

ONE DANIELS STREET COURT

Larry Davis

August 7, 1996

One Daniels Street Court
Built by 1790
Moved to present site after 1820

The building which presently bears the address "One Daniels Street Court" was built by 1790, and perhaps decades earlier, and moved to its present site in the mid-nineteenth century. The evidence for these dates is **physical and material**, specifically the timber frame and hand-forged nails (used prior to 1790) and evidence that a circular saw was used on several planks (1820s). My colleague at Salem State College, Dr. Emerson Baker, an architectural historian and archeologist, examined the building in the Fall of 1996 and, after consultations with additional experts, made the above conclusions. The use of the circular saw is likely evidence of a move, but it could also point to substantial renovations well after the building's original construction.



Dr. Donna Vinson
January 1996

One Daniels Street Court
Built circa 1805 (architectural estimation)
Moved to present site after 1852

ONE DANIELS STREET COURT

The Salem city maps for the years 1851, 1874, and 1896 point to the possibility that the house located at One Daniels Street Court was moved to its present site some time between the years 1852 and 1874. Since the style of the house reveals an eighteenth or early nineteenth century origin, it is probable that the house was built somewhere in the Salem area. However, the incomplete nature of deeds records before 1875 make it difficult to pinpoint exactly where the house was first established.

The 1851 Map of Salem [Peabody/Essex Museum] reveals the fact that Daniels Street Court did not exist in the 1850's. Instead, a field covered what is today the Court. The house appears on the 1874 Map of Salem [Peabody/Essex Museum] with a path running beside it instead of an official court. However, deeds records refer to the path as a court [see Essex County Registry of Deeds Book 881, Leaf 238 below]. The Court as it appears today was probably built in the late 1870's, when persons listed as living in the house were no longer listed as "29 Daniels Street", and were now listed as "1 Daniels Street Court".

The occupants of the house were part of the great Salem immigrant tradition. The neighborhood in which the house is located was once home to immigrants, mostly from Eastern Europe, who flocked to Salem in search of better opportunities in the last quarter of the nineteenth century. The neighborhood was a solid working class community, with many of the residents holding jobs as tanners, leather workers, laborers, and clerks.

Even before immigrants arrived from Russia, Poland, and other Eastern European nations, the neighborhood was heavily populated by Irish immigrants, as the Salem Directory and Registry of Deeds information shows.

The first occupants of the house were the Coughlin family, led by Patrick and Fanny Coughlin. Patrick was employed as a laborer [Salem Directory, 1876, 1878]. By the 1890's, James Lynch and his wife Margaret were living in the house, and would continue to do so until the turn of the new century. James, also a laborer, sold the house in 1902 to Frank Siemiontkowski and his wife, Anna. The sale was symbolic in that it reflected the new flavor of the neighborhood, which was becoming increasingly Polish in its makeup [Salem Directory, 1881, 1884, 1888-1889, 1899-1900, 1905].

The Salem Directory for 1916 provides an interesting glimpse into the varied character of those living in the house. Besides the Siemiontkowski family, Adam and Rose Borina were listed as residents. Both were employed as florists. Also, B.W. Fellows, an artist, is listed as operating a studio in the house. He lived at 10 Bridge Street, Salem, with his wife, Fannie. By 1922, the Borina's and Fellow's had moved on, and Wladyslaw and Anastasia Tanski had moved in. Wladyslaw was employed as a leather worker [Salem Directory, 1916, 1922].

Throughout the 1920's, the Siemiontkowski's continued to own the house. In 1926, Anna and Frank's son, Frank Jr., was listed separately as an occupant of the house. He was employed as a shoemaker, while his father continued to work as a leather worker. It is common to see in the Directories

listings for such jobs, since the North Shore of Boston was known for its shoe industry (especially Lynn), and tanneries (especially Peabody) [Salem Directory, 1926, 1930, 1931].

The period of the Great Depression began in 1929, and, as was the case with many homeowners around the nation, Salem was hard hit by the sudden crash of the Stock Market. The 1930's were an especially trying time for the Siemiontkowski's, because in 1938 foreclosure proceedings commenced, and a public auction was held on the premises on Friday, December 2 of that same year. [Essex County Registry of Deeds, Book 3167, Page 562].

Despite this difficult episode, the Siemiontkowski's continued to live in the house. In 1940, Frank Sr. is listed as the head of the household, and since no occupation is listed in the Directories, he may have retired by this time. Unfortunately, this is one of the last times Frank is listed in the Directories -- he apparently died in 1941 or 1942 [Salem Directory, 1940].

In 1943 and 1945 Anna is listed as head of the household, and also her two children, Emily and Frank Jr. were living in the house. In addition, Paul and Madeline Jankowski are listed as residing in the house with their two children. Paul was employed as a clerk.

In the early 1950's, Mary Pasternak and her four children lived in the house, as did Edward F. Brennan and his family of six [Salem Directory, 1950]. In the late 1950's and early 1960's, Ralph and Agnes Caldwell lived in the house, along with the family of Caroline Makowicki. She had four children who are listed as residents of the house: Matthew, who was employed at the

Health Department; Frank, who was serving in the Air Force; Edward, a leather worker for Hawthorne Tanneries in Danvers; and a son Richard [Salem Directory, 1955, 1960]. The 1965 and 1970 Directories show Napoleon and Stella Michaud as living in the house as was Matthew Mackowicki [Salem Directory, 1965, 1970].

The Michaud family continued to live in the house until the late 1970's, when Stuart Abrams acquired the property from the estate of Stella Michaud. Andrew Hingson purchased the property in 1978 and sold it to Warren White and Peter Kerr in 1982, who sold it to the Shapiro family, who in turn sold it to Richard C. Ager and Renée A. Meyer in 1994.

ESSEX COUNTY REGISTRY OF DEEDS, BOOK 12430, PAGE 145

GRANTOR: Robert B. Shapiro and Ann Shapiro

GRANTEE: Richard C. Ager and Renée A. Meyer

CONSIDERATION: \$120,500.00

CONVEYANCE:

Southeasterly: By Daniels Street Court, forty-one and 5/10 (41.5) feet;

Northeasterly: By a court, twenty (20) feet wide, twenty-five (25) feet;

Northwesterly: By land now or formerly of O'Keefe, about forty-one and
5/10 (41.5) feet; and

Southwesterly: By land now or formerly of Connors, twenty-five (25) feet.

DATE RECORDED: February 10, 1994

E.C.R.D. BOOK 8894, PAGE 55

GRANTOR: Robert B. Shapiro

GRANTEE: Robert B. Shapiro and Ann Shapiro

CONSIDERATION: Less than \$100.00

CONVEYANCE: same as E.C.R.D. Book 12430, Page 145

DATE RECORDED: April 9, 1987

E.C.R.D. BOOK 7297, PAGE 461

GRANTOR: Warren G. White of Danvers and Peter A. Kerr of Gloucester

GRANTEE: Robert B. Shapiro of Salem

CONSIDERATION: \$97,365.00

CONVEYANCE: same as E.C.R.D Book12430, Page 145

DATE RECORDED: December 20, 1983

E.C.R.D. BOOK 6982, PAGE 547

GRANTOR: Andrew T. Hingson

GRANTEE: Warren G. White and Peter A. Kerr

CONSIDERATION: \$50,000.00

CONVEYANCE: same as E.C.R.D. BOOK 12430, PAGE 145

DATE RECORDED: September 28, 1982

E.C.R.D. BOOK 6540, PAGE 319

GRANTOR: Stuart Abrams of Salem

GRANTEE: Andrew T. Hingson of Salem

CONSIDERATION: \$38,000.00

CONVEYANCE: same as E.C.R.D. BOOK 12430, PAGE 145

DATE RECORDED: November 17, 1978

E.C.R.D. BOOK 6535, PAGE 323

GRANTOR: Shirley C. Domeratzky, Administratrix with the Will Annexed of
the Estate of Stella Michaud

GRANTEE: Stuart Abrams of Salem

CONSIDERATION: \$28,000.00

CONVEYANCE: same as E.C.R.D. BOOK 12430, PAGE 145

DATE RECORDED: November 3, 1978

E.C.R.D. BOOK 4703, PAGE 350

GRANTOR: Frank J. Makowiecki of Salem

GRANTEE: Napoleon J. Michaud and Stella Michaud of Salem

CONSIDERATION: For consideration paid

CONVEYANCE: same as E.C.R.D. BOOK 12430, PAGE 145

DATE RECORDED: September 16, 1960

E.C.R.D. BOOK 4252, PAGE 444

GRANTOR: Edward Makowiecki of Salem

GRANTEE: Frank J. Makowiecki of Salem

CONSIDERATION: For consideration paid

CONVEYANCE: same as E.C.R.D. BOOK 12430, PAGE 145

DATE RECORDED: March, 6, 1956

E.C.R.D. BOOK 4047, PAGE 593 (Special Warranty Deed)

GRANTOR: H.V. Higley, Administrator of Veteran's Affairs

GRANTEE: Edward Makowiecki of Salem

CONSIDERATION: a valuable consideration paid

CONVEYANCE: same as E.C.R.D. BOOK 12430, PAGE 145

DATE RECORDED: February 19, 1954

E.C.R.D. BOOK 3343, PAGE 99

GRANTOR: Eugene McDonald, Trustee of Alexander Realty Trust

GRANTEE: Felix and Ethel Popielski

CONSIDERATION: For consideration paid

CONVEYANCE: "...Beginning at the corner of the premises on a Court running at right angles with Daniels Street, at land now or late of Connors, and thence running northeasterly on said Court about forty-one (41) feet, six (6) inches, to another court parallel with said Daniels Street, which court is twenty (20) feet wide; thence turning and running northwesterly by said last named court about twenty-five (25) feet to land now or late of O'Keefe; thence turning and running southwesterly by said O'Keefe land about forty-one (41) feet, six (6) inches, to said Connors land; thence turning and running southeasterly by said Connors land twenty-five (25) feet to first mentioned court, at the point of beginning."

DATE RECORDED: July 27, 1943

E.C.R.D. BOOK 3521, PAGE 52

GRANTOR: Jacob Konieczny and Agnes Konieczny

GRANTEE: Gilbert and Amelia Sinclair

CONSIDERATION: For consideration paid

CONVEYANCE: same as E.C.R.D. BOOK 3343, PAGE 99

DATE RECORDED: December 20, 1940

E.C.R.D. BOOK 3238, PAGE 335

GRANTOR: Eugene A. MacDonald, Trustee, Alexander Realty Trust

GRANTEE: Eugene MacDonald of Marblehead

CONSIDERATION: For consideration paid

CONVEYANCE: same as E.C.R.D. BOOK 3343, PAGE 99

DATE RECORDED: November 27, 1940

E.C.R.D. BOOK 3226, PAGE 426

GRANTOR: Salem Savings Bank

GRANTEE: Eugene A. MacDonald of Marblehead

CONSIDERATION: For consideration paid

CONVEYANCE: same as E.C.R.D. BOOK 3343, PAGE 99

DATE RECORDED: August 9, 1940

E.C.R.D. BOOK 1680, PAGE 241

GRANTOR: James and Margaret Lynch of Salem

GRANTEE: Frank and Anna Siemiontkowski of Salem

CONSIDERATION: \$1.00 and other valuable considerations

CONVEYANCE: same as E.C.R.D. BOOK 3343, PAGE 99

DATE RECORDED: July 25, 1902

E.C.R.D. BOOK 1354, PAGE 261

GRANTOR: Fanny Coughlin

GRANTEE: James Lynch

CONSIDERATION: \$1.00 and other valuable considerations

CONVEYANCE: same as E.C.R.D. BOOK 3343, PAGE 99

DATE RECORDED: September 23, 1892

E.C.R.D. BOOK 881, LEAF 238

GRANTOR: George Wheatland and James Lynch

GRANTEE: Patrick Coughlin and Fanny Coughlin

CONSIDERATION: \$600.00

CONVEYANCE: "...beginning at a point on Daniels Street twenty six feet southeasterly from land held in trust by said Wheatland, thence running southeasterly on said street twenty five feet to a court twenty feet wide, thence northeasterly on said Court about eighty one feet six inches to another Court twenty five feet wide thence northwesterly by the last named Court twenty five feet to a point thirty feet from land held in trust by said Wheatland, thence southwesterly by other land of said Wheatland eighty feet six inches to the point begun at."

DATE RECORDED: May 23, 1873

One Daniels Street Court
Built by 1790
Moved to present site after 1820

The building which presently bears the address "One Daniels Street Court" was built by 1790, and perhaps decades earlier, and moved to its present site in the mid-nineteenth century. The evidence for these dates is **physical and material**, specifically the timber frame and hand-forged nails (used prior to 1790) and evidence that a circular saw was used on several planks (1820s). My colleague at Salem State College, Dr. Emerson Baker, an architectural historian and archeologist, examined the building in the Fall of 1996 and, after consultations with additional experts, made the above conclusions. The use of the circular saw is likely evidence of a move, but it could also point to substantial renovations well after the building's original construction.



Dr. Donna Vinson
January 1996

Wheatland
to real
P. Broughlin
et al

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Know all men by these Presents that we George Wheatland and James Byrnh both of Salem in the County of Essex & Commonwealth of Massachusetts in consideration of six hundred dollars paid by Patrick Boughlin and Fanny Boughlin wife of said Patrick of said Salem in the receipt whereof is hereby acknowledged do hereby give grant bargain sell and convey unto the said Patrick and Fanny the real estate in said Salem which is bounded beginning at a point on Daniels street twenty six feet south easterly from land held in trust by said Wheatland thence running south easterly on said street twenty five feet to a course twenty feet wide thence north easterly on said course about eighty one feet six inches to another course twenty feet wide thence north westerly by the last named course twenty five feet to a point thirty five feet from land held in trust by said Wheatland thence south westerly by other land of said Wheatland eighty feet six inches to the point begun at. To have and to hold the granted premises with all the privileges and appurtenances thereto belonging to the said Patrick Boughlin & Fanny Boughlin and their heirs and assigns to their own use and behoof forever. And I the said James Byrnh do hereby for myself and my heirs executors and administrators covenant with the said grantees and their heirs and assigns that said Wheatland is lawfully seized in fee simple of the granted premises that they are free from all encumbrances that he has good right to sell and convey the same as aforesaid and that I will and my heirs executors and administrators shall warrant and defend the same to the said grantees and their heirs and assigns forever against the lawful claims and demands of all persons. In witness whereof we the said George

Wheatland and James Lynch presents set in hand and seal
this twentieth day of May in the year one thousand eight hundred
and seventy three.

Geo Wheatland

seal

Signed, sealed and delivered }
in presence of Geo Foster Flint

James Lynch

seal

Commonwealth of Massachusetts.

Essex ss. May 22 1873. Then personally appeared the above named George
Wheatland and acknowledged the foregoing instrument to be
his free act and deed before me Geo Foster Flint Justice of the Peace.

Essex ss. May 22 1873. J. C. Clark Clerk

John Brown Ref

1873.