

396 Essex Street

built by 1881 for the Osgood Family
"Dr. Gaffney's House"

History of the property:

The house currently bearing the address 396 Essex Street was built between 1875 and 1880 on a site that was part of the much larger seventeenth-century lot of Edward Flint. Several houses have been cited on this tract since Flint's day; the present house is one of many Italianate-style buildings built in the McIntire Historic District during the third and fourth quarters of the nineteenth century.¹

Essex Street has served as Salem's principal thoroughfare from its earliest settlement. It was the entry and exit route from Salem's peninsula, leading south to Boston, north to Ipswich, and beyond. Until its formal designation as Essex Street in 1796, it was alternatively referred to as the "highway", "great street", "broad street", and "main street". Because of its location, the former buildings situated on or near the present plot of 396 Essex Street most likely functioned in both residential and commercial capacities. The present house has also served simultaneously as a residence and a commercial/professional office in the past, consequently it is commonly known as "Dr. Gaffney's House".

In 1679 Edward Flint sold a parcel of his property fronting the "Main Street" to the Needham family, who built some sort of structure and retained the property until the mid-eighteenth century.² Adjacent to the Needham property, Salem's Society of Friends built their second meeting house in 1716; the Quaker Cemetary which was located behind this structure still graces Essex Street and serves as the western boundary of 396 Essex Street.

After the Revolutionary War, the plot adjoining the Quaker Cemetary was the site of the "mansion" of Mr. Robert Cowan

¹ Massachusetts Historic Commission Survey by Leslie Donovan, City of Salem Planning Department.

² Essex County Registry of Deeds, Book 5, leaf 28; March 10, 1679.

according to Oliver Thayer's reminiscences.³ Thayer recollects that even though Cowan was "of English extraction", he was a revolutionary war hero who settled down in Salem to manufacture lead pencils and a new brand of carriage varnish made with "gum copal". The Cowan house appears to have been a relatively large Federal structure in the outlines of the 1851 and 1874 Atlases of Salem, and it was enlarged with rear additions over the years.

The Cowan "Mansion" passed into the large Osgood family in the first half of the nineteenth century, and as late as 1874 Mrs. Elizabeth Osgood, a widow, was in residence with fellow widow Mary Ward.⁴ After Mrs. Osgood's death, the property passed to her children Caroline and Robert Osgood, who took down the Cowan house and built the present structure (and carriage house) between 1875 and 1881. Neither of the Osgoods resided at the new 396 Essex Street; it was leased to a succession of boarders (two at a time) between 1881 and 1889, when Robert Osgood conveyed the property to Boston jeweler Benjamin Shreve.⁵

Benjamin Shreve, founder of Boston's Shreve, Crump & Low, had many properties in Salem in the later nineteenth century and was looking for an investment, not a residence. He made a small profit when he turned over 396 Essex Street to Dr. Henry J. Gaffney and his wife Catherine within a month.⁶ By this time, Essex Street was commonly referred to as "Doctors' Row", and Dr. Gaffney fit into this streetscape perfectly, with an office on the first floor, and daily office hours from "2:00 - 3:00 and 7:00 - 8:00 pm."⁷

Dr. and Mrs. Gaffney owned and occupied 396 Essex Street until 1911, when they sold the property to Edward E. Pauling of Salem, a merchant specializing in pianos and player pianos (see attached).⁸ Mr. Pauling lived upstairs and maintained his salesroom downstairs in the house which his advertisement refers to as "formerly the Dr. Gaffney House" for nearly a half-century, after which his widow conveyed the property to Joseph and Tekla Rostkowski of Salem in 1960.⁹ Joseph Rostkowski transferred the property to his children,

³ Oliver Thayer, "Early Recollections of the Upper Portion of Essex Street", Essex Institute Historical Collections 21, pp. 211-224.

⁴ Salem Directory, 1874.

⁵ Salem Directories, 1881-1889; E.C.R.D. Book 1263, page 24, October 28, 1889.

⁶ E.C.R.D. Book 1264, pp. 552-553, November 18, 1889

⁷ Salem Directory, 1895.

⁸ E.C.R.D. Book 2091, pp. 476-477; June 28, 1911.

⁹ E.C.R.D. Book 4707, pp. 260-261; September 29, 1960.

as joint tenants, after his wife's death a decade later.¹⁰ Sixteen years later the "Gaffney House Condominium" was formed, and 396 Essex Street entered a new phase of its history.¹¹

Transfers of title:

Essex County (South) Registry of Deeds, Book 5, leaf 28

Grantor: Edward Flint of Salem
Grantee: Edmund Needham of Salem
Consideration: paid
Conveyance of: "a parcel of land....fronting the Highway"
Date recorded: March 10, 1679

E.C.R.D. Book 1263, pages 24-25

Grantor: Robert Osgood of Salem, "Executor of the last will of Caroline Osgood of Salem, late of Salem"
Grantee: Benjamin Shreve of Salem
Consideration: \$3800
Conveyance of: An estate on Essex Street, "being No. 396 on said Street."
Date recorded: October 28, 1889

E.C.R.D. Book 1264, pages 552-553

Grantor: Benjamin Shreve of Salem
Grantee: Catherine E. Gaffney, wife of Henry J. Gaffney
Consideration: \$4150
Conveyance of: "a certain lot of land with the buildings thereon located in said Salem, the receipt whereof is hereby acknowledged.....commencing at a point on Essex Street by land now of Joseph F. Dane and running westerly on said Essex Street almost seventy-eight feet to the Friends' Burying Ground, then northerly by said Burying Ground about one hundred and fourteen feet to land of said Joseph F. Dane, then easterly about forty-six feet by land of said Dane, then southerly about eighty-nine feet by land of said Dane to the point begun at as the fences now stand."
Date recorded: November 18, 1889

E.C.R.D. Book 2091, pages 476-477

Grantor: Mary E. Gaffney of Salem, Administratrix of the

¹⁰ E.C.R.D. Book 5682, page 484; May 11, 1970.

¹¹ E.C.R.D. Book 8451, pages 157-206; August 15, 1986.

Estate of Katherine E. Gaffney, otherwise called
Catherine E. Gaffney, late of said Salem, deceased
Grantee: Edward C. Pauling of Salem
Consideration: \$7500
Conveyance of: 396 Essex Street (the above estate, "subject
to a mortgage to the Salem Savings Bank".
Date recorded: June 28, 1911

E.C.R.D. Book 4707, page 260

Grantor: Josephine L. Paulding, "being a widow" of Salem
Grantee: Joseph and Tekla Rostkowski of Salem
Consideration: paid
Conveyance of: 396 Essex Street
Date recorded: September 29, 1960

E.C.R.D. Book 8451, pages 157-206

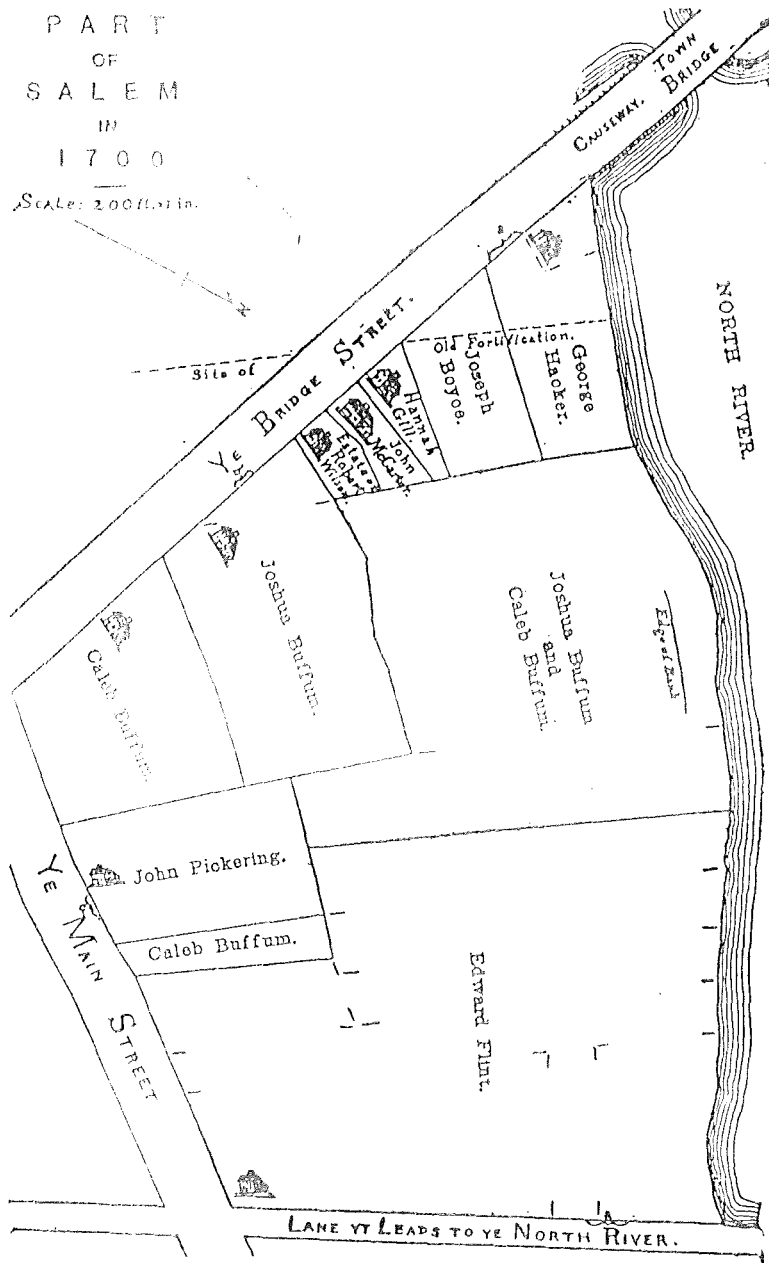
Master Deed of "The Gaffney House Condominium"
Plans and Table of Contents attached
Date recorded: December 22, 1986

E.C.R.D. Book 8701, pages 380-397

Subordination of Mortgage to Condominium Documents,
Amendments and Plans.

PART
OF
SALEM
IN
1700

Scale: 200 ft. = 1 in.





FEDERAL STREET
R.C.O.
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

ESSEX STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

WARREN STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

BROAD STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

PROSPECT STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

PHILLIPS STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

DEAN STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

CHESTNUT STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

BROAD STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

PHILLIPS STREET
J. B. Gove
R. L. Davis
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R. L. Davis
J. S. Thayer

PHILLIPS STREET
J. B. Gove
R. L. Davis
J. S. Thayer
J. B. Gove
R. L. Davis
J. S. Thayer

Salem Powderhouse

Stearn's Estate

1851 Map of Salem



FEDERAL

FOWLER

ST.

INE

ST.

Friends Burial Ground

Osgood

Jas. Saul

Ellen

E. M. Proctor

J. M. P.

Heirs of Samuel Johnson

Wm. Turner

Levy Bond

Samuel Pitman

Heirs of

E. J. Southwick

Wm. H. Hathorn

Chamberlain

Heirs of

Heirs of Mrs. Mary Osgood

Heirs of Wm. P. Martin

Heirs of Charles Harrington

Heirs of Mrs. Mary Osgood

Heirs of Wm. P. Martin

Heirs of Charles Harrington

Heirs of Mrs. Mary Osgood

PUBLIC SCHOOL

Wm. P. Martin

Jas. A. Little

Chas. Harrington

Heirs of Mrs. Mary Osgood

Heirs of Wm. P. Martin

Heirs of Charles Harrington

Heirs of Mrs. Mary Osgood

Heirs of Wm. P. Martin

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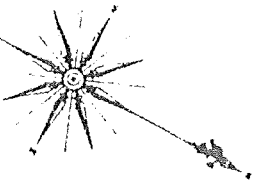
Heirs of Charles Harrington

Heirs of Mrs. Mary Osgood

Heirs of Wm. P. Martin



1897



1957, Salem Mass
(Salem born)
1:50

52

BOSTON

ESSEX

FOWLER

S. PINE

N. PINE

ESSEX

FLINT

46

FLINT

45

BONDICH GRAMMAR SCHOOL

FIRE DEPT

MUNICIPAL CHURCH

Cemetery

BOOK 8451-157

93
2B & PLAN

See
B 8701
P 380

31
3 PLANS
SEE PL. H-213
PL. 93

THE GAFNEY HOUSE CONDOMINIUM

MASTER DEED

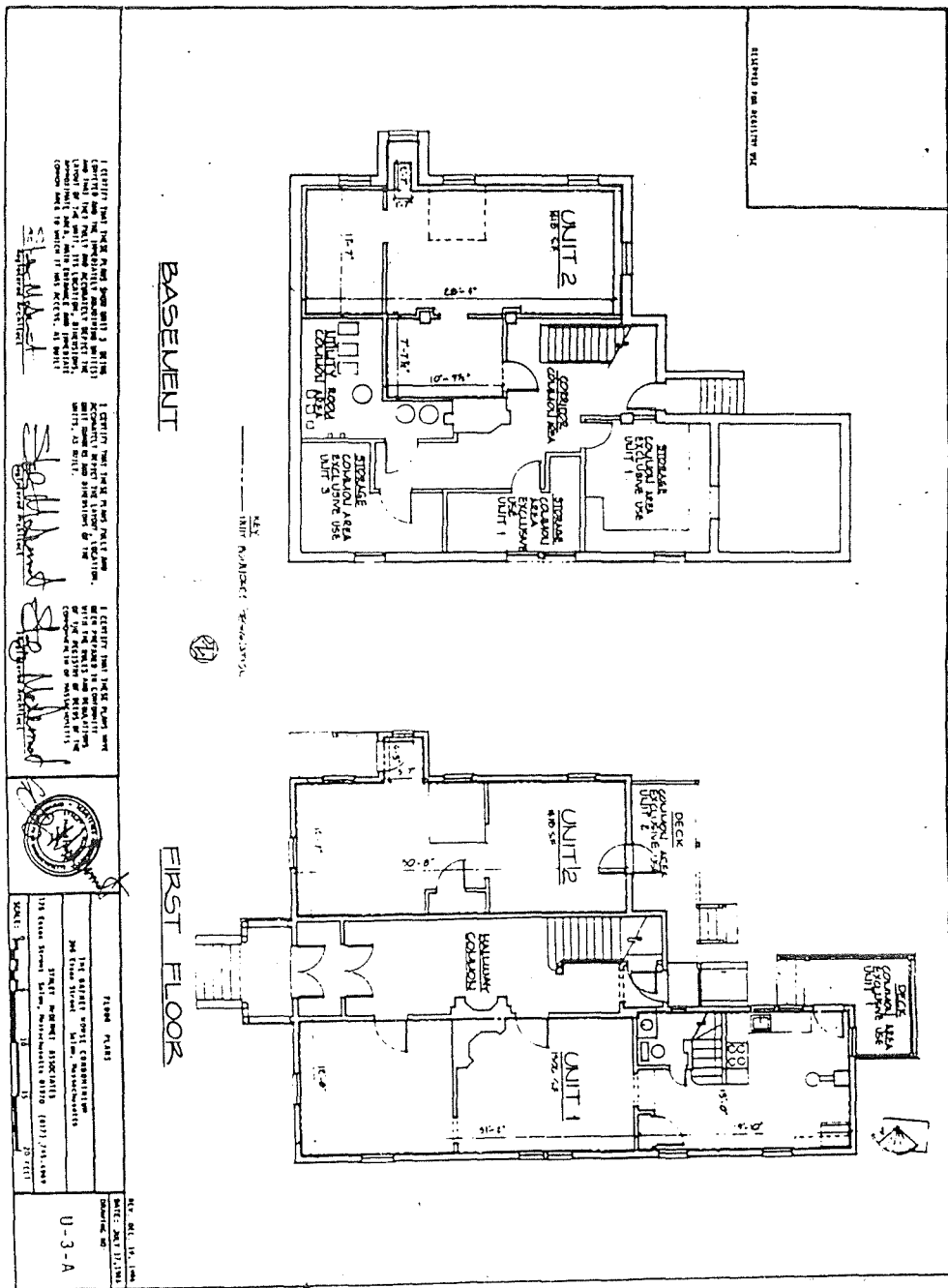
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CLARKETC/RES

1906 AUG 15 PM 1:26

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BASEMENT

FIRST FLOOR

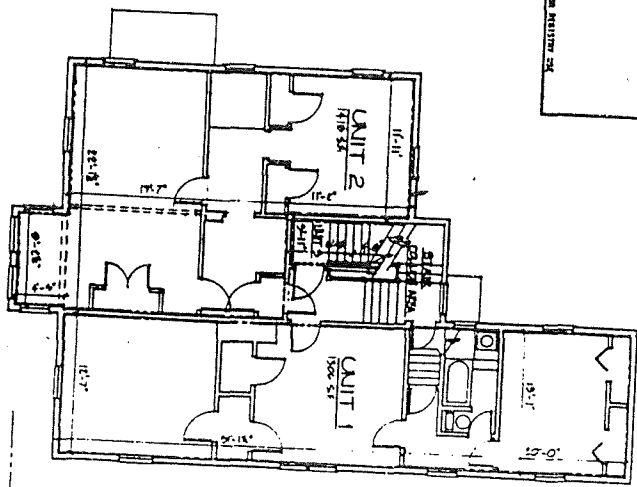
I CERTIFY THAT THE ABOVE PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF BUILDING REGULATIONS, CITY OF BOSTON, MASSACHUSETTS, AND THAT THE SAME COMES WITHIN THE PROVISIONS OF THE BUILDING ACT, CHAPTER 140A, AS AMENDED, AND THE REGULATIONS THEREUNDER.

[Signature]
 ARCHITECT

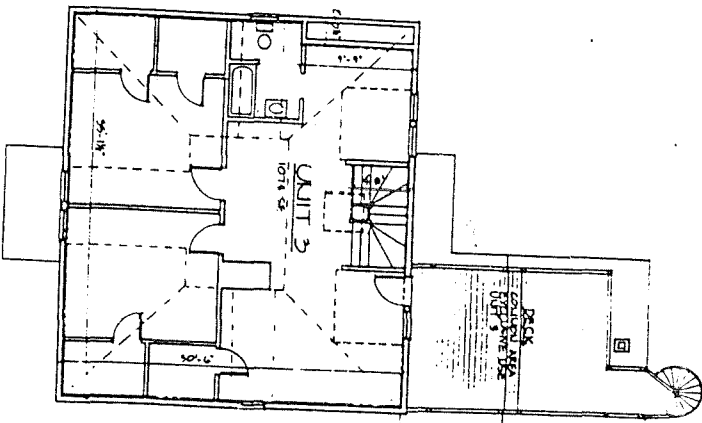


71000 PLANS
 THE BOSTON OFFICE CORPORATION
 200 State Street
 Boston, Massachusetts
 JOHN J. MURPHY, ARCHITECT
 100 Essex Street, Boston, Massachusetts 02109 (617) 267-1000

REV. 01.15.1996
 SHEET: 201 OF 210
 DRAWING NO.
 U-3-A



SECOND FLOOR



THIRD FLOOR

I CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE ARCHITECT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS NOT SHOWN ON THE ORIGINAL AS SHOWN TO ME BY THE ARCHITECT.

[Signature]
 ARCHITECT

I CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE ARCHITECT AND THAT I AM NOT PROVIDING ANY INFORMATION THAT IS NOT SHOWN ON THE ORIGINAL AS SHOWN TO ME BY THE ARCHITECT.

[Signature]
 ARCHITECT

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[Signature]
 ARCHITECT



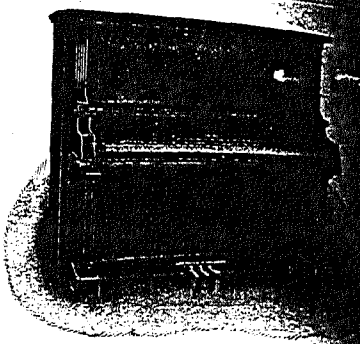
19000 PLANS
 THE STATE OF MICHIGAN
 200 East Street
 STREET ADDRESS (REQUIRED)
 120 East Street, Suite, Room No. (OPTIONAL)
 48101-1000

U-3-8

E. C. PAULING

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Good stock of samples always on hand.
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 Open Afternoons and Nights.



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