

**HISTORIC
SALEM INC**

**80 Washington Square East
Salem, Massachusetts 01970**

Built for Capt. Joseph and Hannah Hosmer, 1795

Researched and written by David Moffat – December 2020

Date	Conveyed by	Conveyed to	Property	Amount	Doc	Book	Page
22 Apr 1794	Capt. Joseph Hosmer, mariner, and Hannah Webb Hosmer, his wife	Samuel Webb, Jr., goldsmith	One undivided fifth part	£21	Deed	158	75
30 Apr 1794	Samuel Webb, Jr., goldsmith, and Jonathan Webb, mariner	Capt. Joseph Hosmer, mariner, and Hannah Hosmer	Four undivided fifth parts	£84	Deed	158	76
31 Mar 1800	Capt. Joseph Hosmer and Hannah Hosmer	Walter Price Bartlett, merchant	29 and 1/10 poles with "buildings thereon"	\$4,000	Deed	166	195
16 Oct 1804	Walter Price Bartlett, merchant	Samuel Archer, III, merchant	29 and 1/10 poles with "dwelling house barn and other buildings thereon"	\$5,000	Deed	175	157
2 Oct. 1810	John Price Jr., Esq., Samuel Ropes, Philip Chase, merchants acting in trust on behalf of Samuel Archer, III's creditors	John Fairfield, Esq.	29 and 1/10 poles with "dwelling house barn and other buildings"	\$7,400	Deed	190	284
24 Oct. 1810	John Fairfield, Esq.	John White, gentleman	29 and 1/10 poles with "dwelling house barn and other buildings"	\$5,500	Deed	190	285

24 May 1813	Joseph White, Jr., merchant	Penn Townsend, merchant	29 and 1/10 poles with “dwelling house barn and other buildings”	\$4,000	Deed	203	185
6 Mar 1826	Penn Townsend, merchant	The Merchant’s Bank	29 and 1/10 poles with “dwelling house barn and other buildings	\$400	Mort gage	240	111
26 Oct 1828	Penn Townsend, merchant	The Merchant’s Bank	29 and 1/10 poles with “dwelling house barn and other buildings	\$300	Mort gage	247	149
18 Aug 1845	Penn Townsend	William D. Waters			Will		
26 Jan. 1891	J. Linton and Henry F. Waters	Charles R. Waters	“a certain lot of land with buildings thereon”	\$1 and other considerati ons	Deed	1301	447
31 Jan. 1891	Edward S. Waters	Charles R. Waters	“a certain lot of land with buildings thereon”	\$1 and other considerati ons	Deed	1301	447
5 Dec 1902	Charles R. Waters	Sarah A. Weston	“a certain lot of land with	\$1,000	Mort gage	1692	543

			buildings thereon”				
6 May 1912	Charles R. Waters	Catherine F. Tracy, widow	“a certain lot of land with buildings thereon”	\$1 and other valuable considerations	Deed	2140	588
14 Apr. 1923	Catherine F. Tracy, widow of Henry J.	Louis A. Kotarski	“the land with buildings thereon” with warranty covenants	Consideration Paid	Deed	2549	474
6 Jun 1928	Louis A. Kotarski, physician	Thomas B. Ciesinki	“the land with buildings thereon” with warranty covenants	Consideration Paid	Mortgage	2767	156
6 Jun 1928	Thomas B. Ciesinki	Louis A. Kotarski	“the land with buildings thereon” with warranty covenants	Consideration Paid	Mortgage	2767	156
21 Apr. 1947	Helen A., Kotarski, trustee of the Alexander Trust	Francis A. & Ruth M.J. Walden	“the land in said Salem with buildings thereon”	\$13,000	Deed	3525	263
26 Jul. 1950	Waldens	Roland A. Stanley, acting on behalf of Salem Savings Bank	“the land in Salem with buildings thereon”	\$12,130	Repossession	3761	83

16 Nov. 1950	Salem Savings Bank	Carl R. Gray, Jr., United States of America Administration of Veterans Affairs	“the land in said Salem with buildings thereon”	Considerat ion Paid	Deed	3784	595
20 Aug. 1951	Carl R. Gray, Jr., United States of America Administration of Veterans Affairs	John D. Jackson	“the land in Salem, Essex County, Massachus etts, with buildings thereon”	A Valuable Considera tion Paid	Deed	3839	97
20 Aug. 1958	John D. Jackson	Charles S. Erskine and Elvina M.	“the land in said Salem, together with the buildings thereon”	Considerat ion Paid	Deed	4487	56
5 Mar. 1959	Charles S. Erskine	Elvina M. Erskine	“the land in said Salem, together with the buildings thereon”	Considerat ion Paid	Deed	4542	159
30 Aug. 1974	Elvina M. Erskine	Thomas A. O’Donnell	“the land in Salem, together with the buildings thereon”	\$80,000	Deed	6095	353

The Hosmer-Townsend-Waters House, built c. 1795

-Initially described in spring 1794 as 29 and 1/10th poles, bounding 66 ft. westerly on the Salem Common, 116 ft. southerly on land late of Francis Boardman, 66 ft. easterly on land of Nathaniel Richards, and 79 ft. northerly on land of Samuel Webb, Jr.

-The date of 1795 is given based on a door knocker which once adorned the house, as referenced in a footnote to William Bentley's diary: "In the house in Pleasant Street which he built in 1795 (Date on the knocker), afterwards the home of Capt. Penn Townsend and now of his grandson Charles R. Waters." *The Diary of William Bentley, Vol. 3, January, 1803-December, 1810*. Salem: The Essex Institute, 1911, p. 35.

-Capt. Samuel Webb was buried April 2, 1780. He married Hannah Ward, daughter of John Ward, November 9, 1758. She died of fever at age 72 in April 1808. Priscilla seems to have been his sister, born 1741. Samuel and Hannah had at least two sons, Samuel Webb, Jr., baptized November 28, 1762, and Jonathan, baptized July 28, 1767. The younger Hannah was possibly their daughter or perhaps a niece. In August of 1789 she married Joseph Hosmer. Jonathan died of fever at age 27 while a mate of Captain Martin in Hispaniola, news of which reached Salem in December of 1795.¹

In May 1808, after the elder Hannah Webb's death, Hannah Hosmer bought a dwelling house on Pleasant Street from Samuel Webb, goldsmith, Priscilla Webb, singlewoman, for \$2,616.67² In October of that year Samuel Archer III sold an adjoining piece of land to Priscilla Webb for \$2,290.³

-For Samuel Archer's trustation, see Registry of Deeds 188:241, April 3, 1810.

-Joseph White received the property "from Daniel Dutch Deputy Sherriff on the 16th of April AD 1813, in part satisfaction of an execution which issued at sd. Salem on the sixteenth day of April 1813, upon a judgement recovered to me against one John White, of said Salem, merchant, in the circuit Court of Common Pleas for the middle circuit, which execution is recorded in the Registry of deeds in said County Books of Executions No. 1, page 300."

-Will of Penn Townsend

Be it remembered, that I, Penn Townsend, of Salem in the county of Essex, state of Mass^{ts}, being weak in body but of sound and perfect mind and memory, do make and publish this my last will and testament, in manner and in form following; (that is to say) –
First, I give to William D. Waters (merchant in Salem) in trust, all my real and personal estate, for the benefit of my wife Sarah Townsend and my daughter Mary Townsend, the income or interest of the same to be equally divided between them during their life time, on the

¹ Salem Vital Records: Births, pp. 403, 404; Marriages, pp. 445, 519; Deaths: pp. 314-315.

² Salem Deeds, Deed 184:176, 13 May 1808.

³ Salem Deeds, Deed 184:176, 7 Oct. 1808.

decease of my wife, then the whole income to go to my daughter Mary, and on the decease of my wife and my daughter Mary, then the whole property to go to my daughter Eliza G. Waters or her heirs or assigns, to be disposed of as she or they may think proper; - and I hereby appoint William D. Waters above named sole executor of this my last will and testament; hereby revoking all former wills by me made.

In witness whereof, I have hereunto set my hand and seal, the eighteenth day of August in the year of our Lord one thousand eight hundred and forty five.

Signed, sealed, published, and declared by the above named Penn Townsend to be his las will and testament, in the presence of us, who, at his request, and in his presence, have hereunto subscribed our names as witnesses to the same.

N. Weston
James B. Briggs
James B. Curwen

Penn Townsend Seal

-Kotarski Trustation, Registry of Deeds 2767:157.

-Waldens/Wheldons in 1950:

Mortgage (3525:263) 21 Apr. 1947

Order of Notice (3724:89) 6 Mar. 1950

Order of Notice (3726:186) 17 Mar. 1950

Final Decree Authorizing Foreclosure (3761:81) 11 Aug. 1950

Salem Savings Bank, possession (3761:82)

D. un. Pow. (3761:83)

Affidavit of Sale (3761:84)

-Thomas A. O'Donnell forms Castine Realty Trust, Dec. 17, 1987

-Declaration of homestead, 26 Dec. 2014

Directories:

1837: Asa Brooks, hardware, 10 Pleasant, Penn Townsend to 10 Pleasant (in additions, removals and corrections)

1842: Penn Townsend, William Edwards, mariner, Esther Waters, all at 10 Pleasant

1846: Benjamin Barker, Benjamin Hawkes, Penn Townsend

1850: Mrs. Penn Townsend at 10 Pleasant, Mr. Penn Townsend at 10 Andrew Street.

1853: John Barlow, boots and shoes, Mrs. Sarah Stimson, Peter M. Cooper, groceries, Mrs. Penn Townsend

1857: 10 Pleasant is home to John Barlow, boots and shoes, and Mrs. Sarah Stevens.

1861: Charles R. Waters, Joseph G. Waters, a judge at the Police Court, Henry F. Waters, instructor and Miss Mary Townsend, who boards there. William C. and William D. Waters live at 6 Pleasant.

1874: Charles R. Waters, bookkeeper, and J. Linton Waters, counsellor and notary public

1878: Charles R., J. Linton, and Henry F. Waters

1914: C.F. Tracey, C.F. Grush

1921: Catherine F. Tracy

1931: Louis A. Kotarski, physician, Helen A., his wife, Clara, William C., physician, Eliz., his wife, William K., physician, Eliz., his wife.

1937: Louis A. Kotarski, Helen A., his wife.

Atlases:

1851-Townsend

1874-J.G. Waters

1897-C.R. Waters

1911-Charles P. Waters

Other Sources:

Massachusetts Historical Commission⁴

Bryant F. Tolles' *Architecture in Salem*.⁵

Fiske Kimball's *Mr. Samuel McIntire, Carver: The Architect of Salem*.⁶

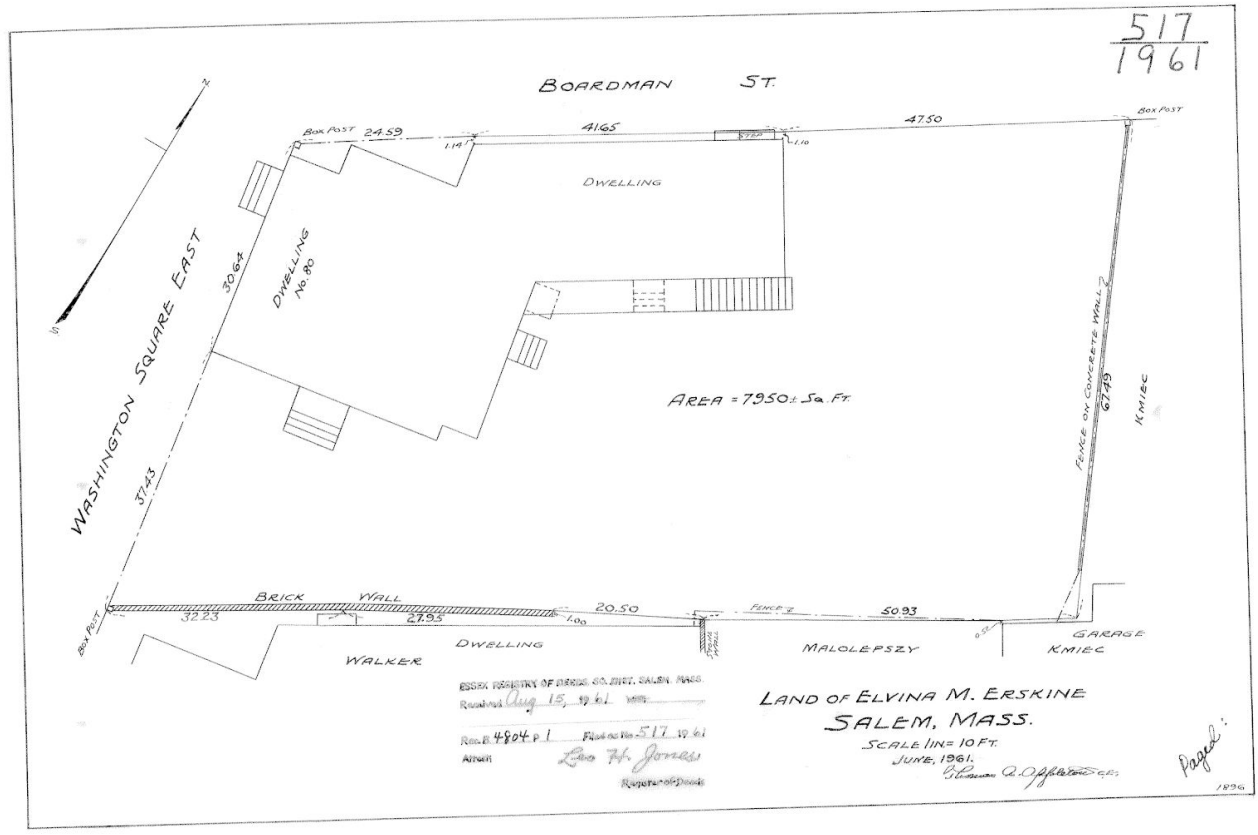
Plan, June 1961:

⁴ MHC MACRIS, SAL.2699, "Hosmer, Capt. Joseph - Townsend, Capt. Penn House"

⁵ Bryant F. and Carolyn K. Tolles, *Architecture in Salem: An Illustrated Guide*. Hanover and New London: UPNE, 1983, pp. 32-33.

⁶ Kimball, Fiske. *Mr. Samuel McIntire. Carver: The Architect of Salem*. Salem: Essex Institute, 1940. Reprinted, Gloucester, Mass.: Peter Smith, 1966.

517
1961



ESSEX COUNTY OF RECORDS CO. DEPT. SALEM, MASS.
 Received Aug 15, 1961 1961
 Plan No. 4804 P. 1 File No. 517 1961
 Author Geo H. Jones
 Reporter [Signature]

LAND OF ELVINA M. ERSKINE
 SALEM, MASS.

SCALE 1/4" = 10 FT.
 JUNE, 1961.
[Signature]

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