



The "Coach House"

284 Lafayette St.

built in 1879 by

Ephraim Augustus Emmerton

by S.L. Dee



THE "COACH HOUSE"
284 Lafayette Street
Salem, Massachusetts

Deeds

DOCUMENTATION

Book Page

1020 245 July 22, 1879

Charles Clark and Clarence S. Clark sell for \$1620 to Ephraim Augustus Emmerton a lot of land bounded on E by Lafayette St. 60'; on S by Ocean Ave. 150'; on W by other land of grantors on a line parallel to Lafayette St. 60'; and on N by other land of grantors on a line parallel to Ocean Ave. 150'.

Essex Institute - A permit issued to E. A. Emmerton was marked construction completed, 1879.

City of Salem Tax Records

Ward 5 lists.

1878 Clarence S. Clark - land, Castle Hill, 200
(no E. A. Emmerton listed)

1879 Charles A. and Clarence Clark - pencilled note "land sold to
different parties"
(no E. A. Emmerton listed)

1880 Ephraim Augustus Emmerton - house 138
Lafayette St. (old number listing) 7000, 9000 sq. ft. of land,
val. 1500

1881 Same listing, completely.

2758 490 June 13, 1910

Alice G. Emmerton of Peabody, Elizabeth O. Hanson of Boston, Anna O. Packard of Brighton, Josephine O. Hanson of Chicago, and Mary O. A. Howe of Hartford for \$1 and considerations release to Michael L. Sullivan land and buildings bounded: E by Lafayette St. 60'; S by Ocean Ave. 150'; W by land now or late of Caravan 60'; N by land now or late of Langmaid 150'. Meaning to release all rights we have in the above premises as devisees under the will of Lucy Derby Emmerton.

2758 491 June 14, 1910

Henry M. Batchelder, exec. of will of Lucy Derby Emmerton sells for \$10,000 to Michael L. Sullivan land and buildings (described above.) Being same premises conveyed to Ephraim Augustus Emmerton by Charles A. Clark Book 1020 page 245 and devised to said Lucy by Said Ephraim.

2758 492 March 23, 1928

Grace McLachlan and George A. Sullivan release to Mary E. Sullivan any rights to premises (described above) that they acquired as heirs of Michael L. Sullivan.

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|-------------|-------------|---|
| 2913 | 9 | March 30, 1932
<u>Mary C. (or E.) Sullivan</u> of Danbury, Conn. widow, sells to <u>Clara Poitras</u> land and buildings (described above). Being same premises conveyed to Michael L. Sullivan Book 2758 p. 490. Being same premises inherited in part from my husband Michael L. Sullivan and in part conveyed to me by Grace McLachlan and George A. Sullivan Book 2758 p. 492. |
| 3781 | 377 | November 1, 1950
<u>Clara M. Poitras</u> sells to <u>Joachim and Adrienne Perreault</u> land and buildings (same description above) Being same premises conveyed to me by Mary C. Sullivan Book 2913 p. 9 and further deed 2758 p. 490. |
| 5170 | 300 | May 14, 1964
<u>Joachim and Adrienne Perreault</u> sell to <u>Laurence and Miriam Bershad</u> of Marblehead, land and buildings on Lafayette St. (same description as above) Being same premises conveyed Book 3781 p. 377. |

The land purchase in 1879 plus the building permit marked as completed in 1879 make the date of this dignified handsome Victorian style mansion unmistakable. A large carriage house was moved onto the rear of the lot a few years later, and this building exhibits evidence of being perhaps 20 years older, but the exact date is impossible to determine.