

8 Kosciusko Street

Built for
James Flynn
Laborer
1857

By Robert Booth
November 1977

8 Kosciusko Street

This house was evidently built as a two-family rental property for James Flynn, Salem laborer, in 1857. Mr Flynn never lived here.

Earlier in the 1800s, what is now Kosciusko Street had been a wharf, known as Hawkes Wharf, named for its owner, evidently the same Hawkes that lived in the Hawkes House still standing next to the Custom House. By mid-century, Hawkes Wharf was owned by George Wheatland of Salem, who decided to sell it, or parts of it, in 1851. On 10 Sept of that year, for \$500 he sold a lot running 182' down the wharf lane (which was laid out 16.5' wide) probably to the end, and about 50' wide, to Jonathan Tucker of Salem (451:235). The present house lot to #8 Kosciusko Street was at the northerly end of this lot.

Jonathan Tucker improved the area for building, and soon the wharf came to be called Tucker's Wharf as well as Hawkes' Wharf. Mr Tucker laid out a drain through this land, and on this particular parcel he built a shed and a counting house, evidently for his own use. He subdivided the lot he had purchased two years earlier, and on 11 May 1853 for \$400 granted to James Flynn, Salem laborer, "a certain lot on Hawkes Wharf," bounded 50' on the way down the wharf and in the rear, 38' on its north side, and 39' on its south side, "with the shed thereon, and subject to the drain now laid through the same (land), and reserving to myself the counting room building thereupon, to be removed." (477:174).

One year later, in 1854, Mr Flynn bought from Mr Tucker a piece to the southward of the above piece, and on this latest purchase he maintained a barn or stable. James Flynn (who was probably born about 1820), his wife Mary, and their two children (one of whom was evidently named Michael H) lived on Derby Street, almost directly across from the Hawkes House, in a building no longer standing. Mr Flynn was almost certainly an immigrant from Ireland; his name first appears in Salem records in 1850, just at the time the Irish were fleeing to America from the potato famine in their own country. James Flynn was a factory worker and was invariably referred to in the records as a laborer.

In 1856 the valuation books of Salem listed his Tucker's Wharf property as being a barn and land worth \$800. The next year, 1857, he was assessed for Wharf property of two houses, barn, and land, worth \$1000; the "houses" were occupied by Timothy Mahoney and John Devine and families. The houses were each valued at \$150, and I feel pretty sure that these "houses" were actually the two halves of this house, counted separately. Subsequent books show the situation to have continued, with Timothy Mahoney living

in one Flynn house, and "Irish families" or "two Irish families" living in the other, with the stable nearby. This situation continued through 1862. Interpretation of the records is rendered difficult in the case of Tuckers Wharf, since there was no consistent pattern of numbering the street until later, and very often the assessors failed to account for certain families and even houses, just writing them off as belonging to unspecified "Irish."

In 1863, in the Salem Street Book, this house was numbered 8 Tuckers Wharf, although the Salem Directory designated it as #3. It was then occupied by William Griffin, aged 60 years, his wife and four children, and by John Noonan, his wife and two children. Both men were Irish laborers, and both families may have lived here through 1867.

On 15 Ap 1868 James Flynn, the owner, for \$1300 granted to Cornelius Fitzpatrick, Salem laborer, this, "a certain lot situate on Hawkes' Wharf so called . . . with the dwelling house thereon; subject to a drain through the same and to the right of eaves droppings from the barn now owned by me" (744:268). Soon after selling this property, Mr Flynn moved from Salem to Townsend Center, Mass., where he may have spent the rest of his life; he apparently never lived again in Salem.

Cornelius Fitzpatrick was born, probably in Ireland, in 1822. He and his wife had one child, a daughter Elizabeth. His name first appears in Salem records in 1858, when he was living at Tucker's Wharf; he subsequently removed to Derby Street and then Beaver Street before buying this house and moving back to Tucker's Wharf. In 1868 the house, numbered 14 in the street books, was valued at \$500. The Fitzpatricks rented most of the house out; in 1873 their fellow occupants were Patrick Kenny, 40, and James Leahy, 45, and families; in 1874 the tenants were Mr Leahy and family, and James Drew, 35, and John Devine, 38, and families.

Over the years the name of the street changed from Tucker's Wharf to Grant Street, probably in honor of General Grant. Nearly 40 years after purchasing it from Mr Flynn, Mr Fitzpatrick died in this house, 8 Grant Street, on 12 June 1907. His wife had predeceased him; he was survived by their daughter, Mrs Elizabeth F Lowery of Salem. At the time the house and land were valued at \$1000 (#101922). Mr Fitzpatrick was aged 83 years.

An obituary of him stated: "Cornelius Fitzpatrick, an aged down town resident, died at his home, 8 Grant Street, last night. He was a fine old gentleman, and was for 35 years an employee of the firm of J. V. & J. Hanson. He leaves a daughter, Mrs Elizabeth F Lowery, and several grandchildren." (see Salem Evening News, Wednesday, 12 June 1907, page two).

Mrs Lowery inherited the estate, and owned it until 11 Aug 1923, when it was sold to Mr & Mrs Joseph Skurski of Salem (2565:439). It had been in the Fitzpatrick family for 75 years.

On 17 Jan 1927 the Skurskis granted the premises to Mr & Mrs Joseph Antczak of Salem (2710:76). The Antczaks lost it by defaulting on a mortgage, and on 30 Oct 1928 the assignee of the mortgage for \$475 granted the estate to Stanislaw Kruzynski (2787:254); and he immediately conveyed it to Zygmunt Jarosz of Salem (2787:257).

Mr Jarosz sold it 28 Mar 1930 to Ignacy Jarosz of Salem (2840:39). Seven years later, on 3 Mar 1937, Ignacy Jarosz granted it to Tessie F Jarosz, wife of Zygmunt (3102:572). She owned it until 2 May 1942, when she sold the premises to Mr & Mrs Ignacy Rakoc of Salem (3292:246).

On 25 Ap 1969, twenty-seven years later (Mr Rakoc having died in the meantime), Mrs Stefania Rakoc granted the premises to the current owners, Mr & Mrs Roger S Tardiff, who then lived in Peabody (5603:527).

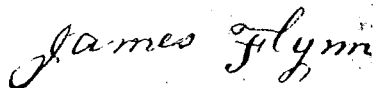
Robert Booth
4 Nov 1977

Notes:

A figure like (123:45) refers to So. Essex County Registry of Deeds book 123, leaf or page 45; the figure (#12345) refers to So. Essex County Probate docket 12345.

Grant Street was renamed Kosciusko Street sometime between 1908 and 1923.

It is curious that neither the atlas of 1874 nor that of 1897 shows this house to be here, although its outline is present in both cases. For some reason this outline was not shaded as to indicate the substance of a dwelling. This was simply an oversight, for all other evidence points towards its existence during this time.



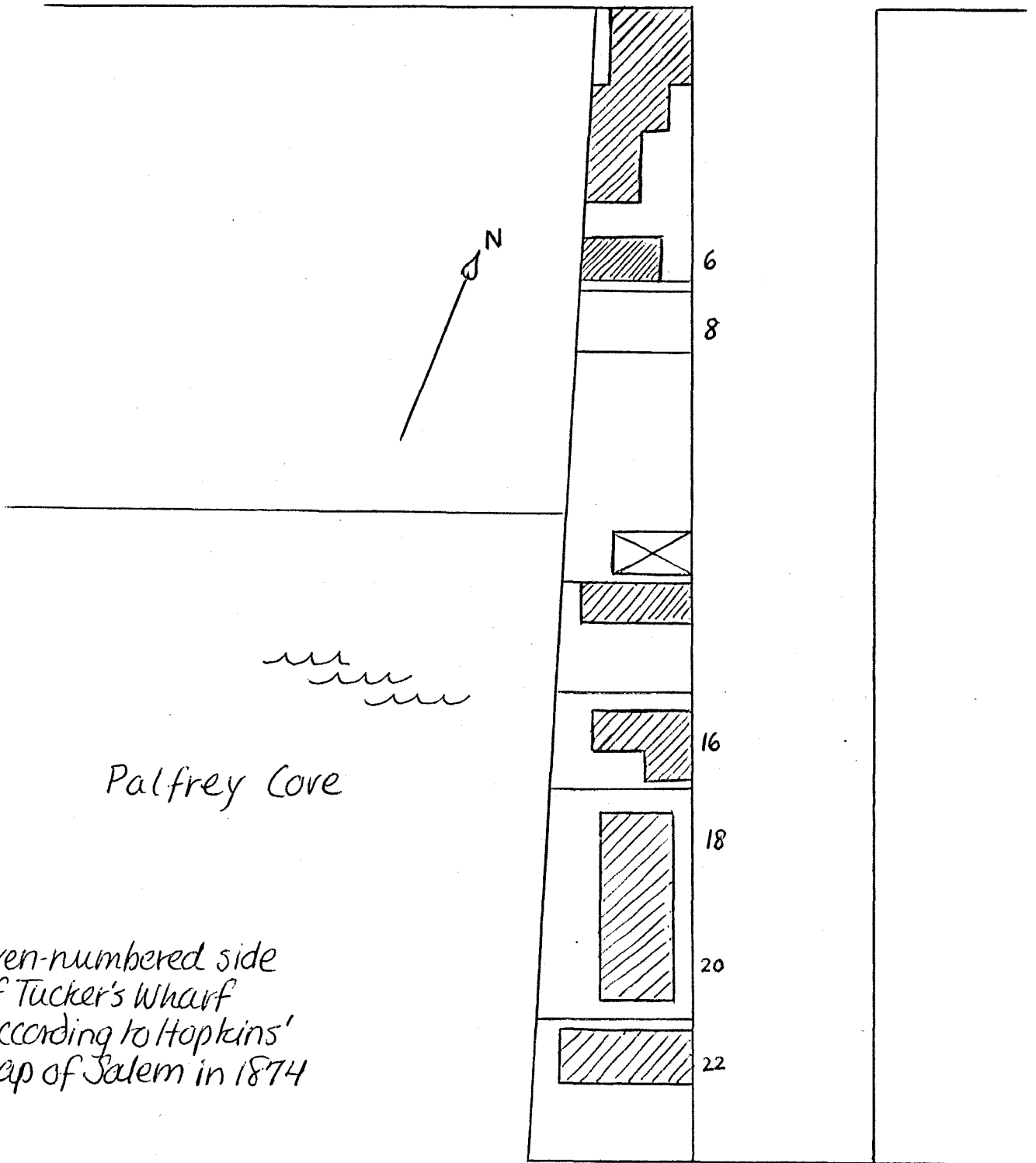
signature of James Flynn in 1868.

Know all men by these Presents, That I James Flynn of Sa. J. Flynn,
 lem, in the County of Essex, Commonwealth of Massachusetts in B. Fitzpatrick,
 consideration of Thirtens hundred dollars paid by Cornelius FitzPatrick of N. Essex
 of said Salem the receipt whereof is hereby acknowledged, do hereby give, ^{one Soc. Mortgage}
 grant, bargain, sell and convey unto the said Fitzpatrick, a certain ^{R. Stamp,}
 lot of land, situate in Salem on Hawley's Wharf so called, and describ- ^{Cancelled,}
 ed as follows, viz. Beginning at the South East corner of Land belonging
 to heirs of late James Cokeran, thence running by the way one rod
 wide down said Wharf, fifty four feet to the Barn, thence running
 Westward by land now or late of Suckew, to land of Derby, thirty nine
 feet more or less, thence running Northward by said Derby's land fifty
 two feet, to said Cokeran's land, thence bounded Northward by said land
 thirty eight feet, be the same more or less to the way aforesaid, with the
 Dwelling house thereon, subject to the incumbrance of the drains now
 laid through the same, and also, to the right of Eaves dropping's from
 the Barn, now owned by me. **To have and to hold** the above
 granted premises, with all the privileges and appurtenances to the same
 belonging unto the said Cornelius FitzPatrick his heirs and assigns, to
 his and their use and behoof forever.

Witness whereof, I the said James Flynn and Mary Flynn
 my wife in token of her release of all right and title of or to both
 down and come to do in the granted premises, have hereunto set our
 hands and seals this Fifteenth day of April in the year of our Lord
 eighteen hundred and sixty eight. James Flynn. Seal
 Signed, sealed, and delivered in Mary x ^{in cross} Flynn. Seal
 presence of N. B. Allen witness to James }
 S. B. Hatch witness to wife. } Commonwealth of Massachusetts.
 betts. - ss. Salem Apr. 15, 1868. Then

personally appeared the within-named James Flynn & Mary Flynn
 and acknowledged the foregoing instrument to be free act and deed,
 Before me, N. B. Allen, Justice of the Peace.
 Essex. ss. Dec 2 April 15, 1868. 12 and before J. P. M. Rec. & Ex. by E. H. Bownleg

Derby Street



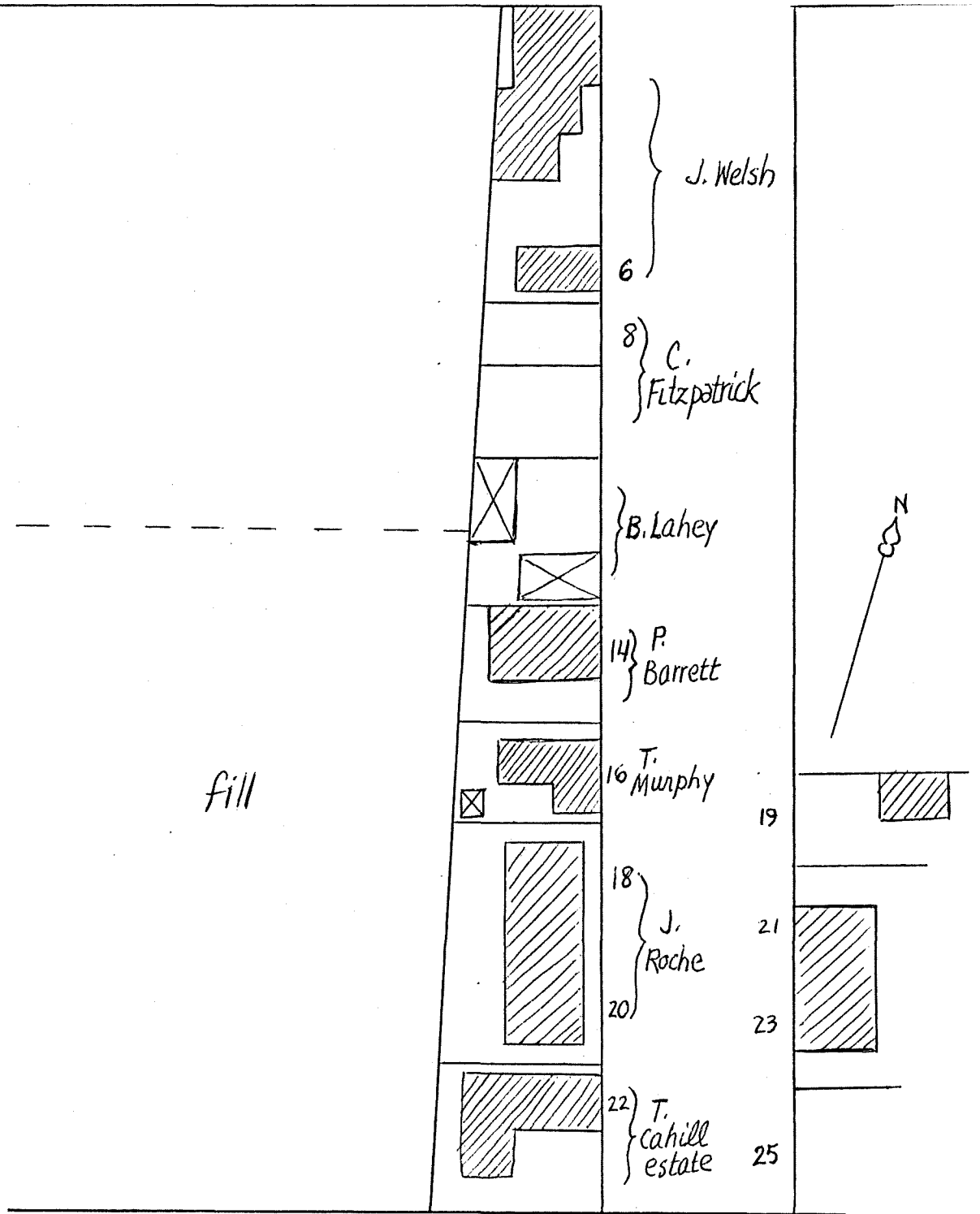
Palfrey Cove

Even-numbered side
of Tucker's Wharf
according to Hopkins'
Map of Salem in 1874

Salem Harbor

Scale: 1" = 50'

Derby Street



fill

Salem Harbor

Most of the houses on Tucker's Wharf (Grant Street) according to Map of Salem, 1897

Scale 1" = 50'