

6 Palfrey Court
Probably built for John Hurley, merchant
1873

The house at 6 Palfrey Court faces its gable end to the street. This three storied wooden frame building has a centrally placed doorway on the southern front and a porch on each floor located on the gable side of the house which faces away from the street.

Prior to this house being erected, no evidence from the Salem maps of 1700, 1780 or 1851 show any structure located on the site. The land that the house is built on was part of a parcel owned by the Palfrey family in the first half of the 17th century.

Indeed, the cove located on the other side of Derby street was, in the 17th century, known as Palfrey's Cove.¹ Reference is made by chroniclers that the cove was so named because, "...one Palfrey made fish there."² Another reference is mentioned later, "The Palfray estate was east of the Custom house, now Palfray Court".³

By the last quarter of the 18th century, the land near and around 6 Palfrey Court was owned by the heirs of Warwick Palfrey. The present day house was undoubtedly built on land that belonged to descendants of Peter Palfrey, a leader among the earliest settlers of Salem. Bentley mentions the Palfrey's in connection with the Derby Street area and at one point refers disparagingly to the "rookeries" that belonged to Palfrey.⁴

The family still owned land on both sides of Derby Street in 1750 because in February of that year; "Warwick Palfrey-Merchant-along with others sold land for a wharf to Richard Derby." This entry is listed in the Essex County Registry of Deeds, Book 96/Leaf 214.⁵

Although Derby court (as Palfrey Court was originally called) was not laid out by the city of Salem until around 1800, many of the existing streets near it were being used as pathways and cartways very early in Salem's settlement. Part of Orange Street was laid out at least as early as the 1670s and by 1671 an additional area was added as a space to turn carts and wagons in.⁶ Derby Street was laid out about 1767 as New street and was known as Derby street as early as 1774. Prior to that time, part of the current Derby Street was an ancient highway along the water's edge provided for in the laying out of the town eight feet wide.⁷

The earliest deed used in the research for this residence and dated October 30, 1867, cites the street as a reference in the following entry; "WESTERLY seventy one feet to Palfray Court (so called), thence running...". Indeed, the very next deed cites a separate compass reckoning for the street after the boundaries of the property are enumerated in the deed. "The WESTERLY portion of the above described premises **viz: a strip of land twenty feet wide**, adjacent to land late of Ropes aforesaid, and leading

¹Phillips, Salem in the 17th Century.

²Essex Institute Historical Collections, Vol. 17, p. 247.

³Ibid, p. 246.

⁴Salem Historic District Guide Committee

⁵E.I.H.C., Vol. 66, p. 66.

⁶The Essex Antiquarian, Salem in 1700, Part 24, p. 114.

⁷Ibid.

from Derby St. to the NORTHERLY line of the said premises **being laid out as a Court or way, and known as Palfrey Court**, the above described premises are conveyed subject to the right of passage over said Palfrey Court, of the owners and occupants of the several estates lying NORTHERLY of the same."⁸

The Salem city map of 1851 shows that the property was owned by T. Sanborn and that the space now occupied by 6 Palfrey Ct. was an undeveloped lot. This gentleman was Theophilus Sanborn who, along with family members Franklin and George Sanborn, owned T.S. & Co. a wood and coal merchant whose business address was 115 Derby St.⁹ Theophilus and George lived on 5 Becket St. while Franklin lived near their place of business at 100 Derby St.¹⁰ This is near the point on Derby St. which, at that part of the 19th century, was where Palfrey Court was started.

Theophilus along with Franklin and George also owned a number of ships during the last quarter of the 19th century. Some of the vessels which were owned by these three Sanborn family members were the *Boxer*, the *Washinton*, the *Cavalier* and the *Palestine*.¹¹

In the Fall of 1867, John Hurley bought 6/7 of the land on Palfrey (sic) court from the Sanborn family. Six months later, he purchased the other 1/7 part of the parcel along with Michael Hurley from Lynn from James Emerton of Salem who was acting as a guardian of Elizabeth M. Sanborn, a minor child of Osgood Sanborn of Salem, deceased.¹²

The evidence clearly suggests that 6 Palfrey Court was built in 1873. A mortgage deed from June of that year states that there are two dwelling houses along with "all the other buildings thereon."¹³ This is further corroborated by the tax records of the city of Salem. By May 1, 1874, John Hurley is listed as having a, "House, Rear Palfrey Ct."¹⁴

John Hurley in 1874 was taxed on a number of properties within the city limits of Salem. According to the tax records, he owned property at the following locations;

- | | |
|---------------------------|------------------------------|
| House-57 Lafayette & Barn | House-100 Derby |
| House-1 High St. | House-Rear Palfrey Ct. |
| House-6 High St. | House-30 Mill St. |
| House-8 Creek St. | House-Store-30 1/2 Mill St. |
| House-10 Creek St. | House-41 to 45 Charter Store |
| Stables-Creek St. | Hall to John Powers |
| House-11 Vale & Barn | 6 Lots of land on Lynn Rd. |

Mr. Hurley had an aggregate value on his Real Estate of \$32,700.00 and his taxes on these properties were \$539.55.¹⁵

The Salem directories for the 1870s do not make it clear whether this John Hurley was John F. Hurley, a one time mayor of Salem. If this was indeed Mayor Hurley, he certainly was a notable character. Roger A. Poor remembers that, "Of course everybody

⁸Essex County (South) Registry of Deeds, Book, 790, leaf 297.

⁹Salem Directory, 1842.

¹⁰Ibid.

¹¹E.I.H.C. Vols. 70, 73, 40 and 41.

¹²E.C.R.D., Book 733, leaf 179 and Book 790, leaf 297.

¹³Ibid, Book 882, leaf 186.

¹⁴Salem Tax Assessor's Records.

¹⁵Ibid.

knew John, with his white sideburns and his tall silk hat, tilted at an angle. Wasn't he the man who promised to clean 'barnacles' out of city hall? Now he had appointed a friend of his, Eddie Knight, as city marshal. Eddie was reported to be very lenient with the drunks who were collected every night. So, at one Fourth of July parade, the Now and Thens put in a float, depicting Eddie receiving bail money from the gang. John was mad, hopping mad, and he said so very vigorously, but I can't recall what action he took."¹⁶

Another remembrance from 'Salem in the Nineties' states, "Less useful to the city, but more dramatic...he was destined to make quite a blotch on the story of the city. A small wiry man, with black mutton-chop whiskers and alert restless eyes, can be seen making his way up Washington Street from the direction of the depot, where in the old Hawley House basement at the corner of Norman Street, John F. Hurley kept a pawnbroker's shop. There was no concealment under a polite 'Collateral Loan Company' sign. Three gold balls swayed in the breeze, and the crude words, 'Pawn Broker' betrayed the scandalous profession of the owner. The more cultured and descreet hurried around the corner with averted eyes. It was not considered respectable for Salem to have a pawnshop.

Now, though John F. was a small spare man, he made the best of it by wearing boots with high heels, and a tall silk hat. A Prince Albert coat that had seen better days, striped trousers, white shirt with a bat winged collar, and a silk string of a black cross tie that was too long to tie well, completed the picture. No, not quite, for a diamond (or such it passed for) the size of a nickel was imbedded in his shirt front, the silk hat was on at an angle over one ear, and a long black cigar pointed skyward from the corner of his mouth. John sauntered over to the platform above the tunnel, stuck his thumbs in his armpits, rested his elbows on the iron fence, drew one heel up on the lowest rail, tilted his cigar at a new angle and waited for admirers to congregate. John F. was gotten up as a sort of caricature of any one of a dozen gentlemen of the city. The outfit was pretty nearly respectable, but in cleanliness it left something to be desired. John, however, had ambitions, and when it was bruited about that he would run for Mayor, the respectable portion of the old city shuddered and when he was elected, hung its head in shame.

After a very blatant campaign, everybody said John F. can't be elected,-- it is impossible, but as election day waned there were grave forebodings, and with enough returns in to dispel doubts, he prepared to celebrate. A parade was organized at the corner of Norman Street by the famous pawnshop. A noisy band went on before then came John in an open barouch, standing up waving his hat and saluting left and right, then an express wagon full of red fire and Roman candles, which were handed out to the crowds, and then followed a howling, screaming, cheering mob of hoodlums filling the street for a block or more behind. Round and round the town they went till all were tired out and it is to be hoped woke up next morning to realize what a silly thing the election of John F. was. It represented, as so many of our elections do, the triumph of mob hysteria over plain common sense. Men whom the voters will not trust for a moment with their own affairs, they witlessly elect to public offices of vast importance.

And yet John F. was not all bad, by any means. Biased and prejudiced he was, also a spendthrift of public money as far as his friends were concerned, but he never sold the public contracts for his own benefit, as do more accomplished politicians of today. John

¹⁶E.I.H.C.

was honest according to his lights, albeit they might be a little dim at times. He truly and honestly loved the city, and was inordinately proud of it and its history. He wanted her welfare, and listened to every appeal put to him squarely and plainly, but quick temper or a slight reflection on one of his prejudices might start him off on a wrong tack. It must not be forgotten that years after, he signed the petition for the rebuilding commission after the great fire of 1914, when the appointment of that commission meant the elimination of himself as chief magistrate, and he knew it. He recognized that the job was too big for him, and rather than have the city suffer, he signed away his rights."¹⁷

While both the Sanborn's and John Hurley owned and paid taxed on the property, they are not listed in any directory as having lived in the house. It seemed to be a rental property from the point of its initial construction.

In 1877, John sold the property at 6 Palfrey Ct. to Michael Hurley who sold part of it eleven years later to Sarah Phalan. The rest of the piece was sold in June of 1890 to Bridget A. Hurley who, on the same date, sold the property to David and Joanna Curtin.

Not quite twenty years later, Johanna Curtin sold the property to Telesfor Stramski in January of 1910. Ten years later Mr. Stramski sold it to Antony Potorski who sold it in 1920 to St. Joseph's Polish roman Catholic Society.

Over 29 years later, St. Joseph's sold it to Boleslaw Staniewicz who, within the same month, received a mortgage deed from Dorothy Clark of Marblehead. Members of the Staniewicz family lived in the house until December 18, 1973 when they sold it to Mary Kuchun of Peabody for the consideration of \$1.00 with Aniela Staniewicz retaining a life estate in the premises.

On January 27, 1987, 6 Palfrey Court was officially made into Palfrey Court Condominium with the current owners purchasing the property on June 22, 1994.

¹⁷Felt's, History of Salem.

**Essex County Registry of Deeds, Book , leaf
Transfers of title:**

E.C.R.D., Book 733, leaf 179

Grantor: Benjamin B. Sanborn, George Sanborn, Franklin T. Sanborn, George Russell & Lydia Russell, wife of said George in her right, all of Salem...Caroline S. Kimball of said Salem, wife of David C. Kimball...and Lucy A. Howard of Charlestown

Grantee: John Hurley

Consideration: \$2,271.42

Conveyance of: "Six undivided seventh parts of a certain parcel of land with the brick dwelling house and other buildings thereon situated on Derby Street in said Salem, and described as follows viz: Beginning at said Derby Street at a point on a line running parallel with & two feet distant from the
EASTERLY wall of said house, thence running
NORTHERLY on said line fifty eight feet and six inches, thence running
EASTERLY & bounded
SOUTHERLY by land of the grantor (T. Sanborn), thirty feet to land of Collins, thence running
NORTHERLY by said Collins' land forty seven feet and six inches to land of Ames, thence running
WESTERLY seventy one feet to Palfray Court (so called), thence running
SOUTHERLY by line of said Court one hundred and eight feet and nine inches to said Derby Street, thence running
EASTERLY by the line of said Street fifty feet to the point of beginning."

Date Recorded: October 30, 1867

E.C.R.D., Book 790, leaf 297

Grantor: James Emerton of Salem...Guardian of Elizabeth M. Sanborn, a minor and child of Osgood Sanborn, late of said Salem, deceased.

Grantee: John Hurley of said Salem and Michael Hurley of Lynn

Consideration: "\$378.57, which amount, bid by the said John and Michael, was the highest bid made therefor (sic) at the said auction."

Conveyance of: "a certain parcel of land, situated on Derby Street in said Salem, the same being one undivided seventh part of the said premises...as follows: Beginning on said Derby Street, at a point on a line running parallel with and two feet distant from the easterly wall of a brick dwelling house, standing on the premises herein described, thence running

NORTHERLY on said line fifty eight feet and six inches, thence running

EASTERLY and bounded

SOUTHERLY by land formerly of Theophilus Sanborn...thirty feet, to land of Collins, thence running

NORTHERLY by said Collins' land, forty seven feet and six inches, to land of Ames, thence running

WESTERLY ninety one feet thence running

SOUTHERLY by land formerly of Ropes, deceased, one hundred and eight feet and nine inches to said Derby Street, thence running

EASTERLY by the line of a said street, seventy feet, to the point of beginning.

The WESTERLY portion of the above described premises *viz: a strip of land twenty feet wide*, adjacent to land late of Ropes aforesaid, and leading from Derby St. to the NORTHERLY line of the said premises *being laid out as a Court or way, and known as Palfray Court*, the above described premises are conveyed subject to the right of passage over said Palfray Court, of the owners and occupants of the several estates lying NORTHERLY of the same."

Date Recorded: March 31, 1868

E.C.R.D., Book 882, leaf 186 - Mortgage Deed - Released May 25, 1895.

Grantor: John Hurley of Salem

Grantee: Salem Five Cents Savings Bank

Consideration: \$2,000

Conveyance of: "A parcel of land situate on Derby Street in said Salem...beginning on said Derby Street at a point on the line running parallel with and two feet distant from the EASTERLY wall of the brick dwelling house on said land, thence running NORTHERLY on said line fifty eight feet and six inches, thence running EASTERLY and bounded SOUTHERLY by land of Sanborn and others thirty feet to land of Collins, thence running NORTHERLY by said Collins land forty seven feet six inches to land of Ames, thence running WESTERLY seventy one feet to Palfrey Court, thence running SOUTHERLY by said Court one hundred and eight feet and nine inches to said Derby Street, thence EASTERLY by said Derby Street fifty feet to the point of beginning, together with *two dwelling houses* and all the other buildings thereon."

Date Recorded: June 5, 1873

E.C.R.D., Book 990, leaf 60

Grantor: John Hurley of Salem

Grantee: Michael Hurley of Lynn

Consideration: \$16,000

Conveyance of: "Also a certain parcel of land with the brick dwelling house and other buildings thereon situate on Derby street in said Salem being the same premises conveyed to John and Michael Hurley by deed of Benjamin B. Sanborn and others...Book 733, Leaf 179 and...Book 790, Leaf 296."

Date Recorded: December 29, 1877

E.C.R.D., Book 1228, leaf 399

Grantor: Michael Hurley of Lynn

Grantee: Sarah Phalan of Salem, wife of William Phelan

Consideration: \$1800.00

Conveyance of: "The lot of land with the buildings thereon situate in said Salem which is bounded beginning at a point on Derby Street at a point on a line running parallel with and two feet distant from the

EASTERLY wall of the dwelling house, thence running

NORTHERLY on said line fifty eight feet and six inches, thence running

EASTERLY and bounded

SOUTHERLY by land now or late of Geo. Russell and others thirty feet to land of Collins, thence

NORTHERLY by land now or late of Collins eleven feet to land of the grantor, thence

WESTERLY by land of the grantor seventy one feet to Palfray Court (so called), thence running

SOUTHERLY by the line of said Court seventy feet to Derby Street and thence

EASTERLY by Derby Street fifty feet to the point begun at."

Being part of the premises described in the deed...Book 733, Leaf 179.

Date Recorded: August 2, 1888

E.C.R.D., Book 1280, leaf 170

Grantor: Michael Hurley of Lynn

Grantee: Bridget A. Hurley of Salem

Consideration: \$1.00 and other good considerations

Conveyance of: "Also a parcel on Derby Street in said Salem described in a deed of Benjamin B. Sanborn and others dated October 22, 1867...B. 733 L. 179 and in deed dated March 31, 1868 b. 790 L. 296 excepting so much thereof as is described in a deed from me to Sarah Phelan dated July 27, 1888...B. 1228 L. 399."

Date Recorded: June 12, 1890

E.C.R.D., Book 1280, leaf 172

Grantor: Bridget A. Hurley, widow

Grantee: David Curtin and Joanna Curtin wife of said David Curtin of Salem

Consideration: \$1500.00

Conveyance of: "The lot of land with the buildings thereon situate in said Salem bounded and described as follows, namely. Beginning at the SOUTHWESTERLY corner of the premises at land of Phalan on Palfray (sic) Court so called, thence running NORTHERLY by the line of said Court thirty eight feet and nine inches to land now or late of Ames, thence turning and running EASTERLY by land of Ames now or late, seventy one feet to land of heirs of John Collins, thence turning and running SOUTHERLY by land of heirs of John Collins, thirty six feet and six inches to land of Phalan, thence turning and running WESTERLY by land of Phalan, seventy one feet to said Palfray (sic) Court and the point begun at. Being a part of the same land described in deed recorded...Book 733 Leaf 179. See also deed...Book 990 Leaf 60 and deed from Michael Hurley to said Bridget A. Hurley, dated April 29, 1890."

Date Recorded: June 12, 1890

E.C.R.D., Book 2005, leaf 286

Grantor: Johanna Curtin of Salem

Grantee: Telesfor Stramski

Consideration: \$1.00 and other valuable considerations paid

Conveyance of: " A certain parcel of land, with the buildings thereon, situate in said Salem, bounded and described as follows..Beginning at the SOUTHWESTERLY corner of the premises, at land of St. Joseph's Society, on Palfray Court so called, thence running NORTHERLY, by the line of said Court, thirty-eight feet and nine inches to land now or late of Ames; thence turning and running EASTERLY by land of Ames now or late seventy-one feet to land of Hurwitz; thence turning and running SOUTHERLY by land of Hurwitz thirty-six feet and six inches to land of St. Joseph's Society, thence turning and running WESTERLY by land of St. Joseph's Society seventy-one feet to said Palfray Court and the point begun at..."

Date Recorded: January 29, 1910

E.C.R.D., Book 2365, leaf 248

Grantor: Telesfor Stramski

Grantee: Antony Potorski

Consideration: Paid

Conveyance of: Same

Date Recorded: May 11, 1917

E.C.R.D., Book 2401, leaf 286

Grantor: Antony Potorski of Salem, being unmarried, grant to my wife, Sophia

Grantee: Sophia Potorski of Salem

Consideration: Paid

Conveyance of: "the land in said SALEM together with the buildings thereon, bounded and described as follows:

NORTHERLY by land now or late of Ames, seventy-one feet (71);

EASTERLY by land now or late of Collins, thirty-six feet (3) six inches;

SOUTHERLY by land now or late of Phelan, more recently conveyed to the St. Joseph's Polish Roman Catholic Society, seventy one feet (71); and

WESTERLY by Palfray Court, thirty-eight feet (38), nine inches."

Date Recorded: November 4, 1918

E.C.R.D., Book 2459, leaf 418

Grantor: Sophia, wife of Antony Potorski, in her own right, of Salem et ux

Grantee: St. Joseph's Polish Roman Catholic Society

Consideration: Paid

Conveyance of: Same

Date Recorded: July 26, 1920

E.C.R.D., Book 3652, leaf 556

Grantor: St. Joseph's Polish Roman Catholic Society, also known as Salem St. Joseph's Polish Roman Catholic Society

Grantee: Boleslaw Staniewicz

Consideration: Paid

Conveyance of: Same

Date Recorded: March 11, 1949

E.C.R.D., Book 3655, leaf 175

Grantor: Boleslaw Staniewicz of Salem

Grantee: Dorothy Clark of Marblehead

Consideration: Paid

Conveyance of: "the land in Salem with the buildings thereon, bounded and described as follows:

WESTERLY by Palfrey Court thirty-six and seventy-five one-hundredths (36.75) feet,
NORTHERLY by land now or formerly of Ames seventy one (71) feet,
EASTERLY by land now or formerly of Collins thirty-six and six-tenths (36.6) feet, and
SOUTHERLY by land now or formerly of Potarski and St. Joseph's Polish Roman Catholic Society about seventy one (71) feet. Subject to restrictions and reservations on record and subject also to a mortgage held by the Salem Five Cents Savings Bank on record."

Date Recorded: March 25, 1949

E.C.R.D., Book 3655, leaf 176

Grantor: Dorothy Clark of Marblehead

Grantee: Boleslaw Staniewicz, Anielo Staniewicz, Emily M. Staniewicz and Romana Staniewicz, as joint tenants and not as tenants in common, all of Salem

Consideration: Paid

Conveyance of: Same

Date Recorded: March 25, 1949

E.C.R.D., Book 6035, leaf 389

Grantor: Aniela Staniewicz of Salem, Emily M. Staniewicz Flook of Wilmington, Delaware (sic), Romana Staniewicz Nickerson of Marblehead

Grantee: Mary Kuchun, 2 Walker Rd., Peabody

Consideration: \$1.00

Conveyance of: "the land in Salem with the buildings thereon, bounded and described as follows:

WESTERLY by Palfrey Court thirty-six and seventy-five one-hundredths (36.75) feet;
NORTHERLY by land now or formerly of Ames seventy-one (71) feet;
EASTERLY by land now or formerly of Collins thirty-six and six-tenths (36.6) feet;
SOUTHERLY by land now or formerly of Potarski and St. Joseph's Roman Catholic Society about seventy-one (71) feet. Subject to restrictions and reservations on record."

Date Recorded: December 18, 1973

E.C.R.D., Book 6035, leaf 391

Grantor: Mary Kuchun of Peabody
Grantee: Aniela Staniewicz, 6 Palfrey Court, Salem
Consideration: \$1.00
Conveyance of: Same
Date Recorded: December 18, 1973

E.C.R.D., Book 6035, leaf 392

Grantor: Aniela Staniewicz of 6 Palfrey Court, Salem. "Reserving...unto myself a life estate in the granted Premises..."
Grantee: Flook et al, (Emily M. Flook-1011 Sedwick Dr.-Wilmington, Delaware, Romana Nickerson-210 Pleasant St.-Marblehead, Thadeus Staniewicz-50 Cedar St.-Salem, as joint tenants and not tenants in common.
Consideration: \$1.00
Conveyance of: Same
Date Recorded: December 18, 1973

E.C.R.D., Book 6983, leaf 356

Grantor: E.M. Flook et al, (Emily M. Flook, Romana Nickerson, Thadeus Staniewicz and Aniela Staniewicz of Wilmington, Delaware, Marblehead and Salem
Grantee: W.H. Cloutman of S. Hamilton
Consideration: \$55,000
Conveyance of: "Building and about 2,627 square feet of land number 6 Palfrey Court"
Date Recorded: September 30, 1982

E.C.R.D., Book 8769, leaf 464

Master Deed of Palfrey Court Condominium:

Description of Land: "The land in Salem...with the building thereon bounded and described as follows:

WESTERLY: by Palfrey Court, 36.75 feet;

NORTHERLY: by land now or formerly of Fontaine, 71.00 feet;

EASTERLY: by land now or formerly of Collier, 33.97 feet;

SOUTHERLY: by land now or formerly of Hartnett, .94 feet;

EASTERLY: by land now or formerly of Dylengoski and land now or formerly of St. Joseph's Polish Roman Catholic Society, 72.04 feet."

Date Recorded: January 27, 1987

E.C.R.D., Book 8896, leaf 209

Grantor: W.H. Cloutman of Marblehead

Grantee: Amy M. Soisson of Beverly

Consideration: \$130,000

Conveyance of: Unit #3, 6 Palfrey Ct.

Date Recorded: April 10, 1987

E.C.R.D., Book 12629, leaf 259

Grantor: Amy M. Soisson

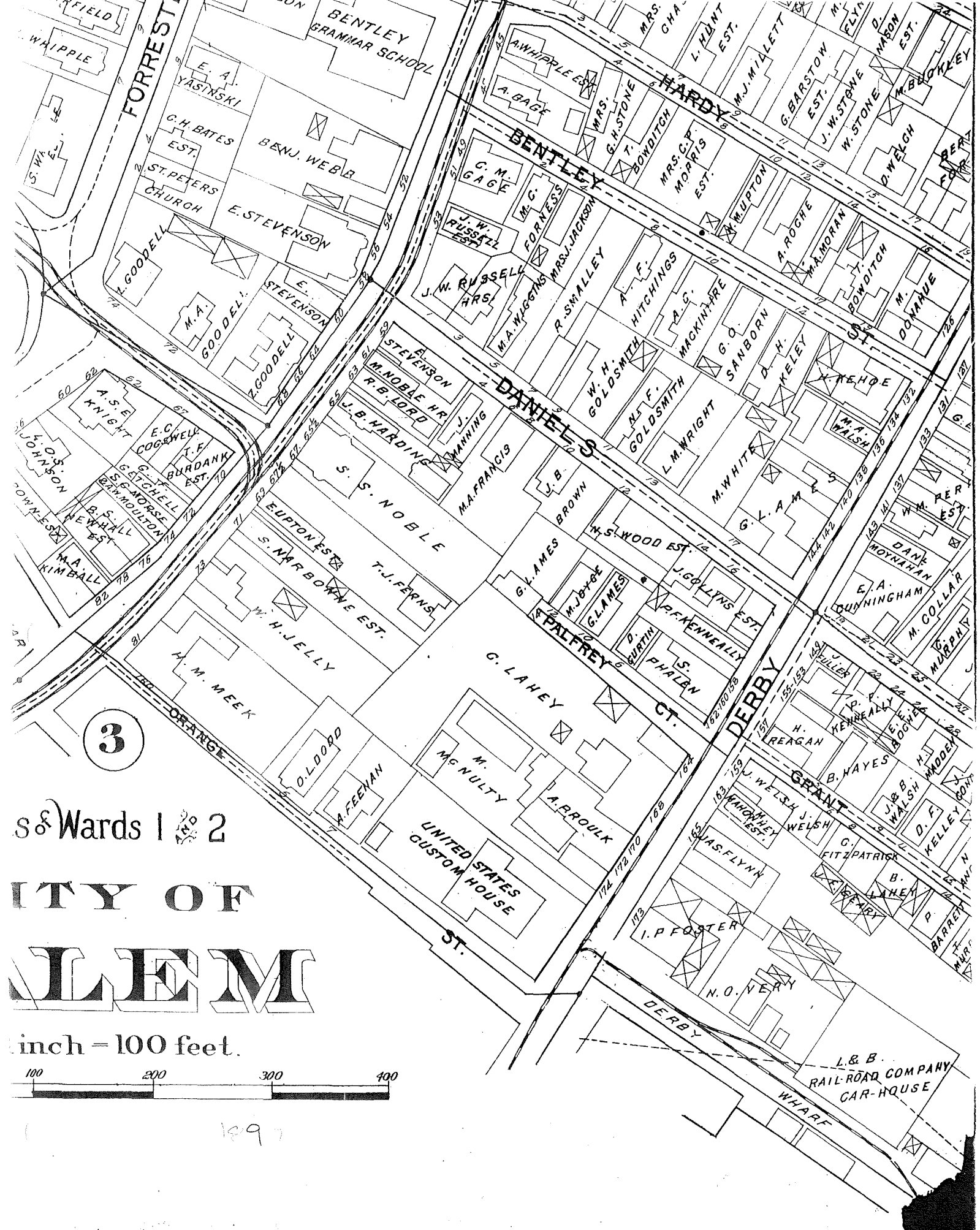
Grantee: Anne Stearns Pieterse

Consideration: Paid

Conveyance of: Unit #3, Palfrey Court

Date Recorded: June 22, 1994





S & Wards 1 & 2

CITY OF SALEM

1 inch = 100 feet.



1897



1874 by G.M. Hopkins in the Office of the Librarian of Congress at Washington, D.C.

1874