

# Historic Salem Incorporated

OFFICE AT OLD TOWN HALL

POST OFFICE BOX 865 SALEM, MASSACHUSETTS 01970 / PHONE (617) 745-0799

126 Derby Street

Built for

MICHAEL DONAHUE, laborer

by 1870

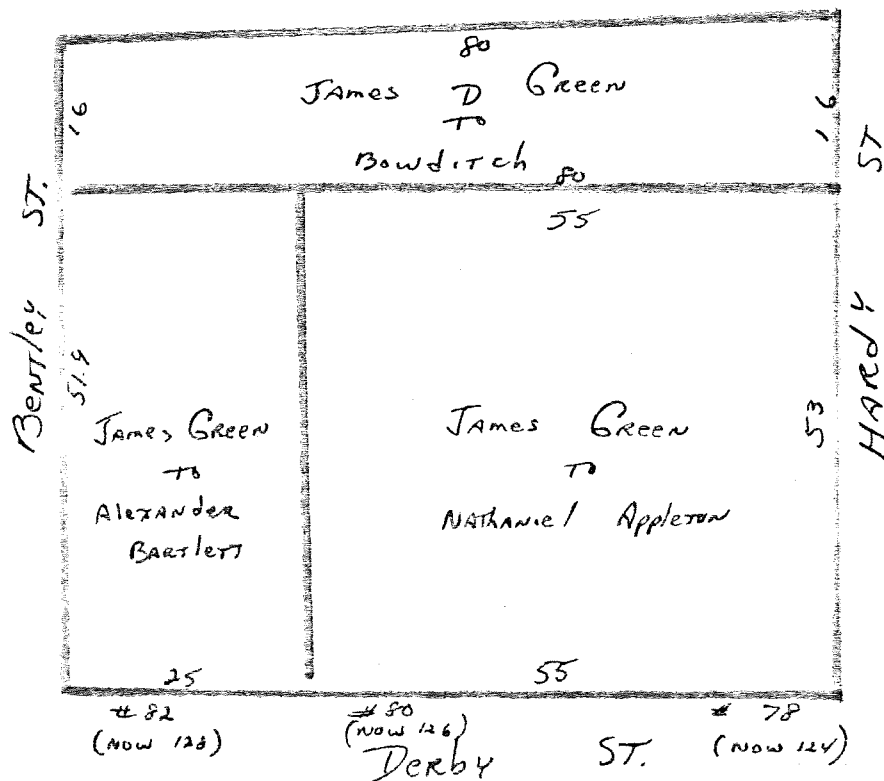
Research by,  
Joyce King  
August 1984

*"to preserve Historic Sites, Buildings and objects,  
and to work for the education of the community  
in the true value of the same."*

126 Derby Street (formerly 80 Derby, renumbered in 1894)

The lot on which this house stands was a portion of Rev. James Diman's estate. Rev. Diman was the minister of the East Church, which stood on the south-west corner of Essex and Hardy Streets, from 1737 until his death in 1788. Rev. Diman lived at 8 Hardy St. and owned most of the west side of that street. After the death of Rev. Diman the property descended to his daughters, Mary Diman and Lois Green, and then bequeathed by them to Ezra Green and James D. Green. On June 25, 1817 Ezra Green sold his share in the estate to James D. Green, a student at Harvard College (book 214 page 100).

On Oct. 12, 1853 James Durell Green sold off portions of this estate. The lot now known as 126 Derby St. was included in this sale:



(book 484 page 295)

The portion conveyed to Nathaniel Appleton is described in this deed as a lot of land, the price \$639. At first glance this would appear to be a simple sale of a vacant parcel of land since the deed does not mention a building, but after a careful check of tax records and directory listings, a hidden bit of history is uncovered. It seems that Nathaniel Appleton had occupied a portion of this lot (now 126 Derby) for many years with his carpentry shop (at least since 1836). He had leased the land but owned the shop and since buildings were considered personal property there was no reason for this deed to mention a building.

Nathaniel Appleton, cabinetmaker, died Jan. 19, 1859. His estate, both real and personal, was bequeathed to his wife Susan Foster Appleton, for her natural life. After Susan's decease the shop and land on the corner of Derby and Hardy were to go her three daughters Sarah Hale, Susan Woodbury and Ellen M. Brown. Mrs. Appleton retained the shop and land as indicated in the tax records:

Derby Street  
1862 - #78 Engine House on land of Susan Appleton \$400  
(this was later moved to the corner of Bentley)  
#80 Shop-carpenter \$200

The taxes remain the same until the year 1867 when the shop is described as a fish store.

On Dec. 16, 1869 Susan F. Appleton; Henry Hale and his wife Sarah in her own right; Susan A. Woodbury; and Francis Brown and his wife Ellen M. in her own right, sold the land and building to Michael Donahue. The same land conveyed to the late Nathaniel Appleton by James D. Green. (book 788 page 122)

The year 1870 brought changes. The fish store disappears and Michael Donahue is taxed for buildings \$800, land \$800. This increase, along with the fact that tenants do not appear at this address until 1871 gives credence to the date of 1870.

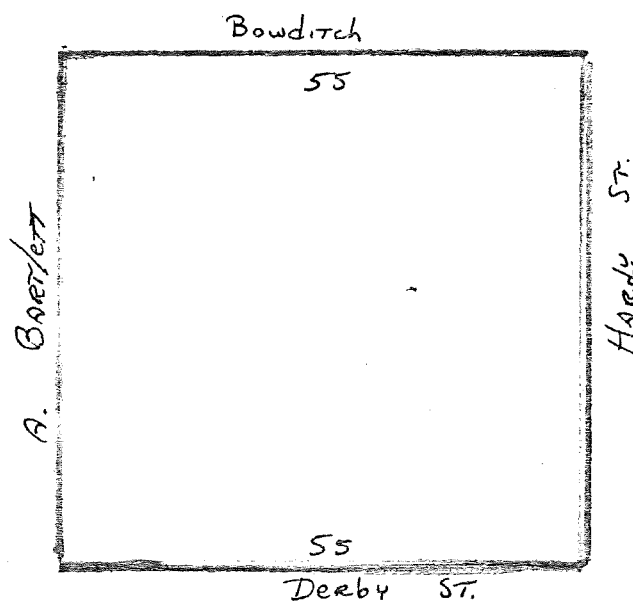
On Nov. 20, 1871 a straw deed was drawn to put the title of the property in the name of Michael's wife Mary Donahue. (book 840 page 220)

Mary Donahue died on March 21, 1904. In her probate, docket #94204, Mary's heirs are listed as:

Michael Donahue	of Salem	husband
Thomas Lundregan	" "	brother
James Lundregan	Lyrefoame, Ire.	"
Mary Lundregan	Brookline, Ms.	niece

REAL ESTATE:

126 Derby St. value \$800  
16 Hardy St. value 700



On May 20, 1904 William J. Sullivan, administrator of the estate of Mary Donahue sold the property to Michael Donahue. (book 1742 page 222)

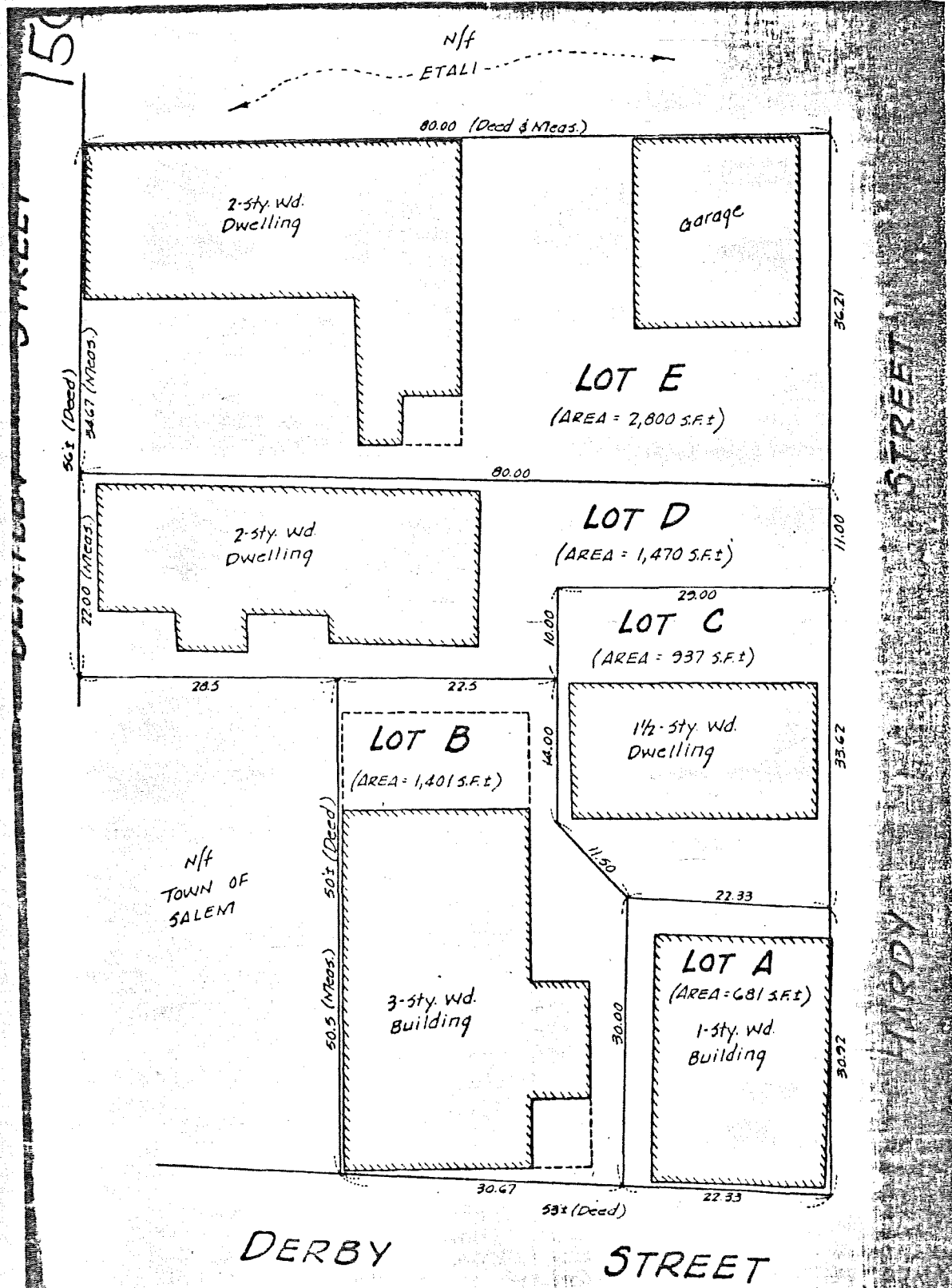
On April 24, 1905 Michael Donahue sold the land and two dwelling houses, (126 Derby and 16 Hardy) to Michael Piecewicz. The same conveyed by William J. Sullivan on May 20, 1904. (book 1774 page 150)

Michael Piecewicz sold the land and two dwelling houses to Martin Witkos on July 3, 1906. "The same premises conveyed by Michael Donahue on April 24, 1905." (book 1830 page 537)

Martin Witkos died in 1932 leaving all property to his widow Antonina. Antonina successfully conducted the grocery business, at 126 Derby St., established by her husband until her death on April 1, 1947. The property remained in the Witkos family until Oct. 1978, when it was divided into five lots, 126 Derby being called Lot B. (appendix A)

On Oct. 30., 1978 the heirs of Martin and Antonina Witkos sold the land and building called Lot B. to Robert Bramble, trustee of Allyn Realty Trust. For title reference see: probate #220119, #341114 and #222093. (book 6534 page 481)

On Oct. 29, 1979 Robert Bramble, trustee, sold the land and building, Lot B, to Michael Zapantis and David H. Shopay, trustees of Z.N.A. Realty Trust. (book 6647 page 394)



PLAN BOOK 50  
 PAGE 81  
 REGISTRY USE ONLY  
 JUN 1, 1978



Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building on Federal St. All maps in this report are not meant to be exact, just for illustration purposes.

Notes: The enclosed photo shows the building as it was prior to the third floor addition. From all indications, the addition was built circa 1912.

SALEM VETERAN FIREMEN'S ASSOCIATION

ESSEX INSTITUTE  
JAMES BURNETT  
MAYOR'S LIBRARY



126  
DERBY

Hand Engine "White Angel" of Salem Veteran Firemen's Association in front of Association Headquarters at Derby and Bentley Streets. This engine is a 10-inch button built by the American Fire Engine Co. of Seneca Falls, N.Y. in 1894 for muster purposes. It never did fire duty.





1899

