

Historic Salem Incorporated

7 CAMBRIDGE STREET SALEM, MASSACHUSETTS 01970 / PHONE (508) 745-0799

25 Washington Square North

Built in 1897 for Joseph M. Parsons, Builder

History:

25 Washington Square North sits on a parcel of the vast seventeenth-and eighteenth-century holdings of the Williams family, for whom the present-day Williams Street is named (See attached Maps of Salem in 1700 and 1780). The Williams' dwelling house faced "ye new way" or highway to Beverly and Salem Common, then known as the "town swamp". In typical Salem fashion, the early Williams men were farmers while later generations turned to the sea. In 1772 John Williams, yeoman, sold his estate to his "kinsman" Henry Williams, mariner, for £114 lawful money. The transfer of property included the "mansion

the fence on or near the bank of the North River and then easterly on land late of Joseph Lambert deceased" as well as "one common right in that division of the common lands in said Salem called the Cow Pasture sometimes called the Great Pasture..." (Essex County Registry of Deeds Book 130, page 56). As a householder with lands adjoining the Common, Henry Williams also bought the right to maintain his own private pond on the town "swamp".

Henry Williams appears to have been more interested in the sea than the land, and began selling parcels of the family estate shortly thereafter. On Christmas Day in 1797, he sold the parcel encompassing the buildings overlooking the Common to Samuel Gale, "hair-dresser", (E.C.R.D. Book 162, p. 284). This transfer of property from a first-generation seafaring family to a humble barber is one indication that the Common area was not the most desirable residential neighborhood in Salem at the turn of the nineteenth century. The Common itself featured at least five ponds, numerous roaming livestock, and the town almshouse, and the area adjoining Winter Street was the site of several tanneries. Around 1800 a campaign to level and enclose the Common was initiated, but the Reverend William Bentley noted that "there is no influential person on

1808 painting Salem Common on Training Day.

The value of Samuel Gale's property was no doubt increased by the improvements on the Common, yet his name is absent from the lists of subscribers for both the levelling and the construction of the McIntire gateways (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). In the years that followed, Gale acquired several adjoining properties, extending his estate out to present-day Mall Street (E.C.R.D. Book 165, p. 229; Book 209, p. 146), then alternatively known as "Tuttle's rope-walk". He occupied the site until 1836, when he sold the property to Thomas Sweetser, trader and grocer, who not coincidentally held his mortgage (E.C.R.D. Book 287, p. 272). Gale listed his property as "the messuage, situate (d) in Salem, now occupied by me, on Williams and Mall Streets, consisting of the dwelling house, outbuildings, and the land under and adjoining the same".

Following Gale's example, Sweetser also acquired several properties adjoining his Washington Square estate, mostly from the Glover family (E.C.R.D. Book 313, pp. 16, 18, 208, 219). He also

tradesmen and shopkeepers in the nineteenth century, held the property for most of the remainder of the latter century. Mary Barton, widow of Captain John Barton, first acquired the land and buildings in 1844, and when she died shortly thereafter her son and administrator, Gardner Barton, sold the property to his cousin William C. Barton, trader and grocer (E.C.R.D. Book 379, page 31). The latter Barton and his wife, also named Mary, owned and occupied the property until his death in 1873-74. Barton sold ice and other groceries out of Sweetser's old shop, under the sign "William C. Barton & Co." When he died his widow was compelled to sell the property to Amos Binney of Brookline (E.C.R.D. Book 913, page 165), but she continued to reside on the premises. In 1880 Binney sold the property to Mary (Molly) Locke Barton, daughter of William and Mary, at the 1874 purchasing price. (E.C.R.D. Book 1046, page 140). Mother and daughter lived at the newly-designated 25 Washington Square, renting out the shop to C.P. Osborne, tinsmith, until 1895, when they sold the property to Joseph and Minnie Parsons (E.C.R.D. 1458, page 283). The Salem Directory for 1895-96 reports that Miss Mary Locke Barton and Mrs. William C. Barton had "removed" themselves to New York City.

Following their acquisition, Joseph M. Parsons, contractor,

Mr. Parsons (City of Salem Record of Building Permits, 1895-1915), allowing him to build a single-family house with 2 1/2 stories, a pitched slate roof, and "all improvements". The recorded architect was Albert Fernald of Boston, the recorded builder was Parsons himself, and the estimated cost was \$8000. In the Salem Directory for 1897-98, the Parsons are still listed as residents of Lynde Street, but it is noted that they "will reside at 25 Washington Square". Shortly thereafter, at some point in 1898, they moved into their new home.

The Parsons lived at 25 Washington Square until Joseph's death in 1915, after which his widow sold the property and moved to Florida (E.C.R.D. Book 2347, page 115). The new owners, Walter and Elizabeth Poor, moved from 13 Broad Street. Walter Poor was a manager at Hygrade Lamp Company in Boston, and he and his wife also maintained a summer residence on Winter Island. The Poores owned 25 Washington Square until 1926, when they sold the property to Henry J. and Maude O'Donnell of 12 Boardman Street (E.C.R.D. 2699, page 44). The O'Donnells never occupied the property, and sold it the next year to Dr. Ignatius Zielinski, financing the transfer (E.C.R.D. 2710, page 520). The Zielinski family owned and occupied the property for the next sixty years, and divided it into a physician's office and several separate

1987 his heirs sold the property to George and Agnes Gagnan, contractor and beautician, who own and occupy the house at present (E.C.R.D. Book 9257, pages 558--559).

Documentation:

E.C.R.D. Book 130, page 56

Grantor: John Williams, Yeoman

Grantee: Henry Williams, Mariner

Consideration: £114, lawful money

Conveyance of: "Mansion house" and 2 3/4 acres of "homestead land", "bounding southerly on the highway".

Date recorded: April 1, 1772

E.C.R.D. Book 162, page 284

E.C.R.D. Book 165, page 229

Grantor: Isaac Very, Mariner

Grantee: Samuel Gale, Hair-dresser

Consideration: \$50

Conveyance of: Property bounded "westerly on land of said Samuel Gale."

Date recorded: March 14, 1800

E.C.R.D. Book 209, page 146

Grantor: The Essex Bank

Grantee: Samuel Gale, Hair-dresser

Consideration: \$100

Conveyance of: Property lying along present-day Mall Street

Date recorded: May 3, 1816

E.C.R.D. Book 287, page 272

dwelling house, outbuildings, and the land under and adjoining
the same.....bought of Henry Williams in 1797."

Date recorded: April 6, 1836

E.C.R.D. Book 303, pages 16, 18, 208, 219

Grantors: The Glover Family

Grantee: Thomas Sweetser, Trader and Grocer

Considerations: paid

Conveyance of: lands adjoining Sweetser's Brown Street property

Dates recorded: throughout 1839

E.C.R.D. Book 344, page 3

Grantor: Thomas Sweetser, Trader and Grocer

Grantee: Mary Barton, Widow

Consideration: \$3200

Conveyance of: "a certain messuage situated in said Salem,
consisting of a dwelling house, outbuildings and the land under

Grantor: Gardner Barton, Apothecary and Administrator of Mary Barton, deceased

Grantee: William C. Barton, Trader and Grocer

Consideration: \$3200

Conveyance of: property on Brown Street

Date recorded: March 9, 1847

E.C.R.D. Book 532, page 162

Grantors: William C. and Mary S. Barton

Grantees: Gardner Barton and Joseph Leavitt

Consideration: \$2000

Conveyance of: "a certain messuage situated in Salem.... consisting of a dwelling house, outbuildings, and land under and adjoining the same....being the same land conveyed to the said William Barton by the said Gardner Barton, admin. of the estate of Mary Barton, deceased."

Date recorded: June 6, 1856

Date recorded: March 10, 1865

E.C.R.D. Book 913, page 165

Grantor: Mary S. Barton, Widow

Grantee: Amos Binney of Brookline, Mass.

Consideration: \$1500

Conveyance of: property on Brown and Williams Streets

Date recorded: October 1, 1874

E.C.R.D. Book 1046, page 140

Grantor: Amos Binney

Grantee: Mary Locke Barton, Singlewoman

Consideration: \$1500

Conveyance of: property on Brown and Williams Streets

Date recorded: September 28, 1880

buildings thereon situate(d) in Salem....along Williams Street
and Washington Square."

Date recorded: October 12, 1895

E.C.R.D. Book 1461, page 578

Grantor: John Rood

Grantee: Minnie Parsons

Consideration: paid

Conveyance of: "a certain parcel of land situate(d) in
Washington Square, formerly called Brown Street in said Salem,
Square...."

Date recorded: November 9, 1895

E.C.R.D. Book 2347, page 115

Grantor: Minnie Parsons of Tarpon Springs, Florida

Grantee: Elizabeth R. Poor, Wife of Walter Poor

Consideration: "\$1 and other valuable considerations"

Grantor: Elizabeth R. Poor

Grantee: Maude O'Donnell, Wife of Henry O'Donnell

Consideration: paid

Conveyance of: 25 Washington Square

Date recorded: October 1, 1926

E.C.R.D. Book 2710, page 520

Grantor: Henry J. and Maude O'Donnell

Grantee: Dr. Ignatius Zielinski

Consideration: paid

Conveyance of: 25 Washington Square North

Date recorded: February 1, 1927

E.C.R.D. Book 3572, page 585

Grantor: Helen Gieryn, Heir of Dr. Ignatius Zielinski

Grantee: Stanley Zielinski, Druggist

Consideration: paid

Grantor: Alexander and Victoria Zmijewski

Grantee: Stanley Zielinski, Druggist

Consideration: paid

Conveyance of: "one-sixth undivided interest" in 25 Washington
Square North

Date recorded: August 26, 1949

E.C.R.D. Book 4009, page 334

Grantor: Genevieve Zielinski

Grantee: Stanley Zielinski, Druggist

Consideration: paid

Conveyance of: "one-sixth undivided interest" in 25 Washington
Square North

Date recorded: September 15, 1953

E.C.R.D. Book 4009, page 333

Grantor: Michalina Zielinski

E.C.R.D. Book 4009, page 332

Grantors: Sylvester and Angela Bruski

Grantee: Stanley Zielinski

Consideration: paid

Conveyance of: "one-sixth undivided interest" in 25 Washington
Square North

Date recorded: September 15, 1953

E.C.R.D. Book 9257, pages 558-559

Grantors: Angela Bruski and Lina Zielinski; Angela Bruski and
William Mahoney

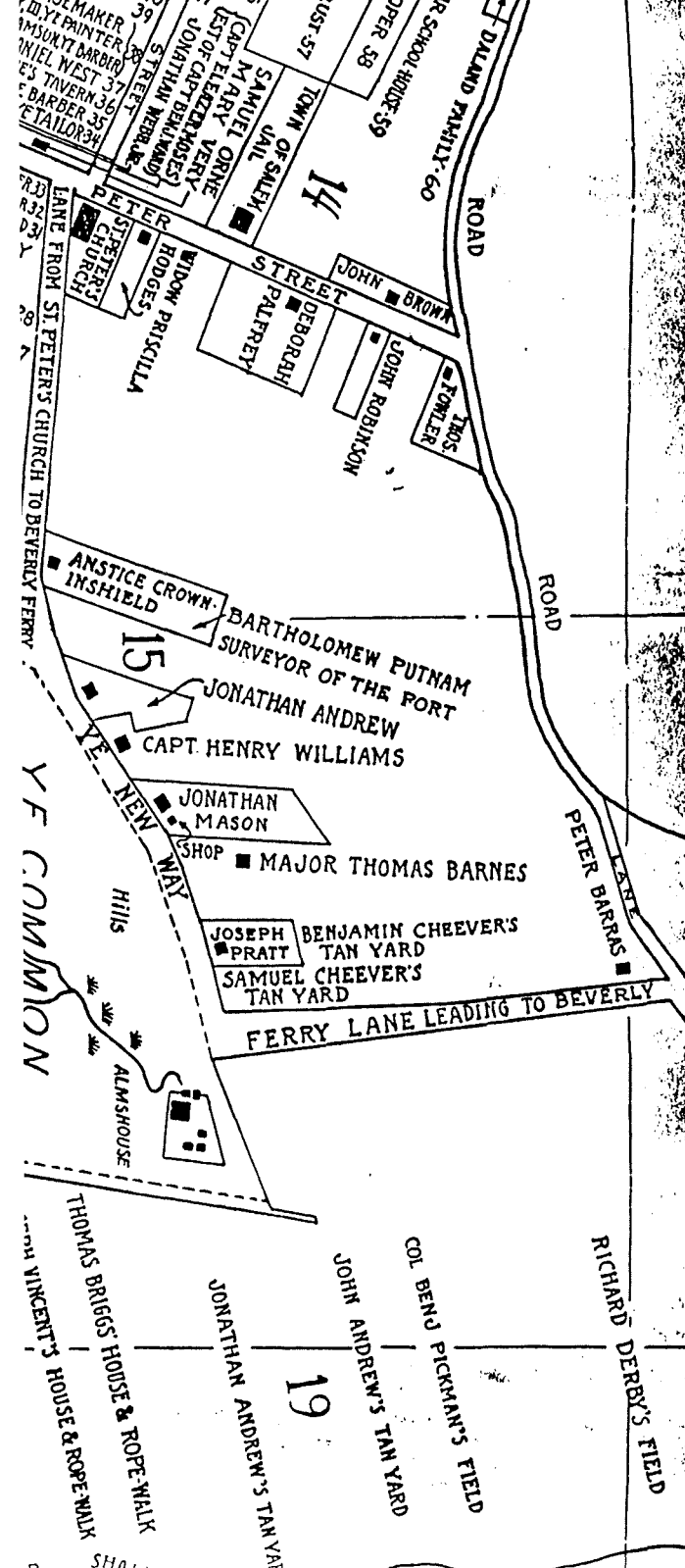
Grantees: George and Agnes Gagnan

Consideration: paid

Conveyance of: two "undivided third parts" of 25 Washington
Square North

Date recorded: October 27, 1987

VERTICAL RIVER



THE ESSEX INSTITUTE'S HISTORICAL COLLECTIONS

11	VI	97	1903	A-3	25	"	152	"	E-5
12	III	116	"	B-3	26	"	127	"	D-7
13	III	60	"	D-3	27	"	60	"	D-7
14	III	20	1904	D-3	28	"	108	"	C-6
15	III	66	"	E-3	29	"	156	"	D-5
16	III	413	"	D-7	30	"	156	"	D-5
LARGE NO. OF MAPS REFER TO PLATS									
17	III	113	"	D-7	31	"	156	"	D-5
18	III	113	"	D-7	32	"	156	"	D-5
19	III	113	"	D-7	33	"	156	"	D-5
20	III	113	"	D-7	34	"	156	"	D-5
21	III	113	"	D-7	35	"	156	"	D-5
22	III	113	"	D-7	36	"	156	"	D-5
23	III	113	"	D-7	37	"	156	"	D-5
24	III	113	"	D-7	38	"	156	"	D-5
25	III	113	"	D-7	39	"	156	"	D-5
26	III	113	"	D-7	40	"	156	"	D-5
27	III	113	"	D-7	41	"	156	"	D-5
28	III	113	"	D-7	42	"	156	"	D-5
29	III	113	"	D-7	43	"	156	"	D-5
30	III	113	"	D-7	44	"	156	"	D-5
31	III	113	"	D-7	45	"	156	"	D-5
32	III	113	"	D-7	46	"	156	"	D-5
33	III	113	"	D-7	47	"	156	"	D-5
34	III	113	"	D-7	48	"	156	"	D-5
35	III	113	"	D-7	49	"	156	"	D-5
36	III	113	"	D-7	50	"	156	"	D-5
37	III	113	"	D-7	51	"	156	"	D-5
38	III	113	"	D-7	52	"	156	"	D-5
39	III	113	"	D-7	53	"	156	"	D-5
40	III	113	"	D-7	54	"	156	"	D-5
41	III	113	"	D-7	55	"	156	"	D-5
42	III	113	"	D-7	56	"	156	"	D-5
43	III	113	"	D-7	57	"	156	"	D-5
44	III	113	"	D-7	58	"	156	"	D-5
45	III	113	"	D-7	59	"	156	"	D-5
46	III	113	"	D-7	60	"	156	"	D-5
47	III	113	"	D-7	61	"	156	"	D-5
48	III	113	"	D-7	62	"	156	"	D-5
49	III	113	"	D-7	63	"	156	"	D-5
50	III	113	"	D-7	64	"	156	"	D-5
51	III	113	"	D-7	65	"	156	"	D-5
52	III	113	"	D-7	66	"	156	"	D-5
53	III	113	"	D-7	67	"	156	"	D-5
54	III	113	"	D-7	68	"	156	"	D-5
55	III	113	"	D-7	69	"	156	"	D-5
56	III	113	"	D-7	70	"	156	"	D-5
57	III	113	"	D-7	71	"	156	"	D-5
58	III	113	"	D-7	72	"	156	"	D-5
59	III	113	"	D-7	73	"	156	"	D-5
60	III	113	"	D-7	74	"	156	"	D-5
61	III	113	"	D-7	75	"	156	"	D-5
62	III	113	"	D-7	76	"	156	"	D-5
63	III	113	"	D-7	77	"	156	"	D-5
64	III	113	"	D-7	78	"	156	"	D-5
65	III	113	"	D-7	79	"	156	"	D-5
66	III	113	"	D-7	80	"	156	"	D-5
67	III	113	"	D-7	81	"	156	"	D-5
68	III	113	"	D-7	82	"	156	"	D-5
69	III	113	"	D-7	83	"	156	"	D-5
70	III	113	"	D-7	84	"	156	"	D-5
71	III	113	"	D-7	85	"	156	"	D-5
72	III	113	"	D-7	86	"	156	"	D-5
73	III	113	"	D-7	87	"	156	"	D-5
74	III	113	"	D-7	88	"	156	"	D-5
75	III	113	"	D-7	89	"	156	"	D-5
76	III	113	"	D-7	90	"	156	"	D-5
77	III	113	"	D-7	91	"	156	"	D-5
78	III	113	"	D-7	92	"	156	"	D-5
79	III	113	"	D-7	93	"	156	"	D-5
80	III	113	"	D-7	94	"	156	"	D-5
81	III	113	"	D-7	95	"	156	"	D-5
82	III	113	"	D-7	96	"	156	"	D-5
83	III	113	"	D-7	97	"	156	"	D-5
84	III	113	"	D-7	98	"	156	"	D-5
85	III	113	"	D-7	99	"	156	"	D-5
86	III	113	"	D-7	100	"	156	"	D-5

ALMHOUSE
RICHARD'S DERBY'S FIELD
HENRY SKERRY
FERRY
LEMON LANE
SARVETANON
PETER BARRS LANE
FERRY LANE LEADING TO BEVERLY
YF COMMON
HILLS
NEW WAY
ANSTICE CROWN INSHIELD
BARTHOLEMEW PUTNAM SURVEYOR OF THE PORT
JONATHAN ANDREW
CAPT HENRY WILLIAMS
JONATHAN MASON
SHOP
MAJOR THOMAS BARNES
JOSEPH PRATT
BENJAMIN CHEEVER'S TAN YARD
SAMUEL CHEEVER'S TAN YARD
WIDOW PRICKILLA
DEBORAH PALFREY
JOHN ROBINSON
TOMAS FOWLER
JOHN BROWN
SAMUEL ORNE
MARY VERRY
CAPT ELECTA BARKNESS
JONATHAN WHELAN
TOWN OF SALEM JAIL
R SCHOOL HOUSE-59
PER 58
JUST-57