

OFFICE AT HAMILTON HALL

Historic Salem Incorporated

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

6 KOSCIUSKO STREET

Probable 18th Century Warehouse

Moved to this site circa 1870

Research by,
Joyce King
Architectural inspection by,
Salley Dee
March 1988

"to preserve Historic Sites, Buildings and objects,
and to work for the education of the community
in the true value of the same."

6 KOSCIUSKO STREET

The first mention of a house, where this house stands, was when William Welch purchased the property, on March 7, 1870, from the Cochran family. This deed conveys the land and "two dwelling houses". The wording of the deed (book 792 page 68) indicates that only the house facing Derby street (now #159) was on the lot when it was purchased by James Cochran in 1851. The tax records show that Cochran was taxed for only one structure during his ownership:

Salem tax records - 101 Derby (now 159 Derby and includes 6 Kosciusko)

1857 J Cochran \$1,400
1859 " " house and land 1,400
1860 " " house and land 1,400
1862 " " h. 800, land 600
1864 Cochran 101 Derby - land 34 X 96 \$600; house \$600
1865 Cochran 101 Derby house \$600; land 400
1866-69 same
1870 Welch house \$1,000; land \$400
1871 Welch 2 houses \$1,200; land \$400

Although it is clear, by the deeds, that William Welch had two houses in 1870, he is only taxed for one. This could be because the house was not ready for occupancy, or that the assessor was behind in his work. The 1870 census, which was taken in June of that year, gives notation of a house where 6 Kosciusko stands, but it is not occupied at that time. The house taxed for the first time in 1871.

The tax records for Kosciusko Street were also checked, but no listing was found. Several names have been assigned to this street over the years. The area was first called Palfray's wharf, then Hawkes, then Gardner's and later Tucker's wharf. The street was named Grant Street in 1883 and renamed in 1918 to Kosciusko Street. One unusual feature was the early enumeration of the buildings:

1864 Tucker's Wharf
East side
1 - Hayes 45' X 50'
2 - Hayes 40' X 50'
3 - Durgin 44' X 50'
4 - Hayes
5 - Hayes 40' X 50'
6 - Smith 70' X 50'
8 - Cunningham 40' X 50'
West side
10 - Durgin 40' X 36'
No.# - h. Smith 60' X 38'
" - stable Flynn
" - two houses Flynn

The records were checked for a permit to move a building during this time period and the newspapers for 1869/70 were scanned, but nothing was found.

6 KOSCIUSKO STREET

Tradition has it that this building was a warehouse moved from a nearby wharf. Unfortunately, documentation to that effect has not been found. Many buildings were moved to and from Kosciusko street over the years, so the tradition could be true.

An inspection of the building indicates that it could very well be an 18th century warehouse or outbuilding converted to a dwelling.

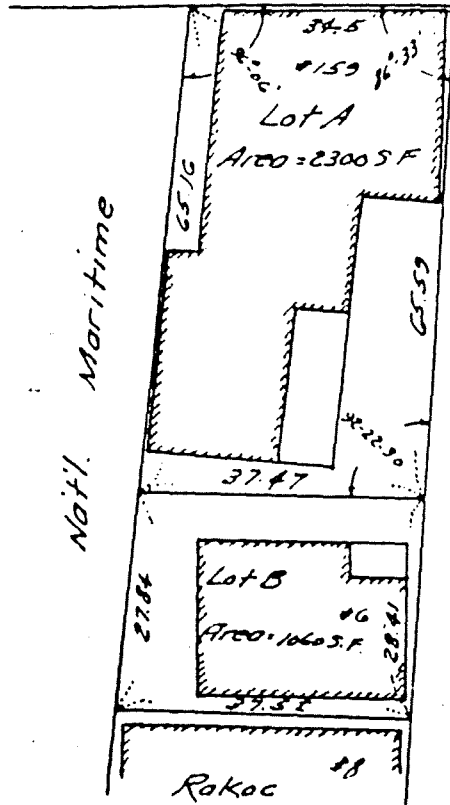
758
1959

LAND OF
SHIRLEY E. & VINCENT R. MCNEAL
DERBY ST. SALEM, MASS.

SCALE 1 IN = 20 FT. OCT. 1959

Leo H. Jones
REGISTERED SURVEYOR

DERBY ST.



KOSCIUSKO ST.

THIS PLAN HAS BEEN REDUCED. FOR CORRECT SCALING SEE ORIGINAL ON FILE

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received Nov 24, 1959 with P.L. Release

Beverly Savings Bank to
Vincent R. McNeil Jr. et al
Rec. B. 4623 P. 21 Filed No. 758 1959

Attest:

Leo H. Jones

Register of Deeds

Approval under Sub division
Control Law not required

Leo H. Jones
.....
chairman (Salem Planning Board)

6 KOSCIUSKO STREET

BOOK 8655 PAGE 53

DATE - December 1, 1986
CONSIDERATION - \$162,500
GRANTOR (seller) - Murry Klickstein
GRANTEE (buyer) - Mara L. Bentman
DESCRIPTION - Land and building lot B on plan
PREVIOUS REFERENCE - Being the same premises conveyed to the grantor by deed of Madeline A. Parga on February 8, 1973 and recorded in book 5947 page 408.

BOOK 5947 PAGE 408

DATE - February 8, 1973
CONSIDERATION - \$18,000
GRANTOR (seller) - Madelne A. Parga
GRANTEE (buyer) - Murray Klickstein of Brookline
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Being the same premises conveyed by deed of Margaret E. Chace on August 31, 1967, recorded in book 5471 page 606.

BOOK 5471 PAGE 606

DATE - August 31, 1967
CONSIDERATION - None given
GRANTOR (seller) - Margaret E. Chace
GRANTEE (buyer) - Madeline A. Parga
DESCRIPTION - Land and building
PREVIOUS REFERENCE - The same premises conveyed by deed of Charles F. Geary Sr. and Barbara Geary on October 4, 1966, recorded in book 5398 page 22.

BOOK 5398 PAGE 22

DATE - October 4, 1966
CONSIDERATION - None given
GRANTOR (seller) - Charles F. Geary Sr. and Barbara J. Geary
GRANTEE (buyer) - Margaret E. Chace widow of Preston
DESCRIPTION - Land and building, Lot B
PREVIOUS REFERENCE - The same premises conveyed by deed of John Bzezinsky on Jan. 10, 1962 recorded in book 4868 page 374.

BOOK 4868 PAGE 374

DATE - January 10, 1962
CONSIDERATION - None given
GRANTOR (seller) - John and Margaret Bzezinsky
GRANTEE (buyer) - Charles F. and Barbara Geary
DESCRIPTION - Land and building, Lot B
PREVIOUS REFERENCE - Being the same premises conveyed by deed of William H. K. Donaldson on June 10, 1961, recorded in book 4779 page 387.

BOOK 4779 PAGE 387

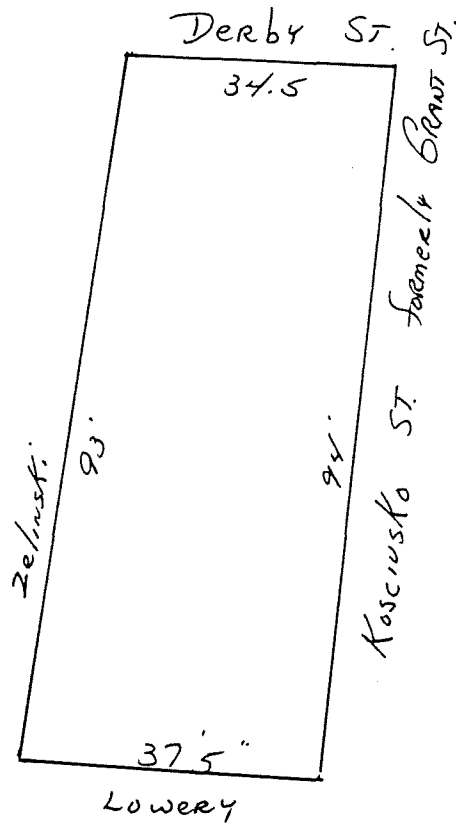
DATE - June 10, 1961
CONSIDERATION - None given
GRANTOR (seller) - William H. K. Donaldson
GRANTEE (buyer) - John and Margaret Bzesinsky
DESCRIPTION - Land and building, Lot B
PREVIOUS REFERENCE - Being the same premises conveyed by deed of Vincent and Shirley Mc Neil on November 24, 1959, recorded in book 4623 page 23.

BOOK 4623 PAGE 23

DATE - November 24, 1959
CONSIDERATION - None given
GRANTOR (seller) - Vincent R. and Shirley Mc Neil
GRANTEE (buyer) - William H. K. Donaldson
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Being part of the same premises conveyed to us by George Andros et ux on May 14, 1951, recorded in book 3817 page 383.

BOOK 3817 PAGE 383

DATE - May 14, 1951
CONSIDERATION - None given
GRANTOR (seller) - George and Rose Andros
GRANTEE (buyer) - Vincent R. and Shirley E. Mc Neil
DESCRIPTION - Land and buildings at 159 Derby and
6 Kosciusko Streets
PREVIOUS REFERENCE - The same conveyed by deed of Samuel
Jaroma on Feb. 14, 1949, recorded in
book 3649 page 33.



BOOK 3649 PAGE 33

DATE - February 14, 1949
CONSIDERATION - None given
GRANTOR (seller) - Samuel Jaroma
GRANTEE (buyer) - George and Rose Andros
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - For title see deed of John Franco
Ukrainian Soc. to me on May 15, 1934
recorded in book 2992 page 531.

BOOK 2992 PAGE 531

DATE - May 15, 1934
CONSIDERATION - None given
GRANTOR (seller) - John Franco Ukranian Soc.
GRANTEE (buyer) - Samuel Jaroma
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - Same premises conveyed to the
corporation by Iwin Franco Soc.
on Aug. 13, 1927

BOOK 2735 PAGE 63

DATE - August 13, 1927
CONSIDERATION - None given
GRANTOR (seller) - Harry Lesiuk, Michael Kobialka
and Michael Naches
GRANTEE (buyer) - John Franco Ukranian Soc.
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - Being the same premises conveyed by
deed of Harry Lesiuk on August 11,
1920 and recorded in book 2461 page
253

BOOK 2461 PAGE 253

DATE - August 11, 1920
CONSIDERATION - None given
GRANTOR (seller) - Harry and Victoria Lesiuk
GRANTEE (buyer) - Harry Kesiuk, Michael Kobialka
and Michael Naches
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - The same conveyed by Catherine Walsh

BOOK 2461 PAGE 251

DATE - August 11, 1920
CONSIDERATION - None given
GRANTOR (seller) - Catherine Walsh and James Doyle
GRANTEE (buyer) - Harry Lesiuk
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - Same premises conveyed by deed of
Michael Walsh April 7, 1919 and
recorded in book 2410 page 108.

BOOK 2410 PAGE 108

DATE - April 7, 1919
CONSIDERATION - None given
GRANTOR (seller) - Michael Walsh
GRANTEE (buyer) - Catherine Walsh and James L. Doyle
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - The same premises conveyed to myself
and John Walsh by deed of Lawrence
Walsh on April 23, 1873, recorded in
book 878 page 194.

BOOK 878 PAGE 194

DATE - April 23, 1873
CONSIDERATION - \$2,550
GRANTOR (seller) - Lawrence Walsh
GRANTEE (buyer) - John Walsh and Michael Walsh
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - The same conveyed in book 868
page 246.

BOOK 868 PAGE 246

DATE - November 22, 1872
CONSIDERATION - \$2,550
GRANTOR (seller) - William Walsh
GRANTEE (buyer) - Lawrence Walsh
DESCRIPTION - Land and buildings
PREVIOUS REFERENCE - The same premises conveyed to me
by James Cochran in book 792 page
68 in which deed I am called William
Welch

BOOK 792 PAGE 68

DATE - March 7, 1870

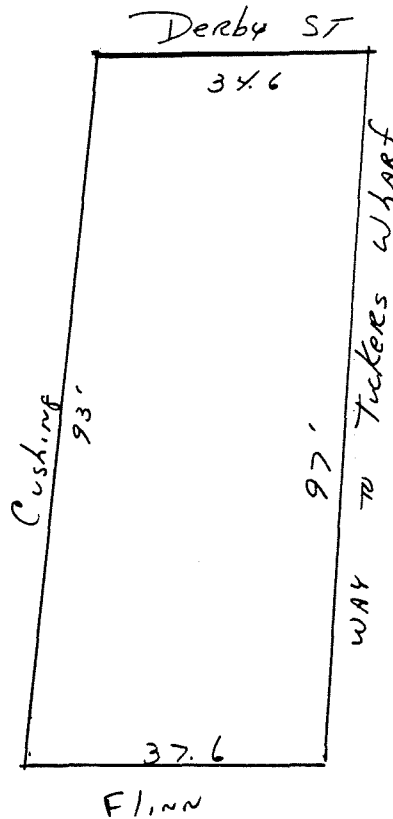
CONSIDERATION - \$2,650

GRANTOR (seller) - James Cochran, Mary Cochran, Anna Cochran, Thomas Conroy and Bridget Conroy in her own right, Frances Waters guardian of Joseph, Lewis and Julia Cochran

GRANTEE (buyer) - William Welch

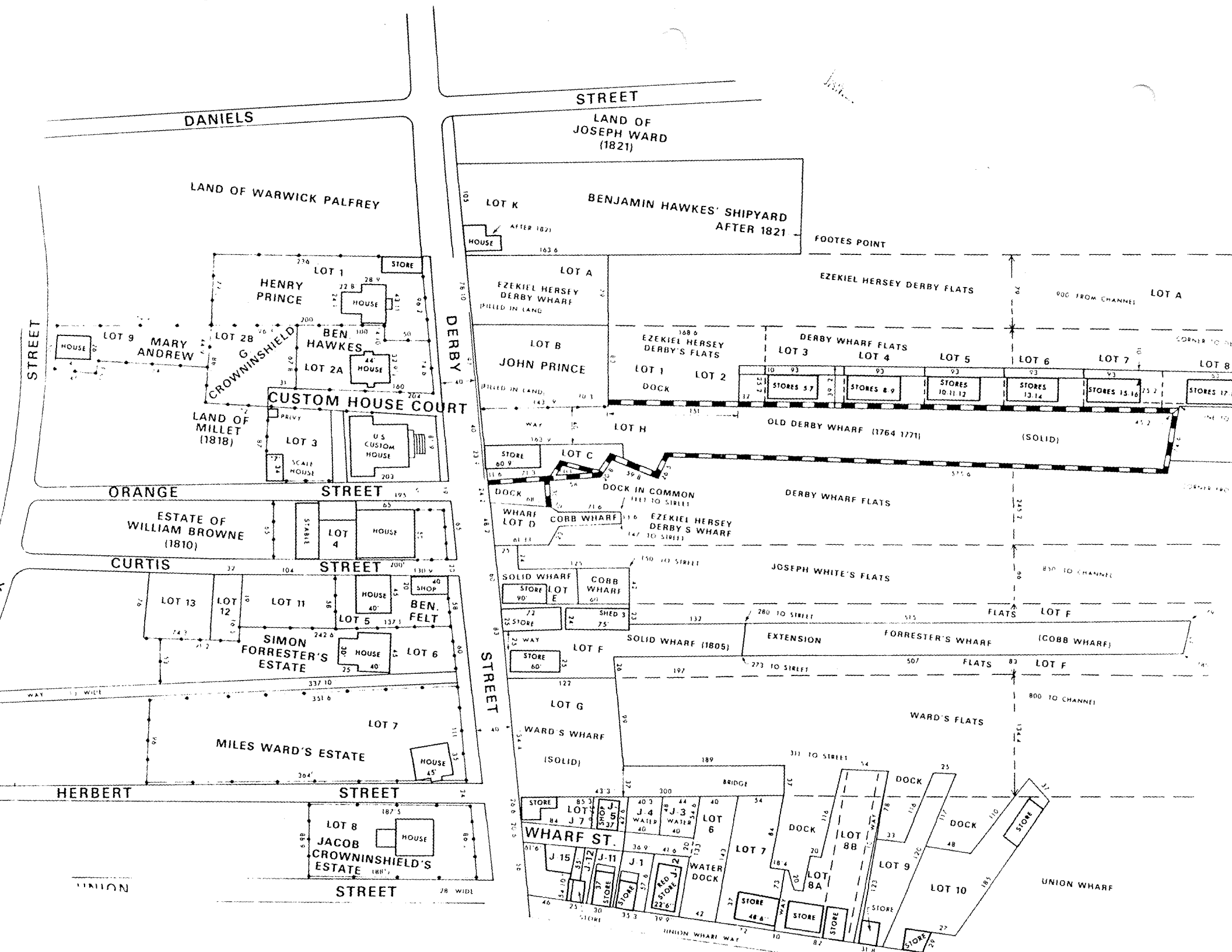
DESCRIPTION - Derby St. land and two dwelling houses

PREVIOUS REFERENCE - One of the said houses which faces said street being number one hundred and one on the same, being the same conveyed to James Cochran by deed on September 10, 1851, recorded in book 450 page 141.



BOOK 450 PAGE 141

DATE - September 10, 1851
CONSIDERATION - \$1,750 (mortgage \$1,050)
GRANTOR (seller) - George Wheatland
GRANTEE (buyer) - James Cochran, trader
DESCRIPTION - Messuage
PREVIOUS REFERENCE - None given



DANIELS

STREET

LAND OF JOSEPH WARD (1821)

LAND OF WARWICK PALFREY

LOT K

BENJAMIN HAWKES' SHIPYARD AFTER 1821

FOOTES POINT

STREET

LOT 1 HENRY PRINCE
LOT 2A BEN HAWKES
LOT 2B G. CROWNSHIELD
LOT 9 MARY ANDREW

DERBY

LOT A EZEKIEL HERSEY DERBY WHARF FILLED IN LANG
LOT B JOHN PRINCE

EZEKIEL HERSEY DERBY FLATS

900 FROM CHANNEL

LOT A

LAND OF MILLET (1818)

CUSTOM HOUSE COURT

DERBY

LOT 1 EZEKIEL HERSEY DERBY'S FLATS DOCK
LOT 2 DOCK
LOT 3 DERBY WHARF FLATS
LOT 4 DERBY WHARF FLATS
LOT 5 STORES 10, 11, 12
LOT 6 STORES 13, 14
LOT 7 STORES 15, 16
LOT 8 STORES 17

STORES 5, 7 STORES 8, 9 STORES 10, 11, 12 STORES 13, 14 STORES 15, 16 STORES 17

LOT 3 U.S. CUSTOM HOUSE
SCALE HOUSE
PRIVY

LOT H OLD DERBY WHARF (1764 1771) (SOLID)

ORANGE

STREET

ESTATE OF WILLIAM BROWNE (1810)

LOT C DOCK DOCK IN COMMON
WHARF LOT D COBB WHARF EZEKIEL HERSEY DERBY'S WHARF

DERBY WHARF FLATS

CURTIS

STREET

LOT 13 LOT 12 LOT 11 HOUSE SHOP
LOT 5 BEN FELT
SIMON FORRESTER'S ESTATE HOUSE
LOT 6

STREET

LOT E COBB WHARF SHED 3
LOT F SOLID WHARF (1805) EXTENSION FORRESTER'S WHARF (COBB WHARF) FLATS LOT F

JOSEPH WHITE'S FLATS

850 TO CHANNEL

WAY

LOT 7 MILES WARD'S ESTATE HOUSE 45'

LOT G WARD'S WHARF (SOLID)
WARD'S FLATS

800 TO CHANNEL

HERBERT

STREET

LOT 8 JACOB CROWNSHIELD'S ESTATE (1817) HOUSE

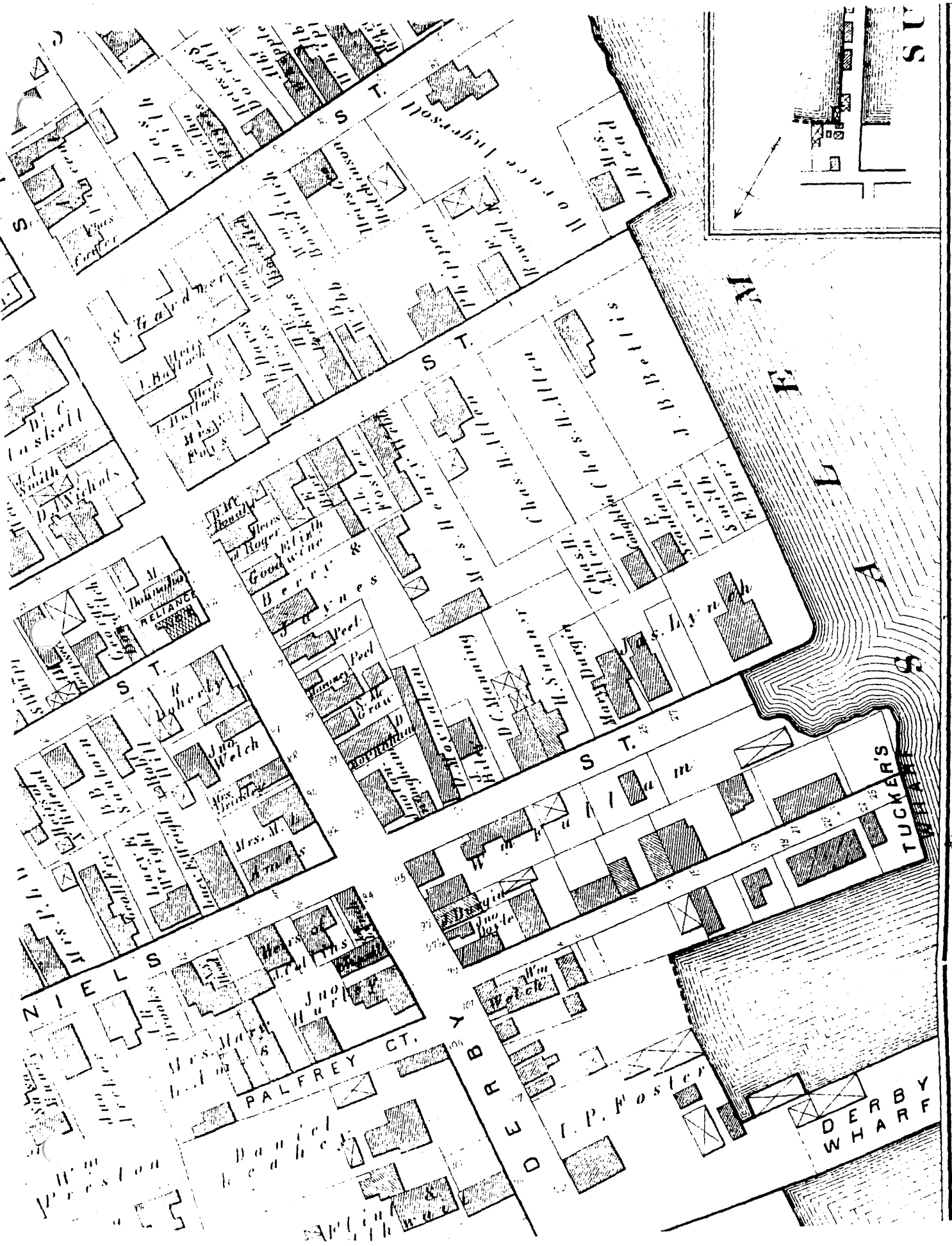
BRIDGE DOCK DOCK DOCK DOCK DOCK
LOT 5 J. 4 WATER J. 3 WATER
LOT 6 LOT 7 LOT 8 LOT 9 LOT 10
LOT 11 J. 15 J. 12 J. 11 J. 1 WATER DOCK
LOT 8A LOT 8B LOT 9A LOT 9B
STORE STORE STORE STORE STORE STORE STORE STORE STORE STORE

UNION WHARF

UNION

STREET

28 WIDE



1874

east side of Union Wharf Way. Ichabod Nichols and Benjamin Hodges purchased Lot 9 in 1799 and erected a large store on the wharf in 1800.¹²⁶ They were still the owners of this property in 1819 and on March 5, 1829 they sold Lot 9 to Robert Upton for \$1,750.¹²⁷

e) Union Wharf Lot 10: No. 25 Union Wharf Way (Thomas Mason)

Lot 10 fronted 47 feet 6 inches on the east side of Union Wharf Way. The north wharf line and north property line ran east 120 feet to a dock; here the wharf line turned and continued south about 48 feet. It then proceeded to the southeast about 110 feet to the corner of the pier. From here the wharf line continued south about 37 feet to the other corner of the pier. The wharf line next ran to the northwest about 185 feet, then proceeded north 27 feet, and continued east about 29 feet to the east side of Union Wharf Way.

Lot 10 was owned by Thomas Mason in 1805 and he probably owned it in 1819. The title to the property has not been traced this far. Archibald Rea and Gama-liel Hodges appear to be the owners of Lot 10 in 1829.¹²⁸

22. Waterfront Lot K: 101 Derby Street (Benjamin Hawkes Shipyard Site)

Waterfront Lot K fronted 105 feet on the south side of Derby Street and extended at this same width, 105 feet, south to the shore of South River. Benjamin Hawkes, the owner of House Lot 2A, purchased Lot K from the heirs of William Palfrey for \$2,800 on July 3, 1821.¹²⁹ Hawkes developed this area as a shipyard after 1821. The house shown on Base Map 4 was constructed after 1821 by Hawkes and the building still exists. In 1837 the house was numbered 101 Derby Street and Hawkes, a "coal dealer," was living there. The "entrance to Hawkes Wharf," in 1837, "opens at 99 Derby Street" where Kosciusko Street now stands.¹³⁰ By 1851 Hawkes' Wharf had been renamed Tucker's Wharf.

B. The Derby Street House Lots

1. Lot No. 1: Captain Henry Prince's Store, No. 104, and House, No. 106, Derby Street

Lot 1 fronted 96 feet 2 inches on the north side of Derby Street. The east side of the lot was 236 feet deep, the north end 79 feet 6 inches wide, and the

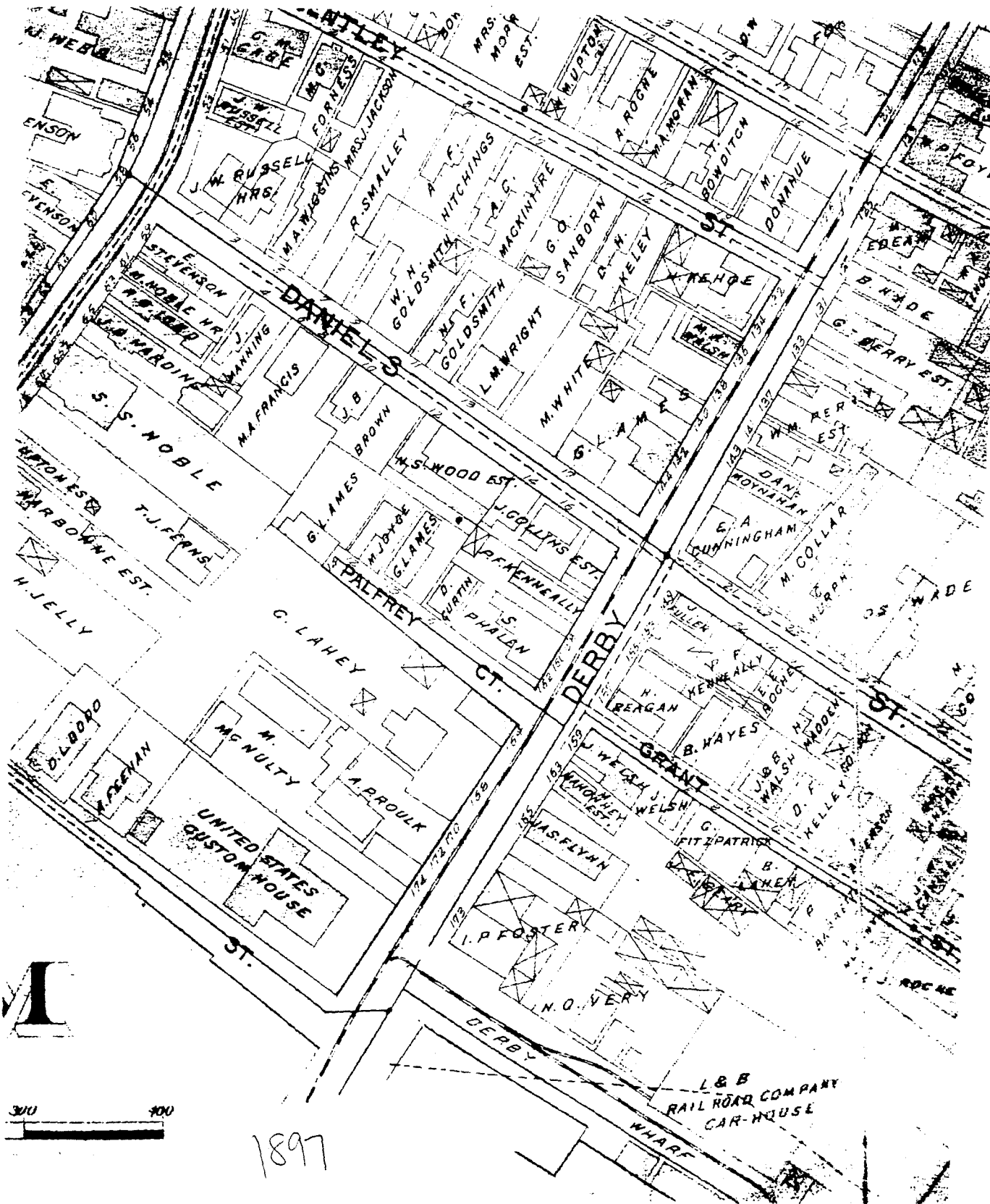
126. Deed Book 164, p. 228.

127. Deed Book 252, p. 100.

128. Deed Book 164, p. 228; Deed Book 252, p. 100.

129. Deed Book 226, p. 182.

130. *The Salem Directory and City Register.*



1897