Salem Mining and Trading Association and in that capacity was one of 61 passengers that left Salem on December 6, 1849 on the ship Crescent, with a cargo of lumber “framed and ready made for erection into houses.” The ship arrived in Benicia, California on May 25, 1850.²³ Chapple did return to Salem, as he can be found in later directories such as 1875, 1881, and 1886.

¹⁹ Essex County Probate Records, Probate #51652, Jeremiah Richardson, 1861.

²⁰ Ibid.

²¹ Essex County Registry of Deeds, Deed 415:274, Jeremiah Richardson to John D. Chapple, 28 Aug. 1849.

²² Salem Directory, 1850, p. 25.

²³ Heard, Duane Hamilton. *History of Essex County, Massachusetts, with Biographical Sketches, of many of its Pioneers and Prominent Men*, Philadelphia: J.W. Lewis & Co., 1888. p. 102.



Figure 2- Henry McIntyre’s 1851 Map of Salem, showing the area where 22 Southwick Street was soon afterwards constructed.

B. The Stanwoods, 1849-1869

John D. Chapple sold the property to his fellow tobacconist Samuel D. Stanwood. for \$218 on April 21, 1851. The “lot of land” was bounded, “Westerly on Southwick Street forty five feet, southerly eighty four feet on Dodge Street and by land of Cheney; easterly forty five by land of John M. Ives, and northerly eighty four feet by land now or late of Smith.”²⁴

Stanwood was listed in directories as a tobacconist in 1837 and then as a cigarmaker between 1842 and 1864. The high demand for tobacco in mid-nineteenth century America made

²⁴ Essex County Registry of Deeds, Deed 443:109, John D. Chapple to Samuel D. Stanwood, 21 Apr. 1851.

cigarmaking an essential trade. It was a cottage industry, where makers would roll and cut cigars by hand from tobacco they had purchased themselves. The labor activist Samuel Gompers, a cigar maker by trade, wrote in his memoir:

In every community where the demand for cigars was sufficient to warrant, the cigar maker worked and sold his own cigars direct to the consuming public. Rarely did he employ helpers and then not more than one or two journeymen.²⁵

The 1853 directory lists the businesses of eight cigar makers in Salem: Frederick Bartlett, Battis & Brown, and Wm. Smith, on Derby Street, C. Brewer & Son on Front Street, Laskey & Richards on South Street, T.D. Pousland on Peabody Street, R. Skinner & Son on Marlboro, and J.A. Zimmerman on West Place.²⁶

Emily Gray married Samuel D. Stanwood on June 19, 1833.²⁷ Emily was born July 22, 1808, the 13th of the 15 children of John and Elizabeth Archer Gray.²⁸ John was a schoolmaster, the son of New Hampshire painter William Gray, who had Salem roots, and Sarah Mattoon of Newmarket, New Hampshire. His brother, Capt. Richard Mattoon Gray, died returning from Aux Cayes, Haiti in 1796.²⁹ Elizabeth Archer Gray died August 17th, 1814. John died December 9th, 1838, having remarried.³⁰

Samuel D. was born January 18, 1810.³¹ His family background is unknown. Ethel Stanwood Bolton, in her 1899 genealogy, *A History of the Stanwood Family in America*, placed

²⁵ Gompers, Samuel. *Seventy Years of Life and Labor: An Autobiography*. New York: E.P. Dutton & Co., 1925; vol. 1, pp. 106-107.

²⁶ 1853 Salem Directory, p. 163.

²⁷ Salem Vital Records, Vol. 2, Marriages, p. 343.

²⁸ Salem Vital Records, Vol. 1, Births, p. 383. A John Gray III from Salem is listed as a sailor aboard the ship *Hercules* on a voyage to Europe in 1809. He also appears, allegedly age 26, aboard the brig *Mary* in 1817, and 27 as John Gray, Jr. on the ship *Britannia* on its way to the South Seas.

²⁹ Perley, Sidney. *A History of Salem Massachusetts, Volume III: 1671-1716*. Salem: Sidney Perley, 1928. p. 10.

³⁰ *Ibid.*

³¹ Salem Vital Records, Vol. 1, Births, p. 318.

records of Samuel D. and George S. under the heading “Miscellany,” unable to assign them to the lines of Stanwoods known to her.³²

Families with the name Stanwood do not appear to have been a part of Salem before the early nineteenth century and do not appear to have been very numerous in the period before the house at 22 Southwick Street was built. In 1809, a 26-year-old named Samuel Stanwood served as a cook aboard the schooner *Madockawando* on a trip to the West Indies. He was born on Cape Ann and lived in Salem.³³

The Salem directory of 1837 lists two Stanwoods, Eben, a currier, who lived at 408 Essex, and Samuel, a cabinet maker who had a house at Parker Court.³⁴ In 1842, there was one additional Stanwood: William, a cordwainer, who lived at 24 South Street.³⁵ The 1846 directory of Salem lists four Stanwoods, one of whom is Samuel D.³⁶ Seven other Stanwoods appear in those years: Mary A., a third Samuel who worked as a carpenter, Jerry, two William Henrys (one an oil dealer, the other a cordwainer), Stephen, a woolpuller, Louisa M., a milliner.³⁷³⁸³⁹⁴⁰⁴¹

The Essex County Probate Records, the records of which from the seventeenth century up to 1881 are digitized by The New England Historical Genealogical Society, contain the probate of only two Salem Stanwoods. In 1849, William Marston Stanwood, a cordwainer, died. His probate lists William Henry Stanwood, aged 17, Martha Marston Stanwood, aged 10, and Eunice Townsend Stanwood, aged six, as his children. The deceased left two parcels of land on Creek

³² Bolton, Ethel Stanwood. *A History of the Stanwood Family in America*. Boston: Rockwell and Churchill Press, 1899. p. 268.

³³ Salem Crew Lists, 1799-1879. Mystic Seaport Museum.
<https://research.mysticseaport.org/databases/crew-lists-salem/>

³⁴ Salem Directory 1837, p. 85.

³⁵ Salem Directory 1842, p. 85.

³⁶ Salem Directory 1846, p. 108.

³⁷ Salem Directory 1850, p. 131.

³⁸ Salem Directory 1851, p. 139.

³⁹ Salem Directory 1853, p. 142.

⁴⁰ Salem Directory 1857, p. 165.

⁴¹ Salem Directory 1864, p. 177.

Street. Mary Ann Stanwood was his wife.⁴² Additionally, Hamden Aubry Stanwood, an apothecary, died in 1872 and his probate was executed by a relative from Portland, Maine.⁴³

The Stanwoods may have come from Ipswich, as there was a greater representation of the family there, including William Henry Stanwood, born 1840.⁴⁴

Samuel D. Stanwood, worked at 132 Derby and lived on Pleasant Street in 1837.⁴⁵ In 1841 Samuel D. Stanwood lived at 11 Hathorne Street.⁴⁶ In 1842, Samuel D. Stanwood lived at 10 Winter Street.⁴⁷ Samuel D. Stanwood, lived at 11 Hathorne Street in 1846 and worked at 20 Front Street.⁴⁸ In 1850, Samuel D. Stanwood, lived at 11 Buffum Street.⁴⁹⁵⁰

Emily G. and Samuel D. Stanwood had a son, George S. Stanwood, born about 1837, and a daughters, Emma Josephine Stanwood, who was born February 24, 1842.⁵¹

Dodge Street itself does not appear in the 1846 directory. In 1850 and 1851 number 22 was not yet listed in directories.⁵²⁵³⁵⁴ Perhaps more definitively, it is not illustrated on McIntyre's 1851 map of Salem.⁵⁵ In 1853, Samuel D. Stanwood, lived on Dodge Street.⁵⁶ The same was true in 1855, 1857, and 1864.⁵⁷⁵⁸⁵⁹

⁴² Essex County Probate Records, Probate #54063, William M. Stanwood, 1849.

⁴³ Essex County Probate Records, Probate #54046, Hamden A. Stanwood, 1872.

⁴⁴ Ipswich Vital Records, Vol. 1, Births, p. 352.

⁴⁵ 1837 Salem Directory, p. 0, "Removals, Corrections, and Additions"

⁴⁶ Salem Directory 1846, p. 108.

⁴⁷ 1842 Salem Directory, p. 85.

⁴⁸ 1846 Salem Directory, p. 108.

⁴⁹ 1850 Salem Directory, p. 131.

⁵⁰ 1851 Salem Directory, p. 139.

⁵¹ Salem Vital Records, Vol. 1, Births, p. 318.

⁵² Salem Directory, 1850.

⁵³ Salem Directory, 1851.

⁵⁴ Salem Directory, 1853.

⁵⁵ McIntyre, Henry. "Map of the City of Salem, Mass. From an actual survey By H. McIntyre. Cl. Engr." Map, 1851. Henry McIntyre, Salem, MA. Norman B. Leventhal Map Center, Boston Public Library.

<http://www.leventhalmap.org/id/15108>

⁵⁶ 1853 Salem Directory, p. 142.

⁵⁷ 1855 Salem Directory, p. 141.

⁵⁸ 1857 Salem Directory, p. 165.

⁵⁹ 1864 Salem Directory, p. 177.

The house at 22 Southwick Street was constructed sometime between the Stanwoods' acquisition of it in April 1851 and its appearance in the 1853 directory, likely on the earlier side of that window.

The house is oriented southeast, with five bays on the first floor and two dormer windows on the second. The northernmost portion of the southeast facade has a one-story addition, two bays wide. The front door features a bracketed square portico. The southwestern side, which fronts on Southwick Street, has two windows on the first floor and one window on the second floor. The northwestern side has two windows, asymmetrically placed.

The Massachusetts Cultural Resource Information System (MACRIS) suggests a date of circa 1850, and suggests the architectural style as Greek Revival and Italianate.⁶⁰ The house is vernacular rather than high style, and is light on ornamentation. It certainly conforms with the boxy, high-gabled features of plainer Greek Revival houses, while the pediment suggests Italianate influences. The Greek Revival style began in the 1820s and its popularity waned with the rise of Italianate styling in the 1850s and 1860s.

In the 1850s, Dodge street's few houses were primarily occupied by working class families. The 1850 directory lists five residents of Dodge Street: Patrick Connelly, a gardener,⁶¹ Samuel A. McIntyre, a shoemaker, whose house is on Dodge near Dearborn,⁶² Patrick Mooney,⁶³ and two laborers: Richard Morgan and John Riley.^{64,65} By 1851, the number of residents listed had grown to 8: McIntyre, Morgan,⁶⁶ and Riley again,⁶⁷ as well as George A. McDonald, a

⁶⁰ MHC MACRIS, SAL.4628 "22 Southwick Street"

⁶¹ 1850 Salem Directory, p.55.

⁶² 1850 Salem Directory, p.98.

⁶³ 1850 Salem Directory, p.100.

⁶⁴ 1850 Salem Directory, p.101.

⁶⁵ 1850 Salem Directory, p.120.

⁶⁶ 1851 Salem Directory, p. 109.

⁶⁷ 1851 Salem Directory, p. 128.

mariner, boarding 1 Dodge, the home of Andrew J. Jones,⁶⁸ John Collins, another laborer,⁶⁹ and John Smith, a shoe maker, house 4 Dodge.⁷⁰

In 1853, the first directory in which the Stanwoods are listed at Dodge Street, there are six other residents listed: Morgan,⁷¹ Riley,⁷² and Collins again,⁷³ as well as Mark Pierce,⁷⁴ John Smith,⁷⁵ and John McGrath, a laborer.⁷⁶ In 1855, the number of residents jumped to 10, and 11 in 1857. The numbers grew to include William Thorne, a restaurator at the Essex Railroad Depot,⁷⁷ George R. Crowdis, a currier,⁷⁸ and Josiah M. Foster, a painter.⁷⁹

The Stanwoods were still at “Dodge, corner Southwick” in 1861 and 1864, and in the earlier year, their son George S. Stanwood boarded and worked there as well.⁸⁰

Southwick Street was first listed in the 1861 directory, originally just the southeastern section of what had been Dodge street. It was home to Thomas Treadwell, cabinetmaker,⁸¹⁸² and Atkins at 1 Southwick, near Dearborn.⁸³ In 1864, both Treadwell and Atkins remained in addition to Frances A. Treadwell, a teacher at Bridge Street primary school.

In 1866, George S. Stanwood ran a saloon at 88½ Brighton Street in Boston and was living at 130 Leverett Street.⁸⁴

⁶⁸ 1851 Salem Directory, p. 93.

⁶⁹ 1851 Salem Directory, p. 58.

⁷⁰ 1851 Salem Directory, p. 137.

⁷¹ 1853 Salem Directory, p. 110.

⁷² 1853 Salem Directory, p. 130.

⁷³ 1853 Salem Directory, p. 56.

⁷⁴ 1853 Salem Directory, p. 123.

⁷⁵ 1853 Salem Directory, p. 140.

⁷⁶ 1853 Salem Directory, p. 107.

⁷⁷ 1855 Salem Directory, p. 146.

⁷⁸ 1857 Salem Directory, p. 78.

⁷⁹ 1853 Salem Directory, p. 74.

⁸⁰ 1864 Salem Directory, p. 177.

⁸¹ 1861 Salem Directory, p. 175.

⁸² 1864 Salem Directory, p. 186.

⁸³ 1864 Salem Directory, p. 53.

⁸⁴ 1866 Boston Directory, p. 428.

1869 was an interesting year of transition. The house was then numbered 3 Southwick and is listed as belonging to Samuel D. still, while John J. Coker, an agent in the Africa trade, is listed as a boarder. Samuel D. lived at 3 Southwick in 1869.⁸⁵

B. The Cokers, 1869-1915

John J. Coker was born in London, England to English parents, James and Elizabeth “Eliza” Munsey Coker, June 22, 1824.⁸⁶⁸⁷ He came to Salem as a young man, appearing as an agent living at 32 Dearborn Street in the 1857 Salem Directory.⁸⁸ On July 28, 1854, he married Emma Amy Ware, who was originally from Woodbury, New Jersey. Emma is listed as two years his senior in the 1860 census, but seven years his junior in their marriage record.⁸⁹ They had three children together: John Augustus Coker, born May 7, 1855, and died January 20, 1856; John James Kitchener Coker, born October 22, 1857, and Amy Ware, born in 1859 or 1860.⁹⁰

Coker was not a name seen in Salem before his arrival. There are no Cokers in the Salem Vital Records, which span from the seventeenth century to 1851. A 23-year-old sailor from New York named Andrew Coker was said to be living in Salem when he served as a seaman on the *Two Sons*, a ship bound for Europe and India in 1808.⁹¹

In 1860, he was 35 years old and living in Ward Six of Salem. He is listed as a merchant with an estate worth \$1500. John J., Jr. was three, Anna was 1 years old. The household also

⁸⁵ 1869 Salem Directory, p. 156.

⁸⁶ "United States Census, 1880," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33SQ-GYB3-B98?cc=1417683&wc=XHT7-DP8%3A1589405656%2C1589405685%2C1589395083%2C1589398228> : 24 December 2015), Massachusetts > Essex > Salem > ED 240 > image 8 of 36; citing NARA microfilm publication T9, (National Archives and Records Administration, Washington, D.C., n.d.)

⁸⁷ "Massachusetts Deaths, 1841-1915, 1921-1924," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:S3HT-6SK9-6J8?cc=1463156&wc=MJCJ-829%3A1043012701> : 22 May 2019), 0960228 (004223252) > image 323 of 446; State Archives, Boston.

⁸⁸ 1857 Salem Directory, p. 73.

⁸⁹ Massachusetts, Marriage Records, 1840-1915, Ancestry.com, (Name: Ancestry.com Operations, Inc.; Location: Provo, UT, USA; Date: 2013;).

⁹⁰ "John J. Coker," <https://coker.one-name.net/getperson.php?personID=I329&tree=NewEngland#cite6>

⁹¹ Mystic Seaport, "Salem Crew Lists, 1799-1879."

includes Rose Lee, an 11-year-old black servant from Africa and Julia McCormack, a 24-year-old Irish woman.⁹² The presence of such a young African-born servant certainly raises the possibility that she was trafficked as a slave, something that was far from an impossibility in 1860 Salem, especially in the home of a merchant.

Emma Ware Coker died August 7, 1861. John remarried to Emma Josephine Stanwood on September 10, 1863.⁹³ He was 43, she was 21. His profession was listed as a merchant. Emma was the daughter of Emily and John Stanwood, who built 22 Southwick Street.

Emma J. and John J. Coker had four children: Frederick Archer, born July 6, 1867; Charles Gerard Fitch, born September 27, 1870; Bessie Yale, born October 26, 1873, who died young; and George Coker, born April 11, 1878.

Emily G. Stanwood sold the property to John J. Coker for “one dollar and other considerations paid” on May 5, 1869.⁹⁴ The same day, John J. Coker and Emma Coker leased the same property as “a certain tenement” to Emily G. Stanwood for a rent of one dollar a year annually, due on May 5th, valid for 99 years after May 5th, 1869.⁹⁵

The neighbors had changed since 1851 and the property is described as being bounded “Westerly on Southwick Street forty five feet, southerly eighty four feet on a private way and by land of Black; easterly forty five by land of McCarthy, and northerly eighty four feet by land now or late of Mary Smith.”⁹⁶

Less than a week later, on May 11th, 1869, John J. Coker, sold a lot of land to Emma J., John J.K., Amy W., and Frederick A. Coker for \$500. He had purchased the same lot from

⁹² 1860 United States Federal Census, Ancestry.com, (Name: Ancestry.com Operations, Inc.; Location: Provo, UT, USA; Date: 2009;), Year: 1860; Census Place: Salem Ward 6, Essex, Massachusetts; Roll: M653_497; Page: 236; Image: 49; Family History Library Film: 803497.

⁹³ Massachusetts, Marriage Records, 1840-1915, Ancestry.com, (Name: Ancestry.com Operations, Inc.; Location: Provo, UT, USA; Date: 2013;).

⁹⁴ Essex County Registry of Deeds, Deed 771:252, Emily G. Stanwood to John J. Coker, 5 May 1869.

⁹⁵ Essex County Registry of Deeds, Deed 771:253, John J. Coker to Emily G. Stanwood, 5 May 1869.

⁹⁶ Essex County Registry of Deeds, Deed 771:252, Emily G. Stanwood to John J. Coker, 5 May 1869.

Temple Dodge in 1857 for \$300.⁹⁷ The property was bordered westerly by Southwick Street and northerly by Dearborn, with land to the south owned by Temple Dodge in 1857 and 1869, while the eastern end changed from Ropes to John J. Coker.

In 1870, Coker's profession in the census was listed as shoe manufacturer. His wife, Emma L., was 28. They had three children, John J., 12, Emma, 10, and Frederic A., aged 2. Emma's mother, Emma Stanwood, was 62 and living with them.⁹⁸ At age 50 in 1874, he applied for a passport with the attestation of George Ropes. He described himself in his form as such:

Age: 50 years
Stature: 5 feet, 6 inches
Forehead: Broad
Eyes: Blue
Nose: Aquiline
Mouth: Full
Chin: Round
Hair: Dark brown
Complexion: Fair
Face: Long⁹⁹

He entered the port of New York from London in 1875.¹⁰⁰

John J. Coker was a shoecutter.¹⁰¹ In 1884, Emily G. Stanwood, widow of Samuel D., also still lived at 22 Southwick.¹⁰²¹⁰³ John J. Coker died August 13, 1885. Emma still lived there, along with Frederick A. Coker, who worked at N.E.T. & T. Co.¹⁰⁴

⁹⁷ Essex County Registry of Deeds, Deed 546:110, Temple Dodge to John J. Coker, 5 May 1869.

⁹⁸ 1870 United States Federal Census, Ancestry.com, (Name: Ancestry.com Operations, Inc.; Location: Provo, UT, USA; Date: 2009;), Year: 1870; Census Place: Salem Ward 6, Essex, Massachusetts; Roll: M593_613; Page: 743B; Image: 607; Family History Library Film: 552112.

⁹⁹ U.S. Passport Applications, 1795-1925, Ancestry.com, (Name: Ancestry.com Operations, Inc.; Location: Provo, UT, USA; Date: 2007;), National Archives and Records Administration (NARA); Washington D.C.; Passport Applications, 1795-1905; Collection Number: ARC Identifier 566612 / MLR Number A1 508; NARA Series: M1372; Roll #: 205.

¹⁰⁰ New York, Passenger Lists, 1820-1957, Ancestry.com, (Name: Ancestry.com Operations, Inc.; Location: Provo, UT, USA; Date: 2010;), Year: 1875.

¹⁰¹ 1884 Salem Directory, p. 119.

¹⁰² Ibid., p. 316.

¹⁰³ 1886 Salem Directory, p. 334.

¹⁰⁴ Ibid., p. 131.

The 1874 Atlas shows the owner as J.J. Coker.¹⁰⁵ In 1878, John J. Coker was listed as working at the stitching rooms at 17 St. Peter Street and living at 2 Southwick Street.

The 1880 census provides a snapshot of their household: John J. was a shoecutter, aged 55 or 58. His wife, Emily L., was 28 and “keeping home.” They had four children at home. Regarding Amy M., aged 8, it mistakenly lists that her mother was from Virginia. There are also Frederick A, age 13, Charles G.F. age 10, George, age 2. Amy Ware Coker, his daughter, died of consumption at age 22 on May 3, 1882.¹⁰⁶

John died August 13, 1885 by his own hands. He was 61 years old. He was buried at Harmony Grove Cemetery.¹⁰⁷ His wife continued to reside at 22 Southwick.¹⁰⁸ A grandson also named John J. Coker, lived in San Diego, California.¹⁰⁹

In 1886, Frederick A. Coker worked for the New England Telephone & Telegraph Company, a precursor to Verizon New England formed in 1883 with the merger of eight regional telephone companies.¹¹⁰ In that year he lived at 22 Southwick Street.¹¹¹

From 1890 to 1893, Emma lived at 22 Southwick Street with Charles G.F., a clerk, and Frederick A., at first a carriage maker and then a painter.¹¹²¹¹³ The 1890 Atlas shows the property as belonging to C.G.E. Coker.¹¹⁴ From 1895 to 1898, Emma, George, and Charles G. F. Coker were living at 22 Southwick.¹¹⁵ From 1899 to 1902, Emma J. Coker and George, were listed as

¹⁰⁵ Busch, Edward. *Atlas of the City of Salem, Massachusetts. From actual Survey & Official records.* G.M. Hopkins & Co. Philadelphia, 1874.

¹⁰⁶ Massachusetts Deaths, 1841-1915, 1921-1924," database with images, *FamilySearch*.

¹⁰⁷ *Find a Grave*, database and images (<https://www.findagrave.com> : accessed 28 October 2020), memorial page for John James Coker (23 Jun 1824–13 Aug 1885), Find a Grave Memorial no. 6540976, citing Harmony Grove Cemetery, Salem, Essex County, Massachusetts, USA ; Maintained by Anonymous (contributor 46541695) .

¹⁰⁸ 1886 Salem Directory, p. 131.

¹⁰⁹ *Ibid*.

¹¹⁰ 1886 Salem Directory, p. 131.

¹¹¹ 1886 Salem Directory, p. 131.

¹¹² 1890-91 Salem Directory, p. 177.

¹¹³ 1893-94 Salem Directory, p. 182.

¹¹⁴ 1890 Atlas

¹¹⁵ 1897-1898 Salem Directory, p. 187.

living at 22 Southwick Street.¹¹⁶¹¹⁷ In 1906, 1910, and 1911 just Emma J. was listed as living there.¹¹⁸¹¹⁹¹²⁰ In 1893 and 1895, Charles G.F. was working as a clerk at the Boston & Maine freight house. By 1897, he was a clerk at 15 Mill Street. George progressed from an apprentice in 1899-1900 to a machinist in 1901-2.

Frederick A. Gray was an electrician, and in 1901 and 1902 he served as the Salem representative for the International Brotherhood of Electrical Workers, Union No. 259. March 27, 1895 he married Alice C. Smith. At the time he lived at 41 March Street.¹²¹ In 1915 and 1931, he was living at 18 Southwick Street.¹²²

In the 1903 Atlas, it is recorded as a one and a half story wooden dwelling.¹²³

Charles G.F. Coker married Elizabeth Gertrude Roberts of Rollinsford, New Hampshire. She was born in 1874. They had four children: Roland Stanwood Coker (1899-1968), Ruth R. Coker (1902-?), Elizabeth R. Coker (1908-1995), Esther V. Coker (1911-2008).

George Coker moved to Michigan and married Flora E. Beyer there in 1919. They had a daughter, Shirley J. Coker, around 1921.

In the 1911 Atlas, the property is depicted as belonging to Emma J. Coker.¹²⁴ Emma J. Coker, the widow of John J. Coker, died December 11, 1914.¹²⁵ In the same year, John J. K. Coker died May 1, 1914 and Emma R. Coker, John J.K. Coker's widow, along with the rest of

¹¹⁶ 1899-1900 Salem Directory, pp. 201-202.

¹¹⁷ 1901-2 Salem Directory, p. 199.

¹¹⁸ 1906 Salem Directory, p. 190.

¹¹⁹ 1910 Salem Directory, p. 218.

¹²⁰ 1911 Salem Directory, p. 219.

¹²¹ *Massachusetts Labor Bulletin*, No. 21, February 1902. Boston: Wright & Potter, 1902. P. 129.

¹²² 1915 Salem Directory, p. 432.

¹²³ 1903 Sanborn Fire Map

¹²⁴ Atlas of the City of Salem, Boston, Walker Lithograph & Publishing Company, 1911.

¹²⁵ 1915 Salem Directory, p. 214.

his family (Ethel W. Coker, Henry B. Coker, Nathaniel T. Coker, and Robert Coker) removed to Danvers.¹²⁶¹²⁷

Charles G.F. Coker died in Salem November 19, 1941. Frederick A. Coker died, also in Salem, on January 29, 1956. George Coker died in Royal Oak, Michigan, August 25, 1973.

John James Kitchner Coker worked as a painter and lived at 16 Hancock in 1884.¹²⁸ By 1886, John J.K. Coker had set up shop at the rear of 8 North Street and moved to 32 Dearborn.¹²⁹

A John Coker (separate from both John J. Coker and John J. K. Coker) was a coachman at 19 Chestnut in 1884, then home to the merchant Henry W. Peabody and Osgood Mansfield. By 1886, John Coker removed to Beverly.¹³⁰

He married Emma Rebecca Trasher of Marblehead November 11, 1880. They had eight children, six of whom lived to adulthood: Robert Coker (1885-1950), John James Coker (1886-1963), Henry Bell Coker (1888-1960), Ethel Coker (1880-?), and Mary Alice Coker Mahoney (1890-1980), Nathaniel Trasher Coker (1893-1956).¹³¹ All three older brothers served in World War I: Robert as a Lieutenant Colonel, John as a second Lieutenant, and Henry as a Private. Robert relocated to San Antonio where he is buried at Fort Sam Houston National Cemetery, and John to San Diego where he is buried at Fort Rosecrans National Cemetery.¹³²¹³³

¹²⁶ 1914 Salem Directory, p. 235.

¹²⁷ 1915 Salem Directory, p. 214.

¹²⁸ 1884 Salem Directory, p. 119.

¹²⁹ 1886 Salem Directory, p. 131.

¹³⁰ 1884 Salem Directory, p. 270.

¹³¹ *Find a Grave*, database and images (<https://www.findagrave.com> : accessed 28 October 2020), memorial page for John James Kitchener Coker (27 Oct 1857–30 Apr 1914), Find a Grave Memorial no. 6546750, citing Harmony Grove Cemetery, Salem, Essex County, Massachusetts, USA ; Maintained by Anonymous (contributor 46541695) .

¹³² *Find a Grave*, database and images (<https://www.findagrave.com> : accessed 28 October 2020), memorial page for Robert Coker (19 Jan 1885–10 Jun 1950), Find a Grave Memorial no. 505124, citing Fort Sam Houston National Cemetery, San Antonio, Bexar County, Texas, USA ; Maintained by US Veterans Affairs Office (contributor 5) .

¹³³ “Fort Rosecrans National Cemetery, Point Loma, San Diego County, California”

http://www.interment.net/data/us/ca/sandiego/rosecrans/c/rosecrans_c07.htm

The final directory to list the Cokers at 22 Southwick Street is 1915's, as the street listing names the resident as Mrs. E. J. Coker.¹³⁴

C. Mary E. Gray, 1915-1923

When Mary E. Gray purchased 22 Southwick Street from Frederick A. Coker, the administrator of his mother Emma Coker's estate for \$2,300 on the 9th of September 1915, it was the last time the house changed hands for a known monetary exchange.¹³⁵ The 1917 directory's householders and street listing notes that 22 Southwick was vacant in that year.¹³⁶ The 1921 directory finally lists the resident of 22 Southwick as "Mrs. M.E. Gray."¹³⁷

There are several questions remaining about the identity of Mary E. Gray. It is quite possible that she was a relative of Emily Gray Stanwood, the homebuilder, but no link has yet been found.¹³⁸ The family name continued through her brothers, William Browne Gray and Benjamin Archer Gray, both of whom had 11 children.¹³⁹

A likely candidate is the seemingly unrelated Mary E. Gray. She was born September 17th, 1875 in Salem. Her father, Edward, was a currier from Scotland, and her mother, Ellen Whelton, was from Ireland.¹⁴⁰ On June 12th, 1900, she married Lawrence D. Gannon, a counter moulder. He was the son of Alexander M. and Mary F. (Frayers).¹⁴¹ In 1901-2, a Mrs. Mary E.

¹³⁴ 1915 Salem Directory, p. 143.

¹³⁵ Essex County Registry of Deeds, Deed 2307:433, Frederick A. Coker, Admin. of Emma Coker's estate to Mary E. Gray, 9 Sep. 1915.

¹³⁶ 1917 Salem Directory, p. 143.

¹³⁷ 1921 Salem Directory, p. 180.

¹³⁸ See appendix D for Grays in Salem's vital records

¹³⁹ Perley, Sidney. A History of Salem Massachusetts, Volume III: 1671-1716. Salem: Sidney Perley, 1928. pp. 10-11.

¹⁴⁰ Massachusetts Vital Records, Births, 1875. <https://www.familysearch.org/ark:/61903/1:1:FXWJ-BQ1>

¹⁴¹ Massachusetts Vital Records, Marriages, 1900.

<https://www.familysearch.org/ark:/61903/3:1:S3HY-DB59-MCJ?i=558&cc=1469062>

Gray was living at 2 May Street Court.¹⁴² She worked as a nurse and lived at 22 Grove Street in 1910 and 1911.¹⁴³¹⁴⁴¹⁴⁵

She had in 1940 a 34-year-old son named William.¹⁴⁶ She worked part-time as a cook for a private family, 17 weeks in 1939, with about 24 hours a week. She made \$260 in 1939. William worked 50 hours a week as a cashier for a wholesaler, 52 weeks a year.¹⁴⁷

There are other Mary Grays listed in the directories as well: A Mary Gray lived at the rear of 40 Broad Street in 1914 and at 16 Saunders Street in 1915.¹⁴⁸¹⁴⁹ In 1917, a Mary E. Gray was listed as the widow of Edward A. Gray, and was a matron at 22 Norman Street and living at 16 Mason Street.¹⁵⁰

D. The Cronins, 1923-1928

Mary E. Gray transferred the home to John F. and Agnes P. Cronin, on May 17th, 1923, for consideration paid.¹⁵¹ John F. was born January 1st, 1894, the son of Jeremiah Cronin (1857-1914) and Mary Brown (1851-1928). Agnes Pearl Calder was born January 15th, 1895 in Montreal to Daniel W. (1873-1948) and Mary A. Calder (1872-1949). Daniel W.'s father was born in Scotland and his mother was born in Canada. Mary A.'s parents were born in Ireland. Agnes P. was the oldest of six children. In 1910, Daniel W. was a heater in the iron mills. The family lived at 22 Water Street in Danvers, with Robert B. Armentrout of Virginia, and his wife,

¹⁴² 1901-2 Salem Directory, p. 239.

¹⁴³ 1910 Salem Directory, p. 265.

¹⁴⁴ 1911 Salem Directory, p. 269.

¹⁴⁵ There are no Mary Grays in the 1906 directory, nor any Grays living at 22 Grove Street.

¹⁴⁶ "United States Census, 1940," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:3QSQ-G9M1-48XT?cc=2000219&wc=QZXB-9Y9%3A790102901%2C792779101%2C794306401%2C794324701> : accessed 2 May 2021)

¹⁴⁷ Ibid.

¹⁴⁸ 1914 Salem Directory, p. 295.

¹⁴⁹ 1915 Salem Directory, p. 264.

¹⁵⁰ 1917 Salem Directory, p. 287.

¹⁵¹ Essex County Registry of Deeds, Deed 2555:1, Mary E. Gray to John F. and Agnes P. Cronin, 17 May 1923.

Hazel, who also immigrated from Canada in 1906. The Calder children were Agnes P., age 15, Gladys L., age 12, Myrtle M., age 8, Marguerite J., age 6, Catherine O., age 4, and Anna S.A., age 2.¹⁵² In 1920, they lived at 24 Endicott Street in Danvers, and in 1930 at 79 Liberty Street in Danvers.

The 1915 Salem Directory lists six John Cronins, one who is in the U.S. Army in WWI, one a laborer, another a currier, a John H., who is a lacecutter, John J., who is the assistant priest at the Church of the Immaculate Conception, and John W., a laborer.¹⁵³ In 1917, there were four: one in the army boarding at 22 Hardy, then John, married to Hannah, at 24 Belleview Ave, John J., the priest, and John W., the laborer, who lived at 22 Hardy.¹⁵⁴ In 1921, there was just simply John, boarding at 22 Hardy Street, then John, married to Hannah, a morocco worker, John F., married to Mary, an employee of the N.E. T&T Co., and John W., married to Mary, a laborer.¹⁵⁵

In the 1920 Census, John F. and Agnes P. Cronin lived with their two young daughters, Gladys M., aged 1 year 8 months, and Dorothy E., aged 7 months, as well as his mother, Mary A. Agnes was 23 and had been born in Canada to English-speaking Canadian parents. She immigrated to the United States in 1906 and was naturalized in 1916. John was 25 and working as a chemist at a leather factory. Both his mother and father were born in Ireland. Mary (E.) Cronin was 55, having immigrated to the United States from Ireland in 1870. In 1920, the family was living with a Canadian family at 3 Wall Street Court: Louis and Sarah M. Dubois, and their three sons, George W., Louis K., and Henry C.¹⁵⁶

¹⁵² "United States Census, 1910," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33S7-9RV8-P98?cc=1727033&wc=QZZW-CM4%3A133638101%2C134455301%2C137155101%2C1589092224> : 24 June 2017)

¹⁵³ 1915 Salem Directory, p. 222.

¹⁵⁴ 1917 Salem Directory, p. 234.

¹⁵⁵ 1922 Salem Directory, p. 243-244.

¹⁵⁶ "United States Census, 1920," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33SQ-GR6L-V3T?cc=1488411&wc=QZJP-PTB%3A1036470801%2C1036978101%2C1036632401%2C1589335309> : 11 September 2019),

			Harry C	son		M	14	13				
287		Cronin	John F.	Head	R	M	36	25	M			
			Agnes P.	Wife		F	W	23	M	1916	Pa	17
			Gladys M.	Daughter		F	W	12	S			
			Dorothy E.	Daughter		F	W	3	S			
			Mary A.	Mother		F	W	55	W	1870	Ill	
211	288	Burke	James J.	Head	M	M	44	42	M			
			Mary A.	Wife		F	W	30	M			

The Cronins in the 1920 Census

The 1930 census showed J. Francis Cronin, then living at 34 Belleview Ave in Salem. He was 36, and worked at a painting company. Agnes P. was 35, and reports that the language spoken at home before coming to the United States was French, and that she immigrated in 1900. He had 8 children: Gladys M., age 11, Ilene, age 10, Thomas F., age 8, David, age 7, John E, age 5, Agnes, age 5, Jerome J., age 2 years 7 months, and James E., 2 years 3 months. On the same street at 24 Belleview lived John Cronin, born in Ireland, age 50, Hannah, his wife, also 50 years old and born in Ireland, with their children: Mary, age 23, Joseph age 20, and John, age 16. John was a watchman at a leather factory, Mary was a bookkeeper at a leather factory, and Joseph was a tacker at a leather factory.¹⁵⁷

Their children, as they are listed on findagrave.com, are:

1. Dorothy Eileen Cronin Simmons, 1919-1997, married William Henry Simmons (1917-2000). Died in Georgia.
2. Thomas Francis, 1921-1997, served in the U.S. Army in World War II
3. Daniel W. Cronin, 1922-2007, Corporal in the U.S. Army Air Forces in World War II, then worked for the Danvers city water department.
4. John Edward Cronin, 1925-2001, a private in World War II

¹⁵⁷ "United States Census, 1930," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:33SQ-GRH3-JV?cc=1810731&wc=QZF3-C3S%3A648804401%2C648859101%2C649586301%2C1589282428> : 8 December 2015)

5. Jerome Paul Cronin, 1928-1950
6. Joan Phyllis Cornin Kelly, 1932-2018, died in Fort Meyers, Florida
7. Matthew Wayne Cronin, 1934-2014, married Patricia Lee

In 1938, the Cronins defaulted on the mortgage to a property on Pierpont Park during the Great Depression.¹⁵⁸

John F. Cronin died August 31, 1963 in Peabody. Agnes P. Cronin died in Lynn, Massachusetts on May 24th, 1972.¹⁵⁹ They are buried in Saint Mary's Cemetery in Salem.¹⁶⁰

E. The Carrs, 1928-Present

John F. Cronin sold the property to Anna W. Carr on August 25th, 1928 for "consideration paid."¹⁶¹ The 1931 directory lists the resident as William E. Carr.¹⁶²

Juliana "Anna" Waldron Carr was born about 1896 in Ireland. William Carr was born about 1896 in Massachusetts. In 1939, he worked 40 weeks as a cemetery worker, making \$1,000.¹⁶³

In 1940, the census lists Anna and William living at 22 Southwick Street. They had six children: a 15-year-old son named William, Jr., a 12-year-old son named John, an 11-year-old son named Edward, a nine-year-old daughter named Mary Jane, a seven-year-old son named James, and a four-year-old son named Philip S.¹⁶⁴

¹⁵⁸ Essex County Registry of Deeds, Foreclosure 3158:554, John F. and Agnes P. Cronin to Roger Conant Co-operative Bank, 26 Apr. 1938.

¹⁵⁹ <https://www.familysearch.org/ark:/61903/1:1:VZ58-5NK>

¹⁶⁰ "Agnes Pearl, 1895-1972" Findagrave.com, Record 1555345900

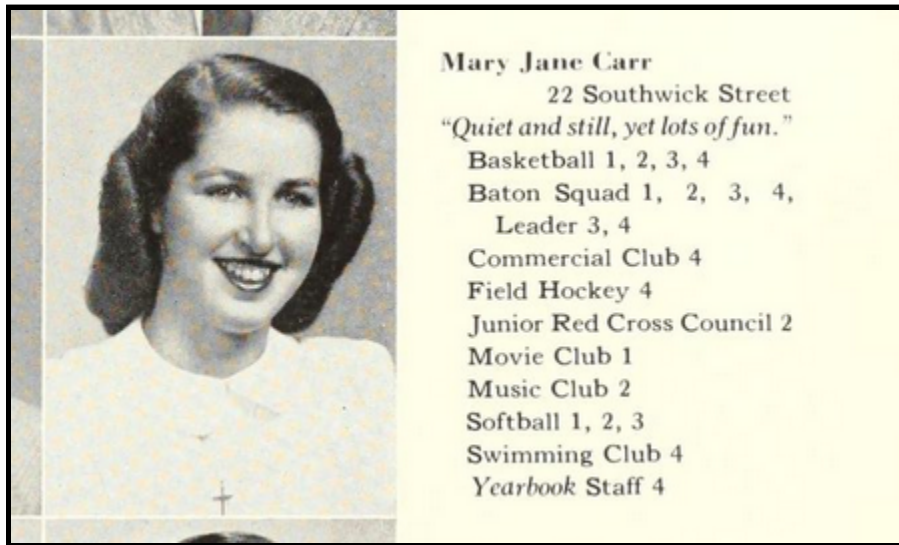
¹⁶¹ Essex County Registry of Deeds, Deed 2777:461, John F. Cronin to Anna W. Carr, 25 Aug. 1928.

¹⁶² 1931 Salem Directory, p. 432.

¹⁶³ "United States Census, 1940," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:3QSQ-G9M1-48XT?cc=2000219&wc=QZXB-9Y9%3A790102901%2C792779101%2C794306401%2C794324701>) : accessed 2 May 2021

¹⁶⁴ "United States Census, 1940," database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/3:1:3QSQ-G9M1-48XT?cc=2000219&wc=QZXB-9Y9%3A790102901%2C792779101%2C794306401%2C794324701>) : accessed 2 May 2021

The Carrs attended the St. Thomas the Apostle Parish in Peabody, just over the Salem line.¹⁶⁵ The 2019 obituary of Mary Jane (Carr) Veronese provides some more information about the family. She was born September 11, 1930. When she was young, she captained the Catholic Youth Organization Girls Basketball team. She graduated Salem High School in 1947, where she had participated in numerous sports and activities, including as the girl's sports editor for the yearbook.



Salem High School Yearbook, 1947¹⁶⁶

¹⁶⁵ "Mary Jane A. (Carr) Veronese" <https://www.murphyfuneralhome.com/obituary/mary-jane-a-veronese>

¹⁶⁶ 1947 Salem High School Yearbook, Salem Public Library Reference Department, Archive.org.

Girls' Basketball



Coch: Miss Mary Hanifey

Assistant Coch: Miss Victoria Kopaczynska

Captain: None elected

Team

Joanne Lyons

Madeline Mulligan

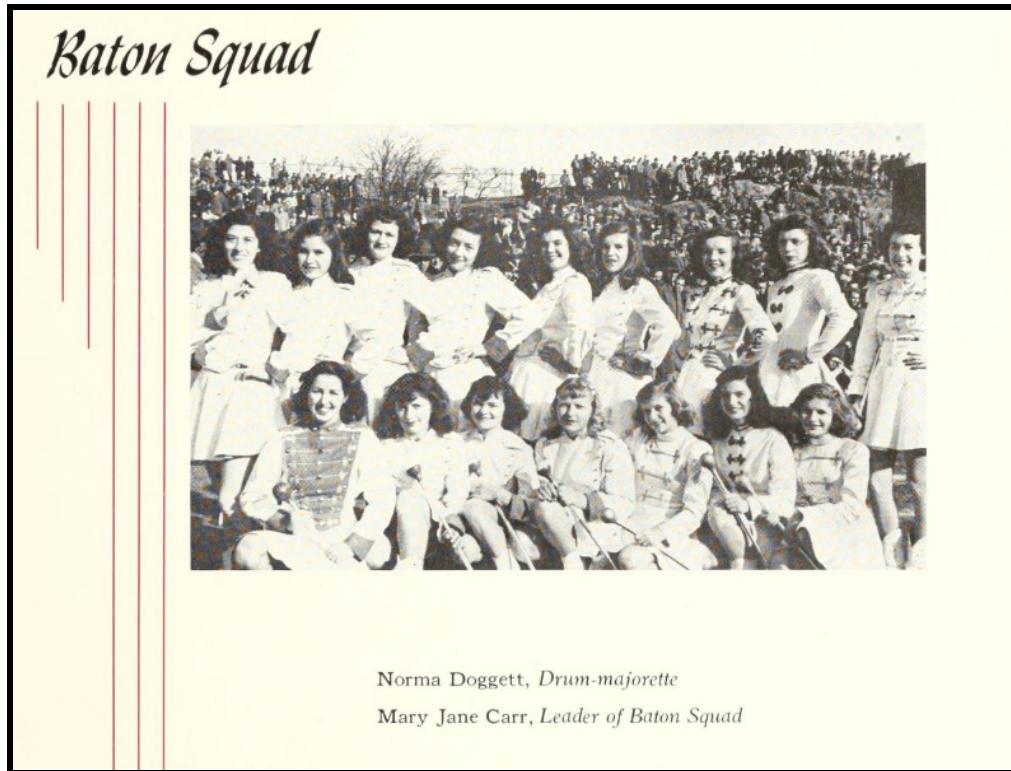
Joan Hammonds

Dorothy Hendricks

Phyllis Oldson

Helen Lord

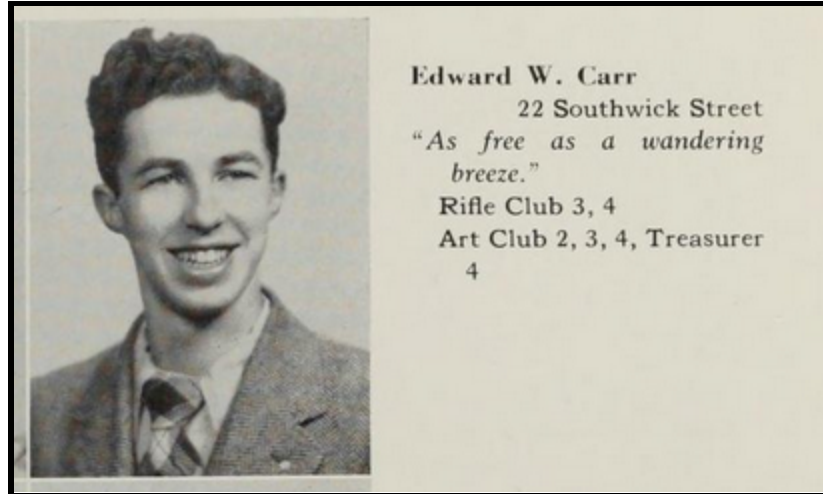
Mary Jane Carr



Salem High School Yearbook, 1947

She worked in the state secretarial pool and then at the Chelsea Soldiers Home “taking dictation during autopsies that furthered cancer and disease research.” She married David Veronese in 1957. Her husband died in 1968 and she returned to work for Jordan Marsh and the Peabody School Department. She passed away in Cambridge, Massachusetts on July 5th, 2019. Her obituary lists her late brothers as the Rev. William E. Carr, John F. Carr and his wife Ruth, Edward Carr and his wife Theresa, James V. Carr, and Phillip Stephen Carr.¹⁶⁷

¹⁶⁷ Ibid.



1946 Salem High Yearbook

The property at 22 Southwick Street was granted to Anna W. Carr and Mary Jane Carr by Anna W. Carr, widow for consideration paid. January 29th, 1957.¹⁶⁸ Its bounds were described as such:

“Northerly on land now or late of Smith 84 feet
easterly on land now or late of McCarthy 45 feet
southerly on Southwick Street 84 feet,
and westerly on Southwick Street 45 feet.”

On August 18th, 1970, P. Stephen Carr and Grace L. Carr, husband and wife, purchased the property from from Anna W. Carr, of Salem, and Mary Jane Veronese, formerly Mary Jane Carr, of Peabody¹⁶⁹

In 2004, Stephen Carr already lived at 22 Southwick Street when he purchased 24 Southwick Street for \$40,000 from Jeremy D. and Ellen G. Schiller, November 17th, 2004.¹⁷⁰

Grace L. Carr, received restrictions from North Shore Home Consortium for low income housing for the property at 24 Southwick Street on February 17th, 2012.

¹⁶⁸ Essex County Registry of Deeds, Deed 4343:280, Anna W. Carr to Anna W. Carr and Mary Jane Carr, 29 Jan. 1957.

¹⁶⁹ Essex County Registry of Deeds, Deed 5705:311, Anna W. Carr and Mary Jane Veronese to Stephen and Grace L. Carr, 18 Aug. 1970.

¹⁷⁰ Essex County Registry of Deeds, Deed 23642:294, Jeremy D. and Ellen G. Schiller to Stephen Carr, 17 Nov 2004.

F. Conclusion

As an area outlying the original settlement of Salem, 22 Southwick Street was agricultural land until the early 1850s. The house passed through two land speculators, William O. Andrews and Jeremiah Richardson, both of whom left shortly afterward for California in the height of the Gold Rush, the former permanently. Samuel D. Stanwood, whose family history remains shrouded in mystery, purchased the property from Richardson in April 1851 and shortly thereafter built a vernacular Greek Revival house on the site. Stanwood and his wife, Emily, raised two children on the property as Stanwood worked as a cigar maker.

In 1869, the property was given for one dollar and other considerations to Emily's son-in-law, the British merchant and shoecutter John J. Coker. Emily continued to inhabit the house until her death. John J. Coker committed suicide in 1885, just a few years after his daughter's death from tuberculosis. In 1915, the house was purchased by Mary E. Gray, whose identity is also a bit of a mystery. She may have been the daughter of a Scottish father and an Irish mother, though she also may have been related to Emily Stanwood, whose maiden name was Gray.

For five years in the 1920s, the home was occupied by John Francis and Agnes Pearl Cronin. He was the child of immigrant parents from Ireland, while she had immigrated in 1906 from Montreal, where her parents were themselves the children of Irish and Scottish immigrants. The Cronins were involved in work in the leather industry.

Anna Waldron Carr, an immigrant from Ireland, received the house from the Cronins for consideration paid in 1928, and raised a daughter and five sons at 22 Southwick Street. They Carr family still owns the property today. The home sheltered generations of immigrant families,

with a mix of Irish, Scottish, English, and French Canadian origins, for almost its entire existence.

Appendix A: Ownership History of 22 Southwick Street

Date	Conveyed to	Conveyed by	Amount	Book	Page
18 Aug. 1970	Stephen and Grace L. Carr	Anna W. Carr and Mary Jane Carr Veronese	Consideration Paid	5705	311
29 Jan. 1957	Anna W. Carr and Mary Jane Carr	Anna W. Carr	Consideration Paid	4343	280
25 Aug. 1928	Anna W. Carr	John F. and Agnes P. Cronin	Consideration Paid	2777	461
17 May 1923	John F. and Agnes P. Cronin	Mary E. Gray	Consideration Paid	2555	1
9 Sep. 1915	Mary E. Gray	Frederick A. Coker, Admin. of Emma Coker's estate	\$2300	2307	433
5 May 1869	John J. Coker	Emily G. Stanwood	\$1 and Other Considerations Paid	771	252
21 Apr. 1851	Samuel D. Stanwood	John D. Chapple	\$218	443	109
28 Aug. 1849	Jeremiah Richardson	Samuel D. Stanwood	\$200	415	274
27 Jun. 1849	William Andrews	Jeremiah Richardson	\$172	414	20

Appendix B: The Land Purchases in the North Fields of William O. Andrews

1700- Probably James Symonds or John Blevin, maybe Jeremiah or Joseph Neale, according to Perley's map

413:294-\$450

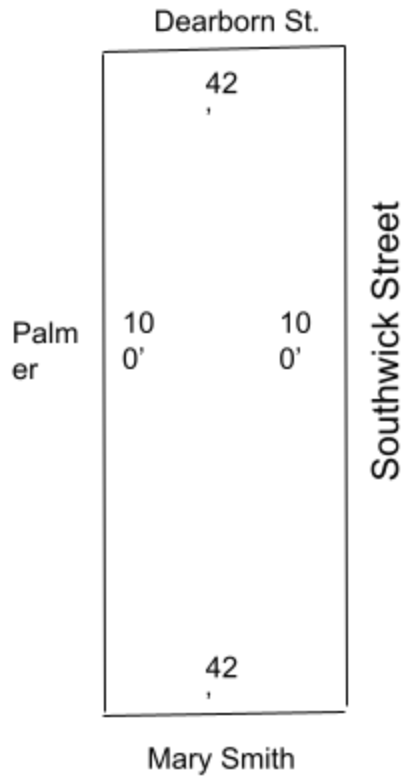


Fig: Parcel One from William O. Andrews' purchase in Deed 413:294.

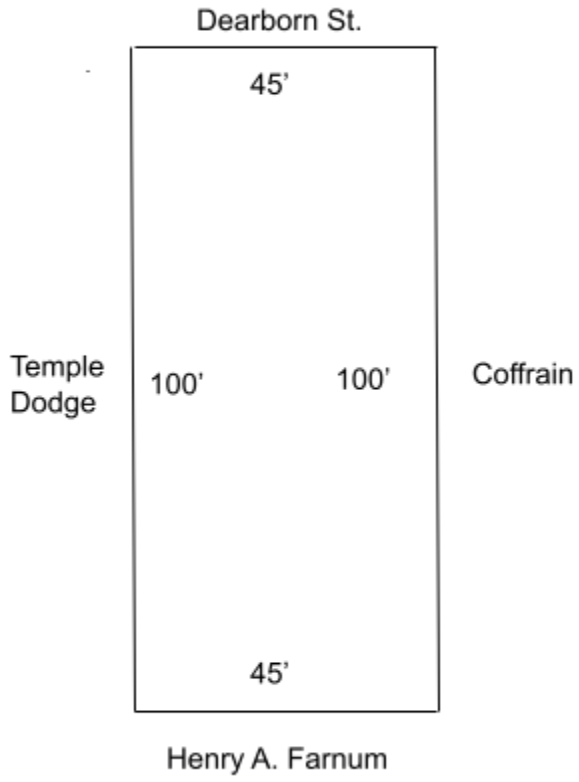


Fig: Parcel two, from William O. Andrews' purchase in Deed 413:294.

414:115-\$187 from Samuel Whitmare, oil dealer

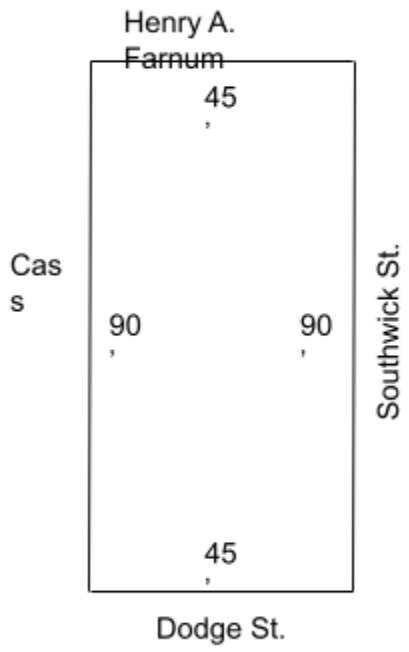


Figure: William O. Andrews' purchase in Deed 414:115.

421:220: from Richard Morgan for \$55. E-84' Smith, S'-Salem Laboratory 44' W-Andrews' land N-Dodge St. 44- Dec. 29, 1849

392:281: from Thomas Cass for \$230. On Dodge Street, late of Symonds, Dennis and Coffrain Feb. 1, 1848

361:14-From William C. Knowlton [land in the North fields conveyed by Andrews in 1844-347:84, 348:221. \$225, 20 Nov. 1845]

359:238-From David Pingree & Joseph S. Leavitt (\$2,000 from Andrews and Increase S. Hill, October 10th, 1845- the land with two planned streets, a plan drawn by John H. Nichols, Aug. 7, 1845)

362:39: From James Crookshank, Dec. 17, 1845-Walter Street

367:201: From Henry Johnson- Dodge Street

Appendix C: Statement from the Homeowner:

“My has owed the house for almost 100 years, I have met relatives of a former owner (John Coker) and was told he had a shoe store in the house and sometime later he had committed suicide in the upstairs front bedroom, I have learned in my census searches that there was an 11-year-old black girl named Rose living in the house around 1860 but was missing in the next census.”

Appendix D: Grays in the Salem Vital Records

Benjamin Archer, s. John and Elizabeth, July 6, 1811. (Benjamin A[rcher. PR187], and Martha Ann Agge, int. May 30, 1835.)¹⁷¹

Caroline, d. John and Elizabeth, Dec. 31, 1800. [Caroline, d. John and Elizabeth, consumption, Dec. 18, 1838, a. 37 y. 11 m. 17 d.]

Edward, s. John and Elizabeth, Oct. 11, 1798. [Edward, s. John and Elizabeth, Apr. 1, 1800, a. 1 y. 5 m. 21 d.]

Edward, s. John and Elizabeth, July 22, 1803.

Eliza, d. John and Elizabeth, Sept. 9, 1795.

Eliza, d. John and Elizabeth, bp. Mar. 26, 1797.

¹⁷¹ Salem Vital Records, Vol. 2, Marriages, p. 442.

Betsy, d. John and Elizabeth, Feb. 17, 1787. [Betsey, d. John and Elizabeth, dropsy in the head, Jan. 7, 1792, a. 4 y. 10 m. 20 d.]

Betsey, d. John and Elizabeth, Dec. 3, 1793.

George, s. John and Elizabeth, May 31, 1796.

John, s. John and Elizabeth, Aug. 28, 1791. (d. John, s. John and Elizabeth, "a soldier in Capt. Saunder's Co.," at Eastport, ME, Jan. 20, 1824.)¹⁷²

Lucy, d. John and Elizabeth, June 21, 1789. (Lucy, and Francis H. Boardman, Nov. 29, 1810.)

Mary Needham, d. John and Elizabeth, Nov. 30, 1805.

Sally, d. John and Elizabeth, Oct. 25, 1784. [Sarah [d. John and Elizabeth. GR1], phthisis pulmonalis, May 6, 1830, a. 45 y.]

William Browne, s. John and Elizabeth, bp. Aug. 8, 1802.

William Augustus, s. John and Elizabeth, Aug. 16, 1814.

Births:

Martha Maria, d. Ebenezer, bp. June 14, 1835.

Marriages:

Catherine, of Gloucester, and Frederick A. Lewis, int. Aug. 15, 1847.

Daniel C., of Augusta, ME, and Mary A[ugusta. int.], Webster, Nov. 7, 1836.

Ebenezer, and Martha L. Burnham, Oct. 20, 1833.

Maria L., and Ebenezer B. Phillips, Apr. 5, 1841.

Martha D[ennis. int.], and James Hanscom, Apr. 22, 1827.

Samuel, and Martha Marston, Oct. 16, 1805.

Sarah E., of Ipswich, and George Fellows, int. Dec. 10, 1848.

Solomon, and Ann Burrell, int. Nov. 30, 1816.

Deaths: Edward, of Norwich, Eng., a. 31 y. Issue of Mar. 28, 1820.

¹⁷² Salem Vital Records, Vol. 3, Deaths, p. 296.

Harriet, d. Samuel, enteritis, July 1, 1824, a. 5 w.

Martha, w. Samuel, a. 49 y. Issue of July 1, 1834.

William M., s. Samuel, lung fever, Dec. 21, 1842, a. 44 y. [a. 34 y.]¹⁷³

Appendix E: Other Potentially Relevant Deeds:

895:115

885:156

892:211

1161:42.

1161:43 -Mtg. ()

2307:434-Mtg. (Edward F. and Mary E. Gray, Salem Five Cents Saving Bank, \$500, 18 Sep 1915)

2551:1-Affidavit

Appendix F: Deeds to 22 Southwick Street

Deed 443:109, Chapple to Stanwood, Stanwood to Chapple (1851)

¹⁷³ Salem Vital Records, Vol. 3, Deaths, p. 247.

Know all men by these presents, That I, John D.
Chapple, of Salem, in the County of Essex, in con-
sideration of two hundred and eighteen dollars to
me paid by Samuel D. Stanwood, of the same Salem,
the receipt whereof I do hereby acknowledge,
do hereby give, grant, sell and convey unto
the said Stanwood and his heirs and assigns
forever, a lot of land in said Salem bounded
Westerly on Southwick Street, forty five feet,
Southerly eighty four feet by Dodge Street and
by land of Chaney. Easterly forty five feet by
land of John M. Dues. Northwely eighty four feet
by

J. D. Chapple
S. D. Stanwood

by land of Smith, meaning to convey to said Stan-
 wood the same estate conveyed to me by deed
 recorded B. 415. L. 274. from Jeremiah Richardson in the
 Essex Registry of Deeds, to which refer. To have
 and to hold the above granted premises, to the
 said Stanwood & his heirs and assigns, to his
 and their use and behoof forever. And I do covenant
 with the said Stanwood & his heirs and assigns
 that I am lawfully seized in fee of the above granted
 premises, that they are free of all incumbrances that I
 have good right to sell and convey the same to
 the said Stanwood in the manner aforesaid,
 And that I will warrant and defend the same
 premises to the said Stanwood & his heirs and as-
 signs forever, against the lawful claims and de-
 mands of all persons. In witness whereof, I the
 said Jno. D. Chapple have hereunto set my hand
 and seal this twenty first day of April in the
 year of our Lord one thousand eight hundred
 and fifty one.

John D. Chapple. Seal.

Signed, sealed and delivered } Essex ss. April 21 1851. Then
 in presence of. Ephm. Brown Jr. } the above named Jno. D.
 Chapple acknowledged the above instrument to
 be his free act and deed: -

before me. Ephm. Brown Jr. Justice of the Peace.
 Essex ss. April 21, 1851, 10 am post 3 o'clk. Recd & examined by N. H. French Jy

S. D. Stanwood
 J. D. Chapple

Know all men by these presents; That O. Samuel D.
 Stanwood, of Salem, in the County of Essex, in
 consideration of one hundred dollars to me paid
 by John D. Chapple, of the same Salem the receipt
 whereof is hereby acknowledged, do hereby give,
 grant, bargain, sell and convey unto the said

Discharge
 next leaf - }

Chapple and his heirs and assigns forever, all ^{110.}
that certain lot of land bounded and descri-
bed as in a deed from the said Chapple re-
corded just before this to which reference may
be had for description and boundaries. To have
and to hold the above granted premises, with the
privileges and appurtenances thereto belonging,
to the said Chapple & his heirs and assigns, to
his & their use and behoof forever. And I the said
Stanwood for myself and my heirs, executors and
administrators, do covenant with the said Chapple
& his heirs and assigns, that I am lawfully seiz-
ed in fee simple of the aforesaid premises, that
they are free from all incumbrances, that I have
good right to sell and convey the same to the
said Chapple & his heirs and assigns forever as a-
foresaid, and that I will and my heirs, executors
and administrators, shall warrant and defend
the same to the said Chapple & his heirs and as-
signs forever, against the lawful claims and de-
mands of all persons. Provided Nevertheless,
that if the said Stanwood or his heirs, executors
or administrators shall pay unto the said Chap-
ple or his executors, administrators or as-
signs, the sum of one hundred dollars or demand
with interest until paid, then this deed, as also
a certain note of hand bearing even date with
these presents, signed by the said Stanwood where-
by he promises to pay to the said Chapple the
said sum and interest at the time aforesaid
shall both be absolutely void to all intents and
purposes. In witness whereof, I the said Stanwood
have hereunto set my hand and seal this twenty
first

Exec. of J. Jan. 1852. I the mortgagee have named having received satisfaction for this mortgage, do hereby fully discharge the same.

John D. Chapple

Att. Gen. Brown Jr. Reg.

first day of April in the year of our Lord eighteen hundred
and fifty one:—

Sam^l D. Stanwood, seal.

Signed, sealed and delivered } Commonwealth of Massachusetts,
in presence of Ephm. Brown Jr. } Essex, ss. April 21, 1857, Then
personally appeared the above named Samuel D. Stan-
wood and acknowledged the above instrument to
be his free act and deed:—

before me, Ephm. Brown Jr. Justice of the Peace,
Essex, ss. April 21, 1857, 10m part 2 of the 200, & examined by M. H. French

Deed 771:252, Stanwood to Coker, Coker to Stanwood (1869)

I know all men by these Presents, That I Emily G. Stanwood of Salem, E. G. Stanwood
in the County of Essex and Commonwealth of Massachusetts, in considera- J. J. Coker.
tion of one dollar and other good and valuable considerations to me paid One 500 R. Stamp
by John J. Coker of said Salem the receipt whereof is hereby acknowledged, do Conveyance
by these presents grant, remise, release, and forever quit-claims unto the said Canceled.
John J. Coker and his heirs and assigns, all my right, title, interest and
estate in and to a certain messuage situate in Salem and bounded and de-
scribed as follows:—viz: westerly on Southwick Street, forty five feet; southerly
on a private way and by lands of Polack eighty four feet, easterly forty five feet
by land of Mr. Carthy; northerly eighty four feet by land now or late of Mary
Smith measuring hereby to convey all my right, title and interest in the prem-
ises conveyed to Samuel D. Stanwood by John D. Chapin by his deed recorded
in Essex Registry of deeds Book 443 leaf 169. I do have and to hold the
above released premises, to him the said John J. Coker his heirs and assigns

to his and their use and behoof forever; so that neither I the said Emily G. Stanwood nor my heirs, or any other person or persons claiming by, from or under me or them, or in the name, right, or stead of me or them shall or will, by any way or means, have, claim, or demand, any right, or title to the above released premises, or to any part or parcel thereof forever. In witness whereof, I Emily G. Stanwood, in token of release of all right of or claim to homestead in above described premises have hereunto set my hand and seal this fifth day of May, in the year of our Lord one thousand eight hundred and sixty nine signed, sealed, and delivered in presence } Emily G. Stanwood seal
of five words erased before signing C. Sewall } Essex, ss. May 6th. 1869. Then the above named Emily G. Stanwood acknowledged the above instrument to be his free act and deed. Before me, Charles Sewall Justice of the Peace. Essex, ss. Reids. May 11. 1869. 18 mo. before 12 Mo. Rec. & Ex. by E. H. Brown Ref.

Lease.

J. J. Coker, del.
to
E. G. Stanwood
One 50¢ R. Stamp
Conveyance
Cancelled.

This Indenture made the fifth day of May in the year of our Lord one thousand eight hundred and sixty nine Witnesseth, That John J. Coker and Emma J. Coker of Salem in the County of Essex and Commonwealth of Massachusetts doth hereby lease, demise, and let unto Emily G. Stanwood of said Salem a certain tenement situate in said Salem (the same being the back chamber on the eastern end of the house) which is bounded and described as follows. westerly on Southwick Street, southerly on a private way and byland of Blake; easterly byland of Mr. Corbin; and northerly by land now or late of Smith. meaning hereby to lease, demise and let said chamber only with privileges and appurtenances thereto belonging. To hold for the term of ninety nine years from the fifth day of May A. D. 1869 yielding and paying therefor the rent of one dollar per year. And the said Lessee does promise to pay the said rent in annual payments; to wit, one dollar upon the fifth day of May A. D. 1870 and the sum of one dollar upon the fifth day of May each year thereafter and to quit and deliver up the premises to the lessor, or their attorney, peacefully and quietly, at the end of the term, in as good order and condition, reasonable use and wearing thereof, fire and other unavoidable casualties excepted, as the same now are, or may be put into by the said lessor, and to pay the rent as above stated and also the rent as above

stated, for such further time as the Lessee may hold the same, and not
 make or suffer any waste thereof; nor lease nor underlet, nor permit any other
 person or persons to occupy or improve the same, or make or suffer to be made
 any alteration therein, but with the approbation of the lessor thereto in writ-
 ing having been first obtained; and that the lessor may enter to view and
 make improvements, and expel the Lessee if he shall fail to pay the rent
 as aforesaid or make or suffer any strip or waste thereof. In witness
 whereof, the said parties have hereunto interchangeably set their hands
 and seals, the day and year first above written

Signed sealed and delivered: } John J. Coker seal
 in presence of C. Sewall } Emma J. Coker seal
 Essex co. May 6th 1869. Personally } Emily G. Starnwood seal

appeared the said John J. Coker and acknowledged the above instrument
 by him subscribed to be his free act and deed before me.

Charles Sewall Justice of the peace

Essex, ^{County} May 11, 1869. 18. In before 12 M. Res. D. Ex. by E. H. Brown Ref.

Know all men by these Presents, That I John J. Coker of Salem J. J. Coker
 in the County of Essex and Commonwealth of Massachusetts in consider- E. J. Coker, dec.
 ation of five hundred dollars paid by Emma J. Coker, John J. Coker, and ^{Amy H. Coker} ^{Chas. S. R. Stant}
 Frederick A. Coker all of said Salem the receipt whereof is hereby acknow- ^{Courtesy and} ^{Consented.}
 edged, do hereby give, grant, bargain, sell and convey unto the said Emma
 J. Coker John J. Coker, Amy H. Coker and Frederick A. Coker, the following
 described piece of real estate situate in said Salem and bounded northerly
 on Seaborn street forty two feet, westerly by Southwick street sixty feet; south-
 erly by land of Temple Dodge forty two feet and easterly on other land of grant
 or sixty feet. For reference see deeds recorded in Essex Registry of Deeds from
 Temple Dodge to John J. Coker B. 546 L. 110. Also another parcel of land bound-
 ed northerly by Seaborn street forty two feet; easterly by land now or late of
 John M. Jones sixty feet, southerly by lands of Paradise forty two feet and west-
 erly by land above described sixty feet. For reference see deed recorded in Essex
 Registry of deeds from Charles A. Ropes and wife B. 581 L. 217. The above be-
 ing only a part of the premises described in said deed the other part described

in said deed having been conveyed to Thomas Treadwell. Also another parcel of real estate situate in said Salem on Southwick street and more particularly described in a deed from John S. Chapin to Samuel S. Stanwood and recorded in Essex Registry of deeds B. 443 S. 109 to which deed reference may be had. I do have and to hold the above granted premises, with all the privileges and appurtenances thereto belonging, to the said grantees their heirs and assigns, to them to their use and behoof forever. And I the said John J. Coker for myself and my heirs, executors, and administrators, do covenant with the said grantees and their heirs and assigns, that I am lawfully seized in fee simple of the afore-granted premises; that they are free from all incumbrances, except a certain mortgage of five hundred dollars that I have good right to sell and convey the same to the said grantees and their heirs and assigns forever, as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees and their heirs and assigns forever, against the lawful claims and demands of all persons. In witness whereof, I the said John J. Coker have hereunto set my hand and seal this eighth day of May in the year of our Lord eighteen hundred and sixty nine.

John J. Coker seal

Signed, sealed and delivered by Essex co. May 11th - 1869. Then personally appeared in presence of C. Sewall - I the above named John J. Coker and acknowledged the above instrument to be his free act and deed.

Before me, Charles Sewall Justice of the Peace.

Essex co. Recd. May 11. 1869. 18 m. before 12 M. Rec. & Ep. by E. Brown Ref.

Deed 2307:433, Coker (Admr.) to Gray (1915)

KNOW ALL MEN BY THESE PRESENTS that whereas, I, Frederick A. Coker of Salem
in the Commonwealth of Massachusetts, as Administrator of the estate of Em-
ma J. Coker late of said Salem by virtue of a license granted to me on the
seventh day of September last by the Probate Court for the County of Essex
in said Commonwealth, sold the real estate of the said deceased, hereinaft-
er described, at private sale to Mary E. Gray of said Salem for the sum of
Twenty three hundred dollars. NOW THEREFORE, in consideration of the said
sum of Twenty three hundred dollars to me paid by the said Mary E. Gray,
the receipt whereof is hereby acknowledged, I do, as Administrator as afore-
said, and by virtue of the aforesaid license, hereby grant, bargain, sell
and convey unto the said Mary E. Gray, The land in said SALEM with the
buildings thereon bounded and described as follows: Northerly on land now
or late of Smith, eighty four feet; Easterly on land now or late of McCart-
hy, forty five feet; Southerly on Southwick street eighty four feet and
Westerly on Southwick street forty five feet. Said premises are conveyed
subject to the taxes assessed by the City of Salem for the year 1915 which
the grantee assumes and agrees to pay. TO HAVE AND TO HOLD the granted
premises, with all the privileges and appurtenances thereto belonging, to
the said Mary E. Gray, and her heirs and assigns, to their own use and be-
hoof forever. IN WITNESS WHEREOF I hereunto set my hand and seal this

Coker Admr.
to
Gray
Two \$1. &
one .50
R. Stamps
Documentary
Canceled

ninth day of September in the year one thousand nine hundred and fifteen.

Signed and sealed in the presence of Jas. J. Tierney) Frederick A. Coker Administrator (seal)) Estate of Emma J. Coker

Commonwealth of Massachusetts. Essex ss. September 9th, 1915. Then personally appeared the above named Frederick A. Coker and acknowledged the foregoing instrument to be his free act and deed,

before me, Jas. J. Tierney Justice of the Peace.

Essex ss. Received Sept. 18, 1915. 45 m. past 12 P.M. Recorded and Examined

Gray et ux. to Salem F.C.S.Bk.

KNOW ALL MEN BY THESE PRESENTS, that we, Edward F. Gray and Mary E. Gray, his wife in her right, of Salem in the County of Essex and Commonwealth of Massachusetts, for consideration paid, grant to the Salem Five Cents 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 Five Hundred Dollars in one year with five per cent interest per annum, payable quarterly, as provided in a note of even date, the land in said SALEM, with the buildings thereon, bounded as follows: Northerly by land now or late of Smith eighty four feet, easterly by land now or late of McCarty forty five feet, southerly by Southwick street eighty four feet, and westerly by said Southwick street forty five feet; being the same premises conveyed to said Mary E. Gray by deed of Frederick A. Coker, Administrator, to be recorded herewith. This mortgage is upon the Statutory Condition, and upon the further condition that the grantors or their heirs, executors, administrators or assigns shall pay all taxes and assessments on said premises, whether in the nature of taxes or assessments now in being or not, shall keep the buildings now or hereafter standing thereon insured against fire in a sum satisfactory to said Bank or its successors or assigns, all insurance to be made payable in case of loss to said Bank or its successors or assigns, and shall pay to said Bank or its successors or assigns all such sums with interest as it or they may pay or incur for such taxes, assessments or insurance, or on account of any foreclosure proceedings hereunder, whether completed or not; for any breach of which the mortgagee shall have the Statutory Power of Sale. And said Bank and its successors and assigns shall have the further right to cancel and surrender any insurance policies and collect the proceeds therefrom in case of any sale made hereunder, and to retain out of the proceeds of any such sale one per cent of the purchase money for its or their services in making such sale; any purchaser at such sale shall be held to claim hereunder in case of any defect in said sale; and any entry made for the purpose of foreclosing this mortgage shall enure to and for the benefit of the pur-

ESSEX, ss. WAH 11/14/15. The Salem Five Cents Savings Bank acknowledged to have received full satisfaction for the debt secured by the deed of mortgage here recorded and doth hereby cancel and discharge the same. Edward F. Gray and Mary E. Gray by Edward F. Gray and Mary E. Gray Treasurers

chaser at such sale. WITNESS our hands and seals this eighteenth day of September in the year nineteen hundred and fifteen.

In presence of Mary E. Gannon to E.F.G.) Edward F. Gray (seal)
Frank E. Raymond to M. E. G.) Mary E. Gray (seal)

Commonwealth of Massachusetts Essex, ss. On this eighteenth day of September 1915, before me personally appeared Mary E. Gray, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Frank E. Raymond Notary Public

Essex ss. Received Sept. 18, 1915. 45 m. past 12 P.M. Recorded and Examined

Deed 2555:1

- Mary E. Gray, (living apart from my husband for Justifiable cause by decree dated March 29, 1927, allowed by the Probate Court for the County of Essex) of Salem, Essex County, Massachusetts for consideration paid, grant to John F. Cronin and Agnes P. Cronin, and the survivor of them, as joint tenants by the entirety, husband and wife of Salem aforesaid with warranty covenants the land in SALEM with the buildings thereon bounded and described as follows: Northerly on land now or late of Smith, eighty four feet; Easterly on land now or late of McCarthy, forty five feet; Southerly on Southwick Street eighty four feet and Westerly on Southwick Street forty five feet. Subject to taxes assessed by the City of Salem for the year 1923 which the grantee assumes and agrees to pay being the same premises conveyed to me by Frederick A. Coker, Administrator, dated September 9, 1915 and recorded with Essex Registry of Deeds Southern District, Book 2307, Page 433. WITNESS my hand and seal this sixteenth day of May 1923

Mary E. Gray (seal)

M. J. McSweeney Witness) COMMONWEALTH OF MASSACHUSETTS
Essex ss. Salem, May 16 1923 Then personally appeared the above named Mary E. Gray and acknowledged the foregoing instrument to be her free act and deed, before me Morgan J. McSweeney Justice of the Peace

My commission expires Jan 16 1928

Essex ss. Received May 17, 1923, 57 m. past 10 A.M. Recorded and Examined.

Gray
to
Cronin
et ux.

One \$2., one \$1.
& one .50
R. Stamps
Documentary
Canceled

See following

I, Frederick A. Coker, of Salem Essex County, Massachusetts on oath affirm, declare and say that I was personally acquainted with Emily G. Stanwood the person named in a certain lease recorded with Essex South District Deeds Book 771 Page 252, that she died about forty years ago in said Salem, intestate, leaving Emma J. Coker as her sole heir at law. WITNESS my hand and seal the 16th day of May 1923.

Subscribed and sworn to) Frederick A. Coker (seal)
this 16th day of May 1923, before me,
John J. Kennedy Notary Public.

My commission expires March 21, 1930.

Essex ss. Received May 17, 1923, 57 m. past 10 A.M. Recorded and Examined.

Affidavit
Coker

Attached to
foregoing

We, John F. Cronin, and Agnes P. Cronin, husband and wife, of Salem, Essex County, Massachusetts, for consideration paid, grant to the Roger Conant Co-operative Bank, situated in Salem, Essex County, Massachusetts, with mortgage covenants to secure the payment of Twenty eight Hundred Dollars and interest and fines as provided in a note of even date, the land in said SALEM, together with the buildings thereon, bounded norther-

Cronin
et ux.
to
Roger Conant
Co-op. Bk.

Discharge
B 2777 P 461

ly by land now or late of Smith eighty four feet, easterly by land now or late of McCarthy forty five feet, southerly by Southwick Street eighty four feet and westerly by Southwick Street forty five feet. Being the same premises this day conveyed to us by Mary E. Gray by her deed of even date, to be recorded herewith. Including all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature at present contained in said buildings, and hereinafter placed therein prior to the full payment and discharge of this mortgage. In case of a foreclosure sale or assignment by this mortgagee, this grantee is hereby appointed the attorney irrevocably of the grantor to make an assignment of all the Insurance Policies on the buildings, on the land covered by this mortgage. We hereby transfer and pledge to the said mortgagee 14 shares in the 63rd 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 Twenty eight Hundred Dollars have been advanced to us by the mortgagee. The monthly payments under this mortgage are Twenty eight Dollars. In the event of an assignment of this mortgage, interest on the unpaid balance of the principal shall be at the rate of six 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. I, said Agnes P. Cronin, wife of said mortgagor also release to the mortgagee all rights of dower and homestead and other interests in the mortgaged premises. WITNESS our hands and seals this sixteenth day of May 1923.

John F. Cronin (seal)

COMMONWEALTH OF MASSACHUSETTS) Agnes P. Cronin (seal)

Essex ss. Salem, May 16 1923. Then personally appeared the above named John F. Cronin and Agnes P. Cronin and acknowledged the foregoing instrument to be their free act and deed, before me

Robert B. Buckham Justice of the Peace

Essex ss. Received May 17, 1923, 57 m. past 10 A.M. Recorded and Examined.

KNOW ALL MEN BY THESE PRESENTS That we, John F. Cronin and Agnes P. Cronin, husband and wife and as joint tenants by the entirety and both of Salem, in the County of Essex and Commonwealth of Massachusetts, for consideration paid grant to Anna W. Carr, of said Salem, and with WARRANTY COVENANTS, the land in said SALEM together with the buildings thereon and being more particularly bounded and described as follows: Northerly on land now or late of Smith, eighty-four feet; Easterly on land now or late of McCarthy, forty-five feet; Southerly on Southwick Street eighty-four feet, and Westerly on Southwick Street forty-five feet. Said conveyance is made subject to taxes due to City of Salem for the year 1928. Being the same premises conveyed to us by deed of Mary E. Gray, dated May 16, 1923, and being duly recorded in Essex South District, Registry of Deeds, Book 2555, Page 1. IN WITNESS WHEREOF we hereunto set our hands and our respective seals this twenty fifth day of August, 1928.

John F. Cronin (seal)

COMMONWEALTH OF MASSACHUSETTS Essex ss.) Agnes P. Cronin (seal)

Salem, August 25th 1928. Then personally appeared the above named John F. Cronin and acknowledged the foregoing instrument to be his free act and deed, before me, John J. Kennedy Notary Public.

My commission expires March 21, 1930.

Essex ss. Received Aug. 25, 1928. 42 m. past 11 A.M. Recorded and Examined.

I, Anna W. Carr of Salem, Essex County, Massachusetts for consideration paid, grant to the Roger Conant Co-operative Bank, situated in Salem, Essex County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of Thirty-five hundred Dollars and interest and fines as provided in a note of even date, the land in said SALEM with the buildings thereon bounded and

Cronin
et ux
to
Carr

Carr
et ux
to
Roger Conant
Co-op. Bk.

see next page

Deed 4343:280

4343
280

I, Anna W. Carr, widow
of Salem, Essex County, Massachusetts,
being unmarried, for consideration paid, grant to Anna W. Carr and Mary Jane Carr,
of said Salem with quitclaim covenants
~~the lands~~
(Description and encumbrances, if any)

The land in said Salem together with the buildings thereon, bounded and described as follows:

NORTHERLY on land now or late of Smith eighty-four (84) feet;
EASTERLY on land now or late of McCarthy forty-five (45) feet;
SOUTHERLY on Southwick Street eighty-four (84) feet; and
WESTERLY on Southwick Street forty-five (45) feet.

Being the same premises conveyed to Anna W. Carr by deed of John F. Cronin dated August 25, 1928 and recorded with Essex South District Registry of Deeds, Book 2777, Page 461.

This conveyance is made however, subject to a mortgage given by said Anna W. Carr to Roger Conant Co-operative Bank dated February 17, 1938 and recorded with said Deeds, Book 3137, Page 357.

No Revenue Stamps Required

~~her~~ ~~of~~ ~~the~~ ~~land~~ ~~and~~ ~~her~~ ~~interest~~ ~~therein~~

~~Witness our hands and seals this~~ ~~29th~~ ~~day of~~ ~~January~~ ~~1957~~

Witness our hands and seals this 29th day of January 1957

Anna W. Carr

The Commonwealth of Massachusetts

Essex ss. January 29 1957

Then personally appeared the above named Anna W. Carr
and acknowledged the foregoing instrument to be her free act and deed, before me

Hyacinth D. ...
Notary Public - ~~of the State of~~ ~~Massachusetts~~
My commission expires 19

Essex ss. Recorded Jan. 29, 1957. 20 m. past 4 P.M. #120

(* Individual - Joint Tenants - Tenants in Common - Tenants by the Entirety.)

We, Anna W. Carr and Mary Jane Carr,
both of Salem, Essex County, Massachusetts, ^{both} ~~being unmarried~~,
for consideration paid, grant to the **ROGER CONANT CO-OPERATIVE BANK**, situated in Salem, Essex
County, Massachusetts, with MORTGAGE COVENANTS to secure the payment of
One Thousand Dollars
with interest thereon, payable in fixed monthly installments on the first day of
each month hereafter, which payments shall first be applied to interest then due and the balance thereof re-
maining applied to principal; the interest to be computed monthly in advance on the unpaid balance, to-
gether with such fines on interest and principal in arrears as are provided for by said bank; with the right to
make additional payments on account of said principal sum at any time, except as set forth below; and subject
to changes, from time to time, as provided by General Laws, Chapter 170, Section 24, Sub-section 8, as
amended, all as provided in a note of even date, and such farther sums as may be ad-
vanced by the grantee under General Laws, Chapter 183, Sections 28A, as amended, ~~the land and buildings thereon~~
~~thereon~~

The land in said Salem together with the buildings thereon, bounded
and described as follows:

NORTHERLY on land now or late of Smith eighty-four (84) feet;
EASTERLY on land now or late of McCarthy, forty-five (45) feet;
SOUTHERLY on Southwick Street eighty-four (84) feet; and
WESTERLY on Southwick Street forty-five (45) feet.

Being the same premises conveyed to Anna W. Carr and Mary
Jane Carr by deed of Anna W. Carr of even date and record.

But this conveyance is made however subject to a prior mortgage
given by said Anna W. Carr to Roger Conant Co-operative Bank dated
February 17, 1938 and recorded with Essex South District Registry of Deeds,
Book 3137, Page 357.

Including as a part of the realty all portable or sectional buildings, heating apparatus, plumbing,
ranges, mantels, storm doors and windows, oil burners, gas and oil and electric fixtures, screens, screen doors,
awnings, window shades, electric and gas refrigerators, air conditioning apparatus, and other fixtures of what-
ever kind and nature, on said premises, or hereafter placed thereon prior to the full payment and discharge of
this mortgage, insofar as the same are or can by agreement of the parties be made a part of the realty.

This mortgage is upon the statutory condition and upon the further conditions that the provisions of
Chapter 170 of the General Laws as amended, and other applicable laws shall at all times be complied with and
that a further sum equal to one twelfth (1/12) of the estimated annual real estate tax shall be paid to the
mortgagee on the first day of each and every month hereafter, which payments are to be applied by
the mortgagee toward the payment of the taxes and assessments on said premises when and as they shall be-
come due and any balance due thereon shall be paid by the mortgagor as provided in said statutory condition.

In case of a foreclosure sale or assignment by this mortgagee, this grantee is hereby appointed the attor-
ney irrevocably of the grantor to make an assignment of all the Insurance Policies on the buildings, on the
land covered by this mortgage, or to collect all money due on such insurance policy or policies if the same
are cancelled.

4343

281

Discharge

B. 4654

841

We, Anna W. Carr of Salem, Essex County, Massachusetts and Mary Jane Veronese, formerly Mary Jane Carr, of Peabody in said County of Essex

of Essex County, Massachusetts
being ~~announced~~, for consideration paid, grant to P. Stephen Carr and Grace L. Carr, husband and wife as tenants by the entirety, both of 22 Southwick Street in said Salem.

sk with quitclaim covenants

[Description and encumbrances, if any]

The land in said Salem together with the buildings thereon, bounded and described as follows:

NORTHERLY on land now or late of Smith, Eighty-four (84) feet;
EASTERLY on land now or late of McCarthy, Forty-five (45) feet;
SOUTHERLY on Southwick Street, Eighty-four (84) feet; and
WESTERLY on Southwick Street, Forty-five (45) feet.

Being the same premises conveyed to the said Anna W. Carr et al by deed of Anna W. Carr, dated January 29, 1957 and recorded with Essex South District Registry of Deeds, Book 4343 Page 280.

No money consideration, no revenue stamps required.

Witness our hands and seal this 18th day of August, 1970
Anna W. Carr
Mary Jane Veronese

The Commonwealth of Massachusetts

Essex ss.

August 18, 19 70

Then personally appeared the above named Anna W. Carr
and acknowledged the foregoing instrument to be her free act and deed, before me

Mary L. Higgins
Notary Public
Mary L. Higgins
My commission expires Jan. 26, 19 73

(*Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 381 OF 1967

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee. 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.

Essex ss. Recorded Aug. 18, 1970. 54 m. past 3 P.M. #143