

OFFICE AT OLD TOWN HALL

Historic Salem Incorporated

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

11 Kosciusko Street

Moved to this site

in 1856

by JOHN DURGIN, peddler

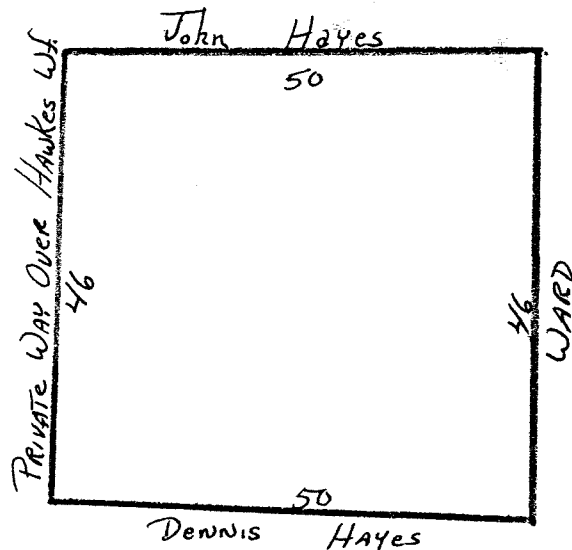
Research by,
Joyce King
Nov. 1984

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

11 KOSCIUSKO STREET (formerly Grant St. or Tucker's Wharf)

BOOK 490 PAGE 19

DATE - Feb. 14, 1854
CONSIDERATION - \$225
GRANTOR (seller) - Jonathan Tucker
GRANTEE (buyer) - John Durgan (sometimes Durgin)
DESCRIPTION - Lot of land



1856 June 24 - "John Durgin had permission to move a small building out of Briggs St. to Tucker's Wharf and employed two yokes of oxen from the almshouse, two yokes of oxen of William Harris and one yoke of John Newhall. All three teams were at work for the city and broke off to assist in moving this shanty." (This is now 11 Kosciusko St.)

This house was undoubtedly one of the buildings advertised in the Salem Gazette May 1, 1856:

" 4 cottage buildings No. 2, 4, 6 & 7, 8 to 12 on the south side of Briggs street - to be removed.
For conditions, apply to J. Vincent Brown, at the Salem 5¢ Savings Bank, or the auctioneer."

Unfortunately, it is impossible to determine which building Mr. Durgin purchased from Mr. Brown or its original location on Briggs St.

The land and building, now 11 Kosciusko St., was transferred back and forth between John Durgin and Charles S. Nichols Book 512 Page 158, Book 627 Page 224 & 226, Book 652 Page 171 and Book 735 Page 163.

BOOK 1002 PAGE 113

DATE -	July 16, 1878
CONSIDERATION -	\$860
GRANTOR (seller) -	Charles S. Nichols
GRANTEE (buyer) -	James and Delia F. Kelly
DESCRIPTION -	The land and dwelling house. Same dimensions except the street is now called a "Private Way now Grant St."

BOOK 1725 PAGE 255

DATE - June 1, 1897

CONSIDERATION - \$1 plus other valuable consideration

GRANTOR (seller) - James Kelly, Delia F. Rabbitt, Mary J Kelly, Annie Dolliber and Kate Coughlin

GRANTEE (buyer) - Louis Coller

DESCRIPTION - Land and builing. Same description except the street is called "Private way laid out over Hawkes Wharf".

PREVIOUS REFERENCE - Same premises conveyed to James and Delia F. Kelly by Charles Nichols in book 1002 page 113. Delia now deceased.

BOOK 1516 PAGE 145

DATE - June 2, 1897

CONSIDERATION - None given

GRANTOR (seller) - James Kelly

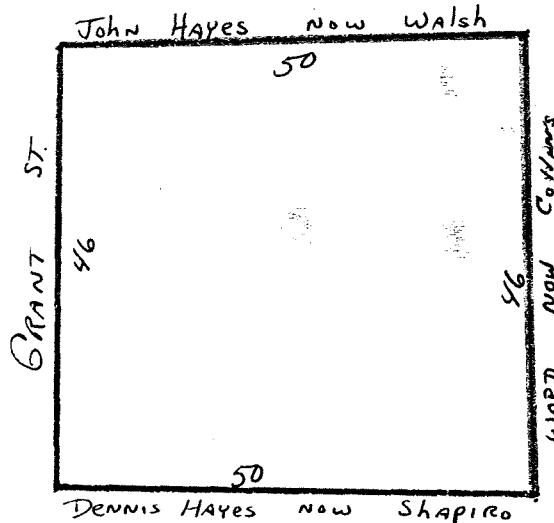
GRANTEE (buyer) - Mamie Coller

DESCRIPTION - Lot of land and dwelling house. Same description.

PREVIOUS REFERENCE - The same property conveyed to James and Delia Kelly by Charles Nichols book 1002 page 113. Delia Kelly now deceased.

BOOK 1948 PAGE 500

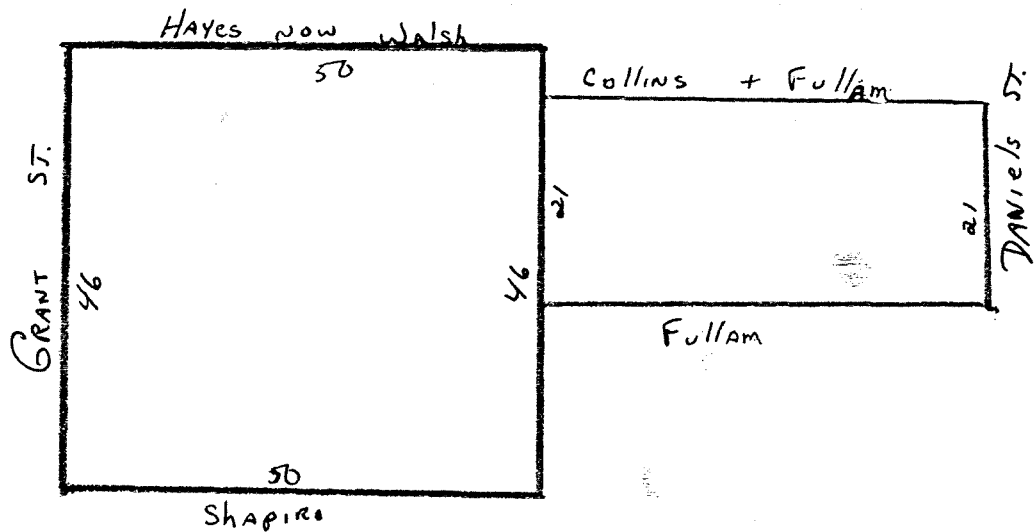
DATE - Dec. 30, 1908
GRANTOR (seller) - Louis Collier and Mamie his wife, in her own right.
GRANTEE (buyer) - Stanislaw and Teofil Pszenny
DESCRIPTION - Land and buildings:



Intending to convey the same premises conveyed to Mamie Collier by deed of James Kelly June 2, 1897 book 1516 page 145. Also any interest conveyed to said Louis Collier by James Kelly on June 1, 1897 book 1725 page 255.

BOOK 2540 PAGE 504

DATE - Jan. 30, 1923
CONSIDERATION - \$1 and other valuable consideration
GRANTOR (seller) - Stanislaw and Teofil Pszenny
GRANTEE (buyer) - Stanislaw Pszenny
DESCRIPTION - 1/2 interest in the land:



PREVIOUS REFERENCE - The same premises conveyed to Mamie Collier in Book 1948 pages 499-500.

BOOK 3722 PAGE 596

DATE - Feb. 18, 1950

GRANTOR (seller) - Anna Pszenny, widow

GRANTEE (buyer) - John A. Pszenny

DESCRIPTION - Same

PREVIOUS REFERENCE The same premises conveyed to my husband Stanislaw Pszenny now deceased. For my title see Probate #220845 and deed from my children Lillian A., Stephen J. and Adolph S. Pszenny and Emelia B. Szybiak Feb. 18, 1950 and deed from daughter J. A. Errion on Oct. 24, 1949.

BOOK 5340 PAGE 786

DATE - Feb. 6, 1966
GRANTOR (seller) - John A. Pszenny
GRANTEE (buyer) - John A. and Lillian A. Pszenny
DESCRIPTION - Same
PREVIOUS REFERENCE - The same conveyed by Anna Pszenny on
Feb. 18, 1950 in book 3722 page 596.

BOOK 6186 PAGE 617

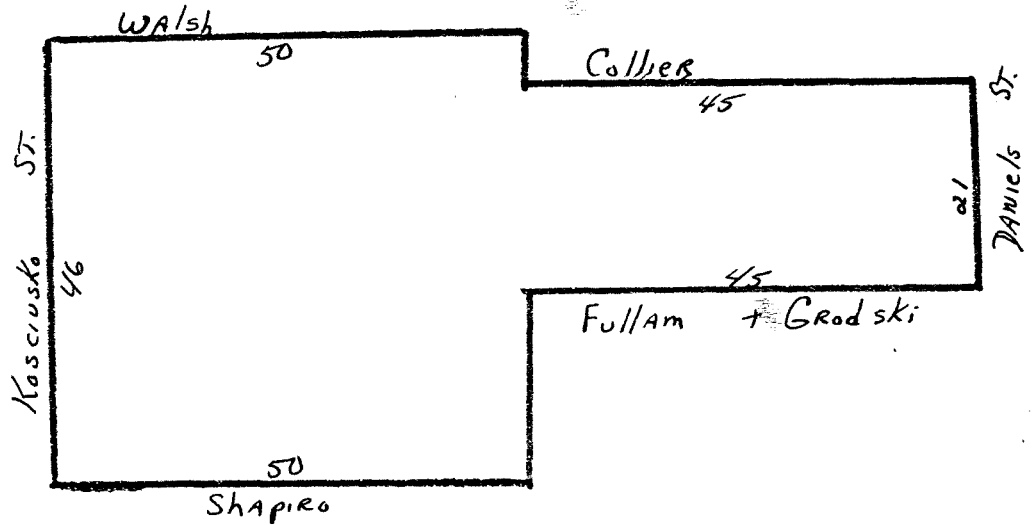
DATE - April 18, 1975
GRANTOR (seller) - Lillian A. Pszenny
GRANTEE (buyer) - Lillian Pszenny, Emilia B. Szybiak
and J. A. Errion
DESCRIPTION - Same
PREVIOUS REFERENCE - See book 5340 page 786. John A.
Pszenny died on March 26, 1975.

BOOK 6277 PAGE 443

DATE - Sept. 8, 1976
CONSIDERATION - \$22,000
GRANTOR (seller) - Lillian A. Pszenny, Emilia B. Szybiak
and J. A. Errion.
GRANTEE (buyer) - Robert M. and George E. Maguire
DESCRIPTION - Same
PREVIOUS REFERENCE - Title reference book 6186 page 617

BOOK 6467 PAGE 696

DATE - May 11, 1978
CONSIDERATION - \$50,000
GRANTOR (seller) - Robert M. Maguire and George E. Maguire
GRANTEE (buyer) - Andrew Hingson
PREVIOUS REFERENCE - Same conveyed by Lillian A. Pszenny et als on Sept. 8, 1976
DESCRIPTION - Land and buildings:



BOOK 6601 PAGE 126

DATE - June 13, 1979
CONSIDERATION - Mortgage for \$25,000
GRANTOR (mortgagor) - Andrew Hingson
GRANTEE (mortgagee) - Warren G. White and Leo J. Maestranzi
DESCRIPTION - Same
PREVIOUS REFERENCE - Same conveyed by Robert Maguire and George Maguire May 11, 1978 Book 6467 page 696

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.

BOOK 6982 PAGE 554

DATE - Sept. 21, 1982

FORCLOSURE

TITLE TRANSFERRED TO - Warren G. White and Leo J.
Maestranzi

DESCRIPTION - Same

BOOK 7024 PAGE 523

DATE - Dec. 30, 1982

CONSIDERATION - \$115,000

GRANTOR (seller) - Warren G. White of Danvers and Leo J.
Maestranzi of Wenham

GRANTEE (buyer) - Frederick and Judith A. Schmid

DESCRIPTION - Same

PREVIOUS REFERENCE - Same premises conveyed by foreclosure
Sept. 21, 1982 Book 6982 page 554

NOTES:

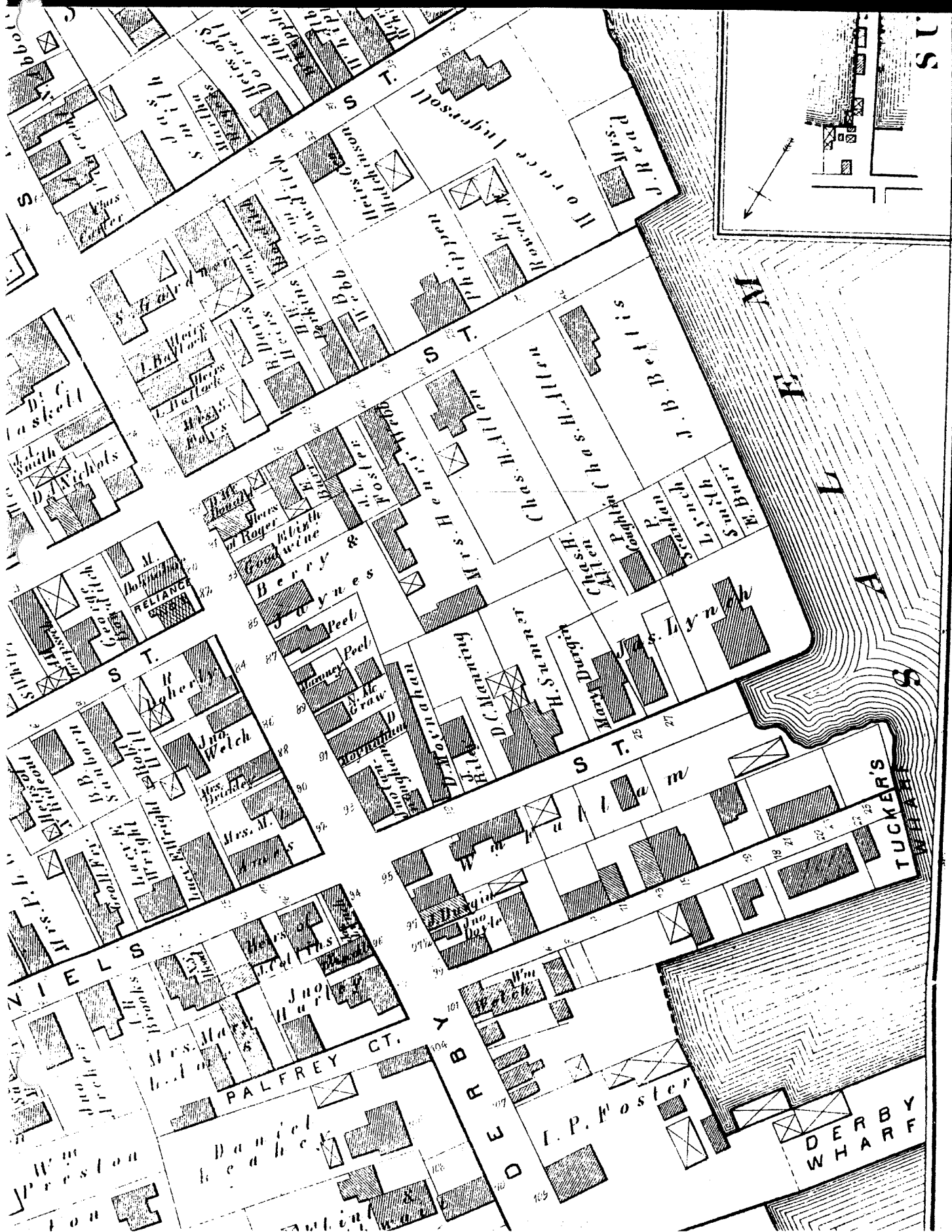
11 KOSCIUSKO STREET PERIOD INDETERMINATE

This two-story, pitch roof, clapboard house is gable end to the street and rests on a high brick foundation. The entrance in the yard has a Federal period door, but the chimney is modern. It is a simple type of house that continued to be built over a long period of years. A flatroofed ell connects this dwelling to a more or less separate building in the yard, which appears to be of relatively recent vintage and has no architectural details worthy of note. (Salem Historic District Study Committee Investigation)

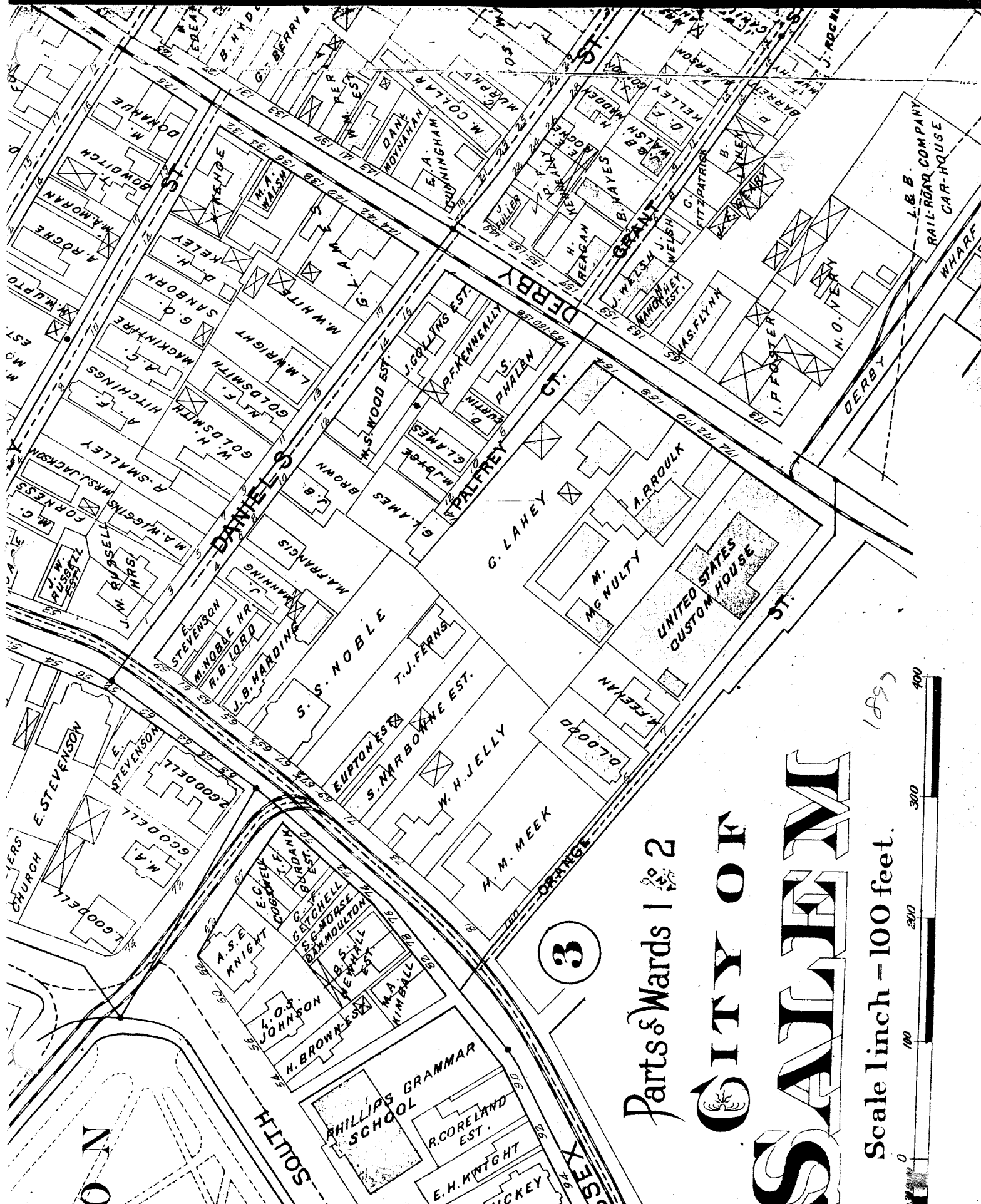
Mr. Durgin moved an additional building to this lot, in 1864, as shown on the 1874 map (enclosed) and was called 13 Grant St. From available records this building was removed during or shortly after 1874 and does not appear on the 1897 map.

1850 CENSUS (John Durgin was then living on Derby St.)

John Durgin	age 32	peddler	born Ire.
Mary "	" 31		" "
Ann "	" 3		" Mass.
Thomas "	" 2		" "
John "	" 7 mo.		" "



1874

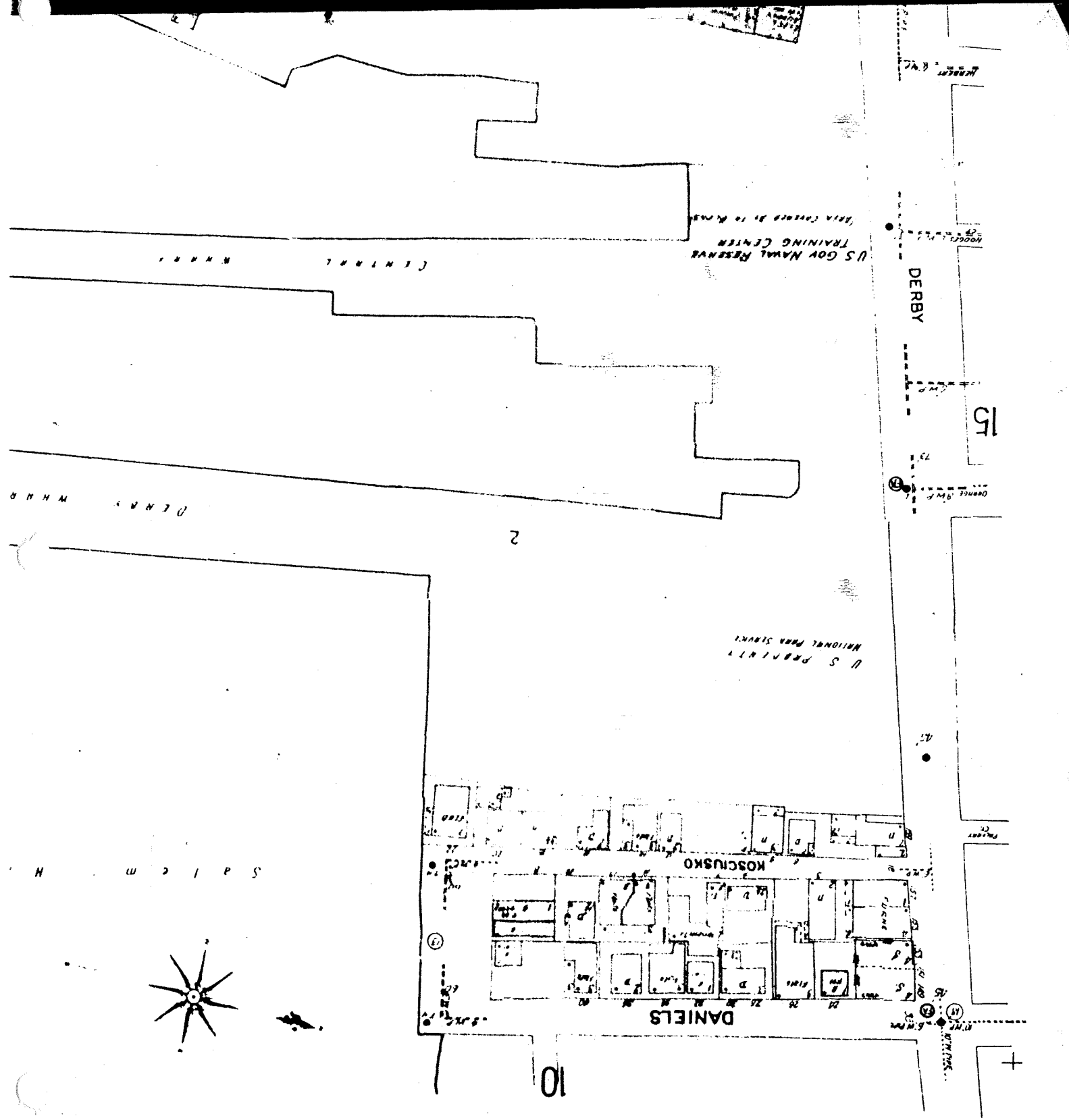


Parts of Wards 1 & 2

CITY OF SALEM

Scale 1 inch = 100 feet.





U.S. GOV NAVAL RESERVE TRAINING CENTER

DERBY

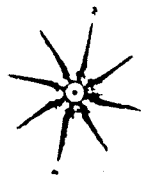
15

2

U.S. PROPERTY NATIONAL PARK SERVICE

KOSCIUSKO

DANIELS



S P I C M H

10

+

Daniel Needham built a house on what would be 4-6 Winter St. (This house was removed in 1858.) During 1814 Mr. Needham found himself in financial difficulty and was forced to pass the title of the parcel purchased from Benjamin Cheever to Enoch Silsby of Boston (Book of executions #2 page 73).

Mr. Needham died on May 15, 1815 at the age of 74. His estate was declared insolvent and the remaining property was sold to pay his debts:

BOOK 212 PAGE 291

DATE -	March 18, 1817
CONSIDERATION -	\$457.50 subject to a mortgage of \$250
GRANTOR (seller) -	Jonathan Archer administrator of the estate of Daniel Needham
GRANTEE (buyer) -	James Needham tobacconist
DESCRIPTION -	dwelling house, shop, land and out buildings (the same Daniel Needham purchased from Edmund Needham)

BOOK 243 PAGE 96

DATE -	June 20, 1822
CONSIDERATION -	\$250
GRANTOR (seller) -	Enoch Silsby of Boston, merchant
GRANTEE (buyer) -	Thomas Hovey, bricklayer
DESCRIPTION -	Lot of land - same dimension as in book 136 page 227

BOOK 255 PAGE 74

DATE - Dec. 1, 1829
CONSIDERATION - \$362.50
GRANTOR (seller) - Thomas Hovey, bricklayer
GRANTEE (buyer) - Benjamin Hall
DESCRIPTION - Lot of land
PREVIOUS REFERENCE - "I purchased of Enoch Silsby June 20, 1822" recorded in book 243 page 96.

BOOK 254 PAGE 145

DATE - Dec. 10, 1829
CONSIDERATION - \$362.50
GRANTOR (seller) - Benjamin Hall
GRANTEE (buyer) - James Needham, tobacconist
DESCRIPTION - Strip of land 30 feet wide
PREVIOUS REFERENCE - "I purchased of Thomas Hovey"

Now in possession of his father's entire estate, James Needham proceeded to build on the land. The south portion (#10) was completed by July 1830 as mentioned in the following:

BOOK 258 PAGE 112

LEASE

DATE - July 2, 1830
GRANTOR (lessor) - James Needham
GRANTEE (lessee) - Israel Woodbury
DESCRIPTION - Farm let to Israel Woodbury a lot of

land with the right to annex a building which Israel is about to erect on the north part of said James' building by tenanting into and becoming a part of the same. Israel agrees to erect and finish within one year a two story dwelling house 22 X 30 with cellar dug and stoned under the same, which building on the outside is to match the building of James to be annexed - agree that at the expiration of 5 years and 5 months James shall purchase of Israel the building - if not in the meantime destroyed by fire or other casualty.

The Salem tax records also confirm the presence of the new buildings by the large increase in James Needham's valuation:

1828	house and shop (4 Winter St.)	\$500
1829	house and shop	" "
1830	two houses, shop, small house Oliver St.	\$1,600

1855

This ad appeared in the Salem Gazette:

The two story double house situate in Winter street and the two story dwelling house next north with the land under and belonging to the same, to wit: on Winter about 94 ft.; on estate of John Howard 100 ft.; on estate of T. Hovey 53 ft; on Oliver street 40 ft.

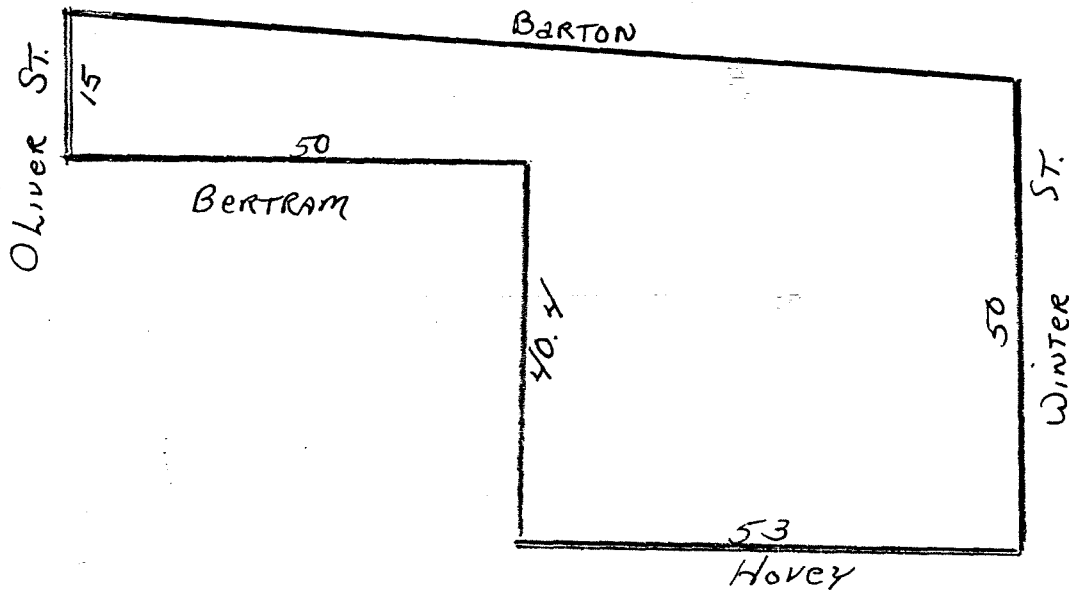
This estate will be sold separately or together, as may be deemed best on the day of sale.

Information by mail Groton, Mass.

Daniel Needham

BOOK 510 PAGE 208

DATE - April 9, 1855
CONSIDERATION - \$2,500
GRANTOR (seller) - Lydia Needham of Groton, widow (of James)
GRANTEE (buyer) - William O. Barton, trader
DESCRIPTION - Message:



BOOK 520 PAGE 67

DATE - Oct. 4, 1855
GRANTOR (seller) - William C. Barton, trader
GRANTEE (buyer) - David E. Saunders,
DESCRIPTION - Same
PREVIOUS REFERENCE - Meaning to convey the same estate conveyed to me as recorded in book 510 page 208.

BOOK 2339 PAGE 508

DATE -

Aug. 21, 1916

GRANTOR (seller) -

Harry Morgan of Brookline executor of
the will of David E. Saunders Jr. of
Brookline

Walter F. Saunders administrator of
the estate of John J. Saunders

Jennie O. Saunders, Henrietta A.
Coolidge, Mary E. Saunders, Arthur E.
Saunders

GRANTEE (buyer) -

Leland H. Cole

DESCRIPTION -

Same (also included 20 Oliver St.)

BOOK 2716 PAGE 342

DATE -

Aug. 21, 1916

GRANTOR (seller) -

Mary A. Cole, Samuel D. Cole,
Howard W. Cole executors of the will
of Leland H. Cole

GRANTEE (buyer) -

Howard W. Cole and Doris E. Cole

DESCRIPTION -

Same

PREVIOUS REFERENCE -

For title see Book 2339 pages 508-510

BOOK 5826 PAGE 205

DATE - Oct. 22, 1971
CONSIDERATION - \$43,125
GRANTOR (seller) - Howard W. Cole and Doris E. Cole of
Beverly
GRANTEE (buyer) - Philip G. Vener and Marilyn S. Vener
DESCRIPTION - Same
PREVIOUS REFERENCE - The same conveyed by the executors of
the will of Leland H. Cole on Mar.28
1927 recorded in book 2716 page 342

BOOK 5849 PAGE 579

DATE - Dec. 31, 1971
CONSIDERATION - \$25,000
GRANTOR (seller) - Philip G. Vener and Marilyn S. Vener
GRANTEE (buyer) - Philip Vener and Marilyn Vener trust-
ees
DESCRIPTION - Only the 8-10 Winter St. parcel
PREVIOUS REFERENCE - A portion of the premises conveyed to
us on Oct. 22, 1971 recorded in book
5826 page 205

BOOK 5937 PAGE 574

DATE - Dec. 28, 1972

CONSIDERATION - \$37,500

GRANTOR (seller) - Philip G. Vener and Marilyn S. Vener
trustees

GRANTEE (buyer) - Laurence C. Post Jr. and Donald
Coleman trustees

DESCRIPTION - Parcel #3 (appendix A) - subject to
an easement

PREVIOUS REFERENCE - Same premises conveyed on Dec. 31,
1971 book 5849 page 579

BOOK 6175 PAGE 634

DATE - Aug. 26, 1975

GRANTOR (seller) - Laurence C. Post Jr. and Donald
Coleman

GRANTEE (buyer) - Nancy Witham trustee

DESCRIPTION - Same

PREVIOUS REFERENCE - Same conveyed to us by Philip G.
Vener and Marilyn Vener on Dec. 28,
1972

BOOK 6210 PAGE 522

DATE - Jan. 12, 1976
CONSIDERATION - \$51,200
GRANTOR (seller) - Nancy L. Witham trustee
GRANTEE (buyer) - Victor N. Sanborn and Marjorie E.
Sanborn
DESCRIPTION - Same

BOOK 6604 PAGE 227

DATE - June 22, 1979
GRANTOR (seller) - Victor N. Sanborn and Marjorie E.
Sanborn
GRANTEE (buyer) - Richard A. Vallee and Judith A.
Vallee
DESCRIPTION - Same

NOTES:

	1850 census	Winter Street		
#8				
Joshua W. Moulton	age 32	daguerreotype artist	born Mass.	"
Ann D.	" 24		"	"
John F.	" 1		"	"
George Buxton	" 38	stage driver	"	"
Sarah	" 34		"	"
George	" 20	mariner	"	"
Alonzo	" 16	mariner	"	"
Charles	" 18	cab driver	"	"
#10				
George Kehew	" 23	painter	"	"
Sarah	" 23		"	"
George	" 2		"	"
Sarah	" 2 months		"	"

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.

WINTER

STREET

15 to 14.5'

50'

Parcel 3

Area = 3,405 ± 5.F

RECORDS REGISTRY OF DEEDS, SALEM DIST. S., MASS.

Received Dec 29, 1972 with Deed:

Ande Realty Trust to

Old Salem Realty Trust

Deed No. 59379-574 Filed as No. 648 1972

Acts

Leo H. Jones

Register of Deeds

40.3'

15'

Mary J. Donovan

Philip G. & Marilyn S. Vener

102'

50'

Philip G. & Marilyn S. Vener

I hereby certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public and private streets and ways already established, and I further certify that no new lines for division of existing ownership or for new ways are shown. CHAR. 380 Acts of 1966

Date: 11/22/72

Registered Land Surveyor
C. M. LOCK
No. 7606
REGISTERED LAND SURVEYOR

PLAN of LAND in SALEM

Property of

Philip G. & Marilyn Vener

Scale: 1"=10' Nov. 20, 1972

ESSEX SURVEY SERVICE INC.
47 Federal St., Salem

72.5' to Bridge St

OLIVER STREET

THIS PLAN HAS BEEN REDUCED. FOR CORRECT SIZING SEE ORIGINAL OF FILE.

R I V E R

1851

Eastern Rail Road

SKERRY

CONANT

PEARL

SAUNDERS

BALDWIN

WILSON

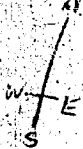
CROSS

ST. JOHN

Gas Works

WILSON

ST. JOHN



WINTHROP

ST. JOHN

WINTHROP

ST. JOHN

WINTHROP

ST. JOHN

WINTHROP

ST. JOHN

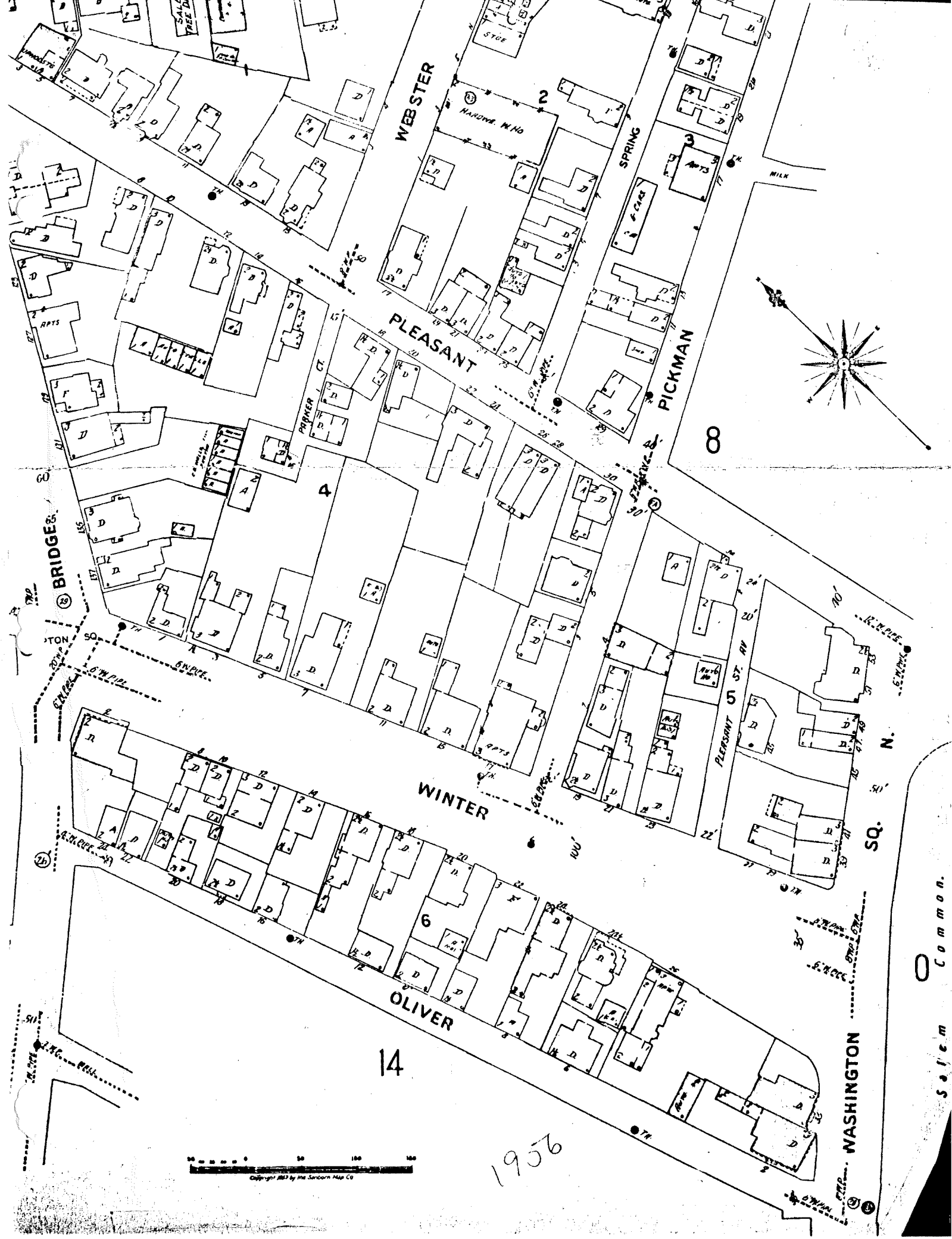
WINTHROP

ST. JOHN

WASHINGTON SQUARE

1851





WEBSTER

PLEASANT

PICKMAN

WINTER

OLIVER

BRIDGE ST.

8

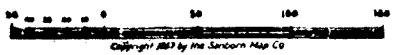
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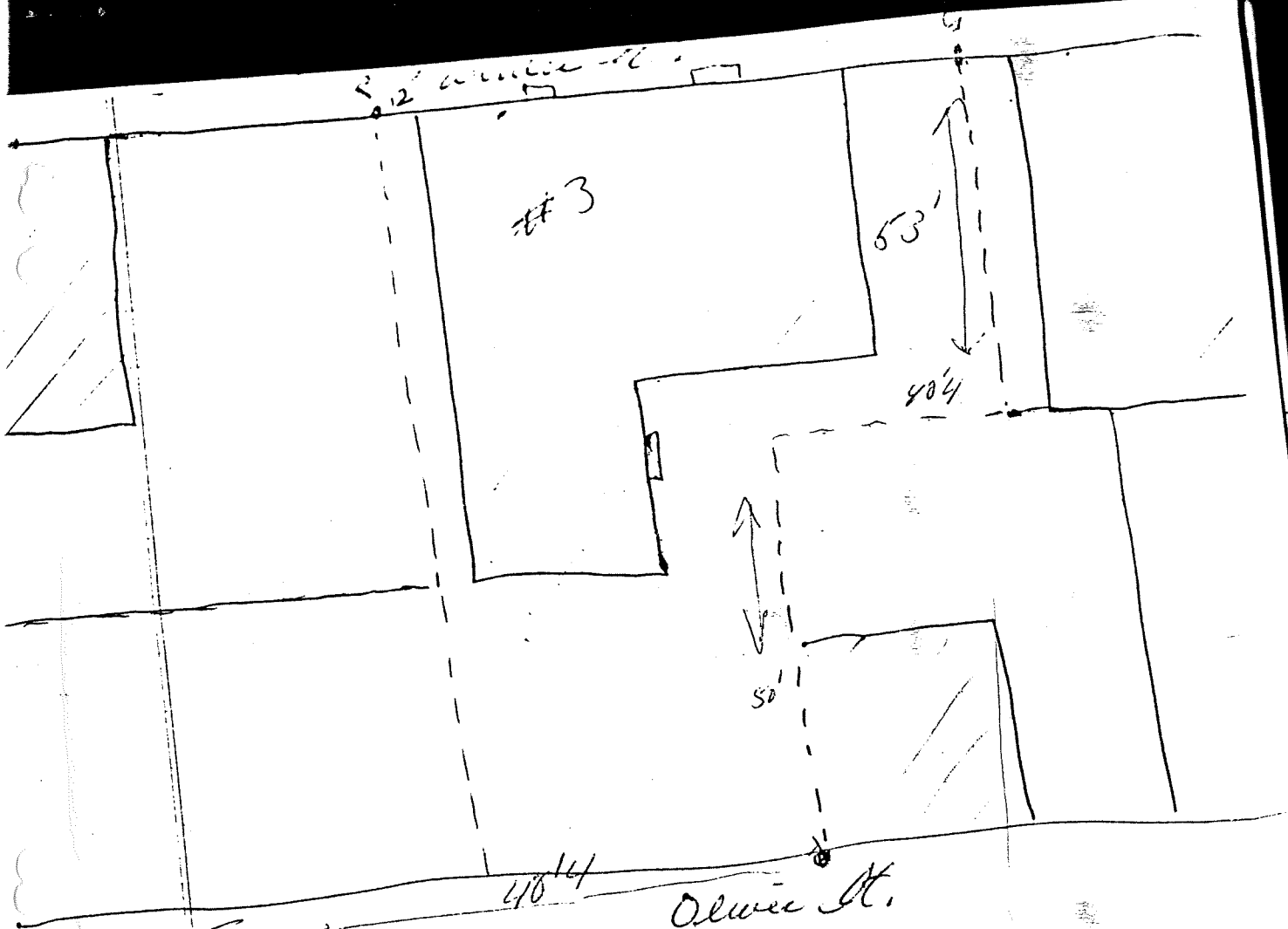
SQ. N.

WASHINGTON

1956



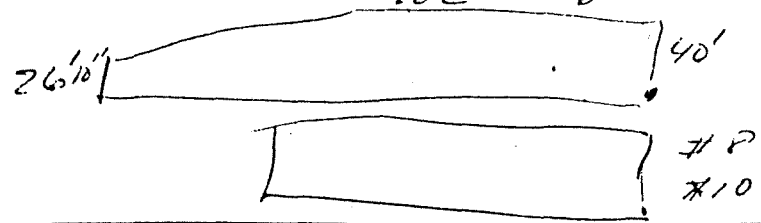
Salem Common.



- 71) Howard & Maria Cole 3,162 sq. ft.
 - 72) Phil & Marilyn Vene 3162 sq. ft. (5903-10)
 - 73) Old Salem Realty Trust 3405 sq. ft. (5937-57A) ✓
(Kaleman & Post)
 - 76) 8 & 10 Winter St. Realty Trust (3405)
 - 77) Sanborn 3405
 - 80) Vallee 3405 (6604-227)
 - (1928) ^{Leland} Cole → ^{Howard & Maria} Cole (2716-342)
 - (1916) Saunders to Lela Cole (2339-508-9-10)
also ~~Byard Parcel~~ (Byard Parcel)
 - (Oct 5 1855) Wm Beaton → David Saunders (520-67)
 - (March 28 1855) Edmund Needham to Daniel ^{Griffin} Needham (510-208)
by gen. byrd Needham (250)
- 10...1. April 10 1855

Grantor 1855 April 10
Daniel Needham

G. Barton → Lydia M. Northey
102



Same as above

→ May 24 1856 Phoebe Dalton

Dalton - Worcester (Trustee of L. Northey)
#1500
May 22nd 1856

Phoebe Dalton → Samuel C. Symonds
Need (570-32) Winter & Oliver Sts

John Dalton et al (Trustee for Phoebe)
to Sam Symonds

May 7, 1858 40 x 102 x 26 and Back.

Nov 8 1858 Sam Symonds → Sam Howard 578-146
& Griffin (Check Bound Stone Position)
Easement

Aug. 8 1861 Symonds to Griffin 624-101
Symonds divides his entire lot
by 1/2 to Griffin

Nov. 11 1861 Symonds & Griffin 676-186
#1 Winter
Check: Symonds → Cutler - March 24 1876 948-288
Symonds → Dodge - March 14 1878 994-4