

# Historic Salem incorporated

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78 WASHINGTON SQUARE EAST  
(formerly 9 Pleasant Street)

Built by  
GILBERT G. NEWHALL, clothier  
in 1846

Research:

Donna Vinson

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**78 WASHINGTON SQUARE EAST**  
(formerly 9 Pleasant Street)

**Built in 1846 by Gilbert G. Newhall, Clothier**

**History of the property:**

The house currently bearing the address 78 Washington Square East sits on part of the seventeenth-century land grant of Isaac Estes. The smaller lot facing Salem Common and adjoining "Thomas Beadle's Lane", later Ives Lane (1753), Pleasant Street (1800), and Washington Square East (1880), was conveyed to William Lord in 1657, Henry Bartholomew, Sr. in 1681, and Nehemiah Willoughby in 1689 (Essex County Registry of Deeds, Book 8, leaf 142; see inserted map from Sidney Perley's "Salem in 1700. No. 19" Essex Antiquarian 9 (1905): 72-86). The latter died in possession of the lot in 1702, and it later passed into the Hodges and Webb families of Salem.

No buildings appear to have been erected on the lot before the mid-nineteenth century, despite the levelling, enclosure, and general improvements made to Salem Common in 1802 (H.F. Browne, "An Account

of Salem Common and the Levelling of the Same in 1802, With Short Notices of the Subscribers," Essex Institute Historical Collections IV (1862): 2-13). No doubt these improvements increased the value of all lots adjoining the Common, including the old Willoughby lot, which was in the possession of the Webb family for the first half of the nineteenth century.

In late 1845 Priscilla Webb of Salem, a widow, conveyed a "lot of land situate in Salem....commencing at the southwest bound and running northerly by Pleasant Street 67 feet 3 inches" to Gilbert G. Newhall of Salem, who was at that time the owner of a clothing store located at 209 Essex Street (E.C.R.D. Book 360, leaf 3). For the next year, Mr. Newhall and his family continued to reside at their other property in Salem, 7 Harbor Street, during the construction of their new house on the Common.

The Newhall family owned and occupied their "homestead estate" for the next forty years (Salem Directories, 1846-1886). After the death of her mother, Eliza G. Newhall conveyed the property "numbered 78 on Washington Square, formerly numbered 9 on Pleasant Street" to Susan B. Simonds, the wife of William H. Simonds of Salem, treasurer of the Salem Savings Bank (E.C.R.D. Book 1174, leaves 77-78). Susan Simonds possessed 78 Washington Square for only eight years, after which she turned the mortgage deed over to her late husband's employer, which promptly conveyed the property to Frank Damon of Danvers (E.C.R.D. Book 1334, page 118; Book 1465, page 313). Damon never occupied the property, and sold it to Arthur H. Phippen in 1896

(E.C.R.D. Book 1559, page 228).

Arthur H. Phippen, member of an old and distinguished Salem family with a law office in Boston, occupied the house until 1920 and owned it until 1923. During this three-year interval, Salem architect F.W. Belknap resided in the house (Salem Directories, 1920-1923).

In 1923 Phippen conveyed the property to Mary E. Hayes of Salem, a conveyance that included "all furnaces, heaters, ranges, mantels, gas and electric light fixtures, screens, screen doors, awnings and all other fixtures of whatever kind and nature" (E.C.R.D. Book 2552, pages 477-478). Mrs. Hayes owned 78 Washington Square for only three years, and she never occupied the house. Julius and Victoria Robaczewski of Salem purchased the estate in 1926, and like its two previous owners, they leased out the house to a variety of tenants during their nearly thirty-year term of possession (E.C.R.D. Book 2708, pages 327-329; Salem Directories, 1926-1954).

The heirs and executrices of Victoria Robaczewski, Clara Jarzynka and Elizabeth Ciesinski, conveyed 78 Washington Square to Arthur and Helen Walker of Salem in 1954 (E.C.R.D. Book 4053, page 201). The Walkers owned and occupied the property for the next fourteen years, after which they sold it to Stanley and Rochelle Hale of Danvers (E.C.R.D. Book 5529, page 504). The Hales almost immediately conveyed the estate to Stanley and Shirley Mikulski of Wenham (E.C.R.D. Book 5631, page 373). After the death of Mrs. Mikulski in 1977, her husband conveyed the property to the trustees of the newly-established "78 Washington Square East Trust", declared on May 10, 1977 (E.C.R.D. Book

6347, pages 37-42). Ten years later, trustees Ralph and Judith Doering transferred the property to its present owner, Joseph A. Skomurski (E.C.R.D. Book 9022, page 428).

**Documentation:**

**Essex County Registry of Deeds, Book 8, leaf 142**

**Grantor:** Henry Bartholomew of Salem, Merchant

**Grantee:** Nehemiah and Abigail Willoughby of Salem

**Consideration:** paid

**Conveyance of:** land on "Great Pasture" and town "swamp".

**Date recorded:** November 12, 1689

**E.C.R.D. Book 360, leaf 3**

**Grantor:** Priscilla Webb of Salem, Widow

**Grantee:** Gilbert G. Newhall of Salem, Merchant

**Consideration:** \$1000

**Conveyance of:** a "lot of land situate in said Salem, viz. commencing at the southwest bound and running northerly by Pleasant Street 67 feet 3 inches, thence northeasterly by land of Penn Townsend 88 feet 4 inches, thence southeasterly by land of Eunice Richardson 68 feet 8 inches, thence southwesterly by

land of Hannah Hosmer 101 feet 10 inches to the point begun at."

**Date recorded:** October 18, 1845

**E.C.R.D. Book 1174, leaves 77-78**

**Grantor:** Eliza G. Newhall of Salem, Singlewoman

**Grantee:** Susan B. Simonds of Salem, Wife of William H. Simonds

**Consideration:** \$1 and other good and valuable considerations

**Conveyance of:** "a certain messuage situated in said Salem, numbered 78 on Washington Square, formerly numbered 9 on Pleasant Street, and bounded southwesterly by said Washington Square sixty-seven feet three inches....the same having been devised to me by my mother Eliza E. Newhall, by her will duly allowed in Probate Court for Essex County, 3d Monday of September, 1882....".

**Date recorded:** June 2, 1886

**E.C.R.D. Book 1403, pages 378-379**

**Grantor:** Susan B. Simonds of Salem, Widow

**Grantee:** Salem Savings Bank

**Consideration:** \$1 and other valuable considerations

**Conveyance of:** 78 Washington Square (see inserted plan)

**Date recorded:** March 1, 1894

**E.C.R.D. Book 1465, page 313**

**Grantor:** Salem Savings Bank

**Grantee:** Frank C. Damon of Danvers

**Consideration:** \$9000

**Conveyance of:** "a certain messuage situated in Salem numbered 78 on Washington Square".

**Date recorded:** December 9, 1895

**E.C.R.D. Book 1599, page 228**

**Grantor:** Frank C. Damon of Danvers

**Grantee:** Arthur H. Phippen of Salem

**Consideration:** \$1 and other good and valuable considerations

**Conveyance of:** "a certain messuage situated in Salem, in said [Essex] County, numbered 78 on Washington Square, and shown in a plan recorded in Essex South Registry of Deeds Book 1334, page 118".

**Date recorded:** October 6, 1898

**E.C.R.D. Book 2552, pages 477-478**

**Grantor:** Arthur H. Phippen of Salem

**Grantee:** Mary E, Hayes of Salem

**Consideration:** paid  
**Conveyance of:** 78 Washington Square  
**Date recorded:** May 17, 1923

**E.C.R.D. Book 2708, pages 327-329**

**Grantor:** Mary E. Hayes of Salem  
**Grantees:** Julius and Victoria Robaczewski of Salem  
**Consideration:** paid  
**Conveyance of:** "the land in Salem with the buildings thereon....  
numbered 78 Washington Square".  
**Date recorded:** December 23, 1926

**E.C.R.D. Book 4053, page 201**

**Grantors:** Clara Jarzynka and Elizabeth Ciesinski,  
Executrices under the will of Victoria Robaczewski, late of  
Salem (license of Essex Probate Court, Docket #240271, dated  
February 10, 1954).  
**Grantees:** Arthur and Helen Walker of Salem  
**Consideration:** \$17,500.00  
**Conveyance of:** 78 Washington Square East  
**Date recorded:** March 18, 1954



**E.C.R.D. Book 5529, page 504**

**Grantors:** Arthur and Helen Walker

**Grantees:** Stanley and Rochelle Hale of Danvers

**Consideration:** paid (mortgage deed of \$30,000)

**Conveyance of:** 78 Washington Square East

**Date recorded:** May 20, 1968

**E.C.R.D. Book 5631, page 373**

**Grantors:** Stanley and Rochelle Hale

**Grantees:** Stanley and Shirley Mikulski of Wenham

**Consideration:** paid

**Conveyance of:** 78 Washington Square East

**Date recorded:** August 20, 1969

**E.C.R.D. Book 6347, pages 37-42**

**Declaration of Trust:** establishing 78 Washington Square  
East Trust

**Date recorded:** May 10, 1977

**E.C.R.D. Book 9022, page 428**

**Grantors:** Ralph H. and Judith C. Doering, Trustees of the  
78 Washington Square East Trust

**Grantee:** Joseph A. Skomurski

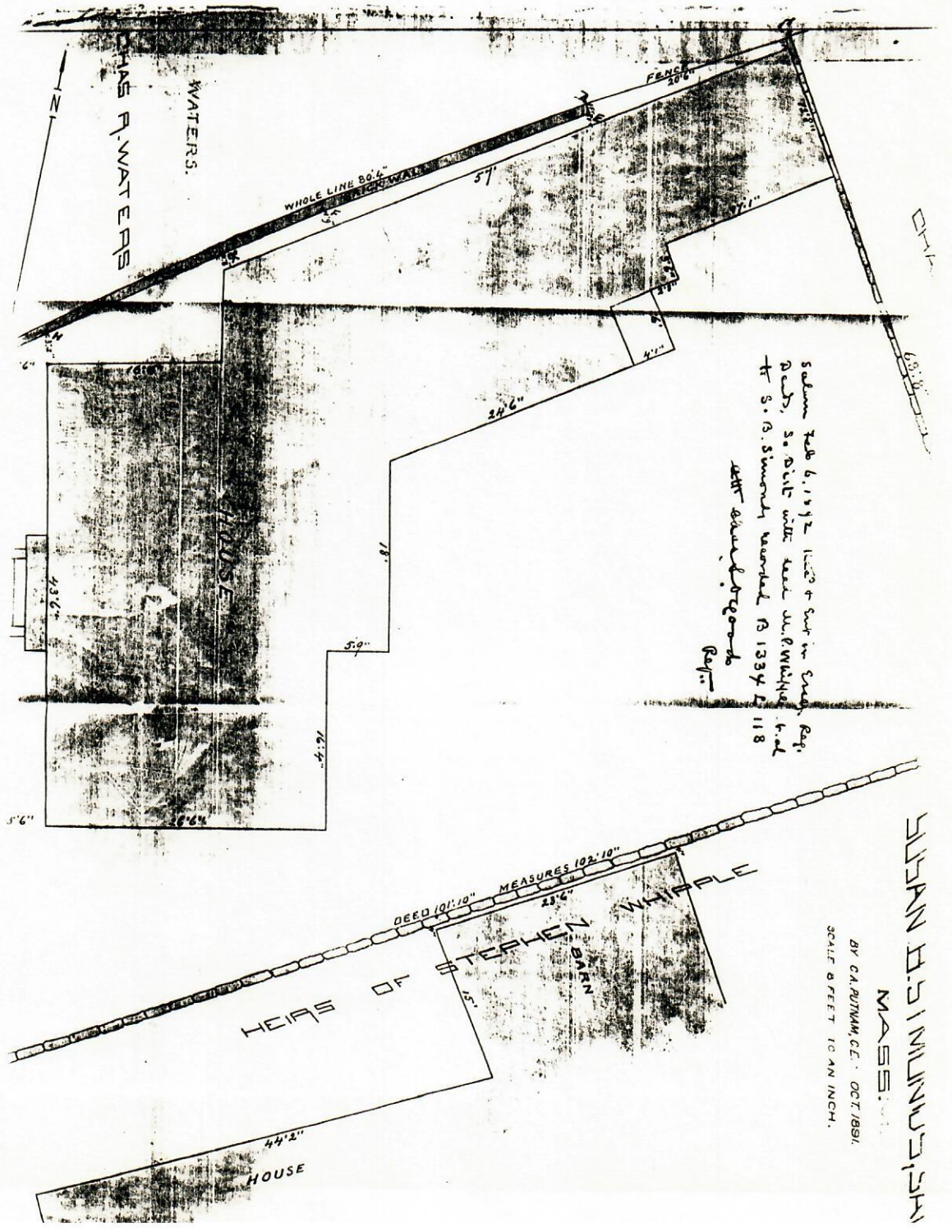
**Consideration:** paid

**Conveyance of:** 78 Washington Square East

**Date recorded:** June 12, 1987



500  
133711  
A. 1118



Subm. Feb 6, 1892 1893 to Court in Essex Reg.  
 2nd, so built with land in W. Whipple's land  
 to S. S. Simons recorded 18 1894 1118  
 with acknowledgment Reg.

ALFRED B. J. MINNICK, JR.  
 MASS.  
 BY C. A. BURNHAM, C.E. OCT. 1891.  
 SCALE 6 FEET TO AN INCH.