

Historic Salem Incorporated

OFFICE AT OLD TOWN HALL

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

25 HANCOCK STREET

Built for

JOHN B. TIVNAN, journalist

in 1896

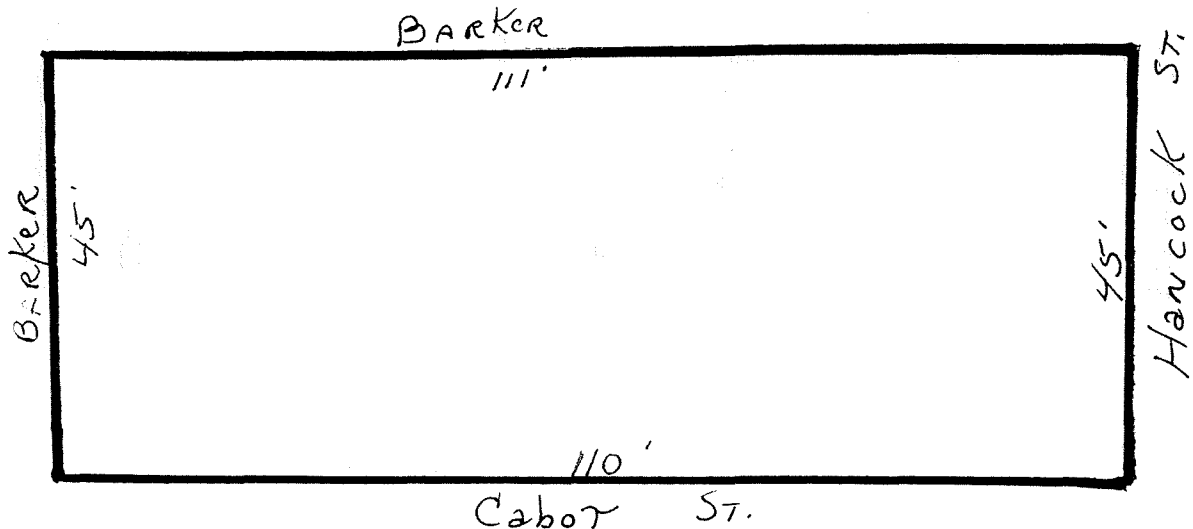
Research by,
Joyce King
March 1986

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

25 HANCOCK STREET

BOOK 1428 PAGE 458

DATE - October 29, 1894
CONSIDERATION - \$1 and other valuable consideration
GRANTOR (seller) - William G. and Alice Barker of Salem
GRANTEE (buyer) - John B. Tivnan
DESCRIPTION - A piece of land in South Salem.
The same to be fenced by Tivnan. It is further understood and agreed that no building or any part thereof except the steps, eaves or coving shall be nearer than 10 feet of the south side of Hancock St.

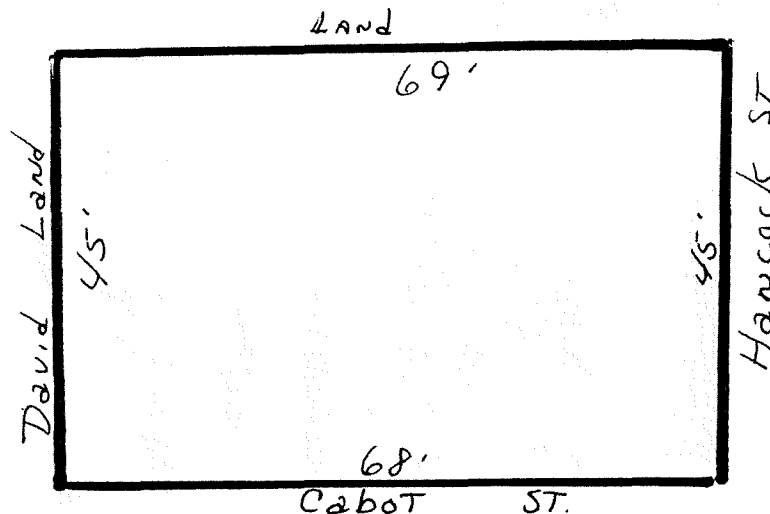


April 14, 1896 another agreement was made:

Whereas in 1894 Barker conveyed to J. Tivnan a lot of land containing restrictions it is desired by both parties to release, in part, of the same restrictions and in consideration thereof to impose a further restriction on another portion of the premises - no building or any part shall be nearer than 7 feet from the west side of Cabot St. for a distance of 40 feet from the south line of premises. On April 24, 1896 John B. Tivnan obtained a mortgage from William Barker to build the house. (book 1476 page 112)

BOOK 2078 PAGE 50

DATE - April 20, 1911
CONSIDERATION - \$1 and other consideration
GRANTOR (seller) - John B. Tivnan
GRANTEE (buyer) - Andrew J. Iverson
DESCRIPTION - Land and building, subject to restrictions
PREVIOUS REFERENCE - Being part of the premises conveyed to me by deed of William G. Barker recorded in book 1428 page 458



BOOK 2337 PAGE 588

DATE - August 8, 1916
CONSIDERATION - none given
GRANTOR (seller) - Harry P. Gifford trustee under the will of Francis C. Butman
GRANTEE (buyer) - Margaret A. Henry wife of Thomas A.
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Same premises conveyed to Andrews J. Iverson on April 20, 1911 and conveyed to Harry Gifford as trustee by mortgage.

BOOK 2438 PAGE 448

DATE - January 12, 1920
CONSIDERATION - none given (mortgages for \$3,800)
GRANTOR (seller) - Thomas A. and Margaret A. Henry
GRANTEE (buyer) - John M. Zarembski
DESCRIPTION - Land and building
PREVIOUS REFERENCE - The same premises conveyed by deed of Harry P. Gifford trustee on August 8, 1916

BOOK 2500 PAGE 356

DATE - December 13, 1921
CONSIDERATION - none given
GRANTOR (seller) - John M. Zarembski
GRANTEE (buyer) - Polish Industrial Bankers Inc.
DESCRIPTION - Land and building
PREVIOUS REFERENCE - The same conveyed to me by deed of Margaret A. Henry on Jan. 12, 1920 recorded in book 2438 page 448.

BOOK 2519 PAGE 589

DATE - June 29, 1922
CONSIDERATION - none given
GRANTOR (seller) - Polish Industrial Bankers Inc.
GRANTEE (buyer) - Salem Trust Co.
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Being the same premises conveyed to the Polish Industrial Bankers Ins. by John M Zarembski on Dec. 13, 1921

BOOK 2554 PAGE 587

DATE - June 9, 1923
CONSIDERATION - none given
GRANTOR (seller) - Salem Trust Co.
GRANTEE (buyer) - John M. Zarembski
DESCRIPTION - Land and building
PREVIOUS REFERENCE - The same premises conveyed to Salem Trust Co. by Polish Industrial Bankers Inc. June 29, 1922

BOOK 2905 PAGE 113

DATE - December 17, 1931
CONSIDERATION - none given
GRANTOR (seller) - John M. Zarembski
GRANTEE (buyer) - Marie F. Zarembski
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Being the same premises conveyed to me by deed of Salem Trust Co. June 9, 1923

BOOK 4980 PAGE 85

DATE - September 10, 1962
CONSIDERATION - none given
GRANTOR (seller) - Marie F. Zarembski
GRANTEE (buyer) - James J. and Anna A. O'Leary Sr.
DESCRIPTION - Land and building
PREVIOUS REFERENCE - Being the same premises conveyed by deed of John M. Zarembski on Dec. 17, 1931

25 HANCOCK STREET

NOTES:

There is no building permit on file for this house at the building inspector's office. Dating this house is dependent on small bits of information.

The first consideration is the new agreement drawn by John B. Tivnan and William Barker in April of 1896 (book 1476 page 112). This agreement sets up new perimeters for a future building. The tax valuations for 1896 show definite progress:

WARD FIVE — PRECINCT NINE.

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NAME.	POLLS.	LOCATION.	Description and Value of Personal and Real Estate.	Value of Personal Estate.	Value of Real Estate.	Total Tax.
Hymon Thompson	1	26 Peabody				2 00
Israel Tardif	1	58 Congress				2 00
James Terrell	1	63 Harbor				2 00
Jean B. Talbot	1	70 Congress				2 00
Jean B. Talbot, jr.	1	70 Congress				2 00
Jean B. Tardif	1	36 Perkins				2 00
John B. Talbot	1	70 Congress				2 00
John B. Taylor	1	30 Perkins				2 00
John B. Therriault	1	33 Pingree				2 00
John Thirois	1	42½ Congress				2 00
John Teriault	1	8 Ward				2 00
John Terrell	1	73 Harbor				2 00
Est. John Tivnan		41 Pingree	House, \$800; land, 2250 ft., \$300.			Exempt.
John B. Tivnan	1	15 Dow	Cellar cor. Hancock and Cabot, \$200; land, 4973 ft., \$500.		700	13 20
John B. Tivnan	1	0 Park				2 00
John F. Tivnan	1	6 Park				2 00
John Thompson	1	3 Harrison ave.				2 00
					800	80 80

The 1897 atlas (copy enclosed) clearly proves the existence of 25 Hancock St. by that date.

The 1900 census gives some insight of the Tivnan family:

John B. Tivnan age 34, born in Mass. Apr. 1866, foreman news publishing, parents both born in Ireland.

Mary L. his wife age 33, born in Mass. Nov. 1867, parents both born in Ireland.

Clarence B. son, age 7, born in Mass. May 1893, attends school, parents both born in Mass.

JOHN B. TIVNAN, FOR 50 YEARS WITH NEWS, ENDS NOTABLE CAREER

Starting as Boy With the Late Robin Damon, Founder, Passed Through Various Phases of Journalism; in Many Philanthropies

John Bernard Tivnan, whose entire business life had been associated with the Salem Evening News, a period of more than half a century, and which



JOHN B. TIVNAN

also practically covered the entire corporate existence of the journal itself, died at the Salem hospital at 4 o'clock yesterday afternoon, following an operation for a stomach trouble

from which he had long suffered. He was in his 85th year. Mr. Tivnan was thoroughly trained in the newspaper profession, having passed through every grade of such work, beginning as a newsboy, then entering the mechanical department, serving as typesetter, printer, foreman, superintendent, and finally occupying a position in the editorial department. He was a man of superlative qualities, and commanded the respect, admiration and devotion of all his associates.

Mr. Tivnan was born in Lynn, April 18, 1846, son of the late Patrick and Mary (Kennedy) Tivnan, and would have been 85 years old next Saturday. He was always active and up to date in everything that his hands found to do, and never avoided anything that he felt ought to be done, and that he knew was necessary and right. He believed positively that the interests of his employer, the late Robin Damon, the founder of The News, were not only for his concern but also of every man on the journal, and to nurse them, as was his utmost endeavor always, and he lived loyally up to the creed of the paper as promulgated by Mr. Damon.

His start with The News was interesting. He was a boy in the Bronx school in South Salem the family having come in his infancy to this city, when he saw an advertisement of Mr. Damon, asking for carrier boys. He at once made application to become one of them, being endorsed by his schoolmaster, and he was accepted by Mr. Damon.

From this modest start he made
Continued on Fifth Page

John B. Tivnan, for 50 Years With News, Ends Notable Career

Continued from First Page

steady and consistent progress, as before stated in the various branches of the business.

Mr. Tivnan was not only a prominent figure in the local journalistic field, but gave liberally of his ability and time without compensation for the furtherance and betterment of many.

Public Philanthropies

both municipal and state, each and every one of which he gave the best that was in him, receiving the highest commendation from those high in office and those associated with him in the conduct of affairs.

He was a past president of the Father Mathew Total Abstinence Society of Salem; a member of Essex Court of Foresters, and the Knights of Columbus. He organized and was for years up to the time of the Salem conflagration, June 25, 1914, chairman of the Orphans' Aid society connected with the City Orphan asylum on Lafayette street.

He was chosen a member of the Salem Overseers of the Poor in 1895 and was an important factor in the re-organization of that department at the time of appointment. He served 15 years in that department.

In 1898, he was chosen a member of the trustees of the Plummer Farm school and was for many years chairman of that body, his last appointment being made in January of this year.

He served several years as director of the Associated Charities of Salem and he also was a member of the local Red Cross branch.

He organized and was first chairman of the Anti-Tuberculosis movement in Salem.

In 1903, he was appointed a member of the trustees of

The State Farm at Bridgewater and the State Infirmary at Teakshbury by Gov. Bates and was later chosen chairman of that board, serving for a great many years.

Gov. William L. Douglas appointed Mr. Tivnan a delegate of the commonwealth to the conference on charities and correction in Portland, Ore., in July, 1906, and he went on that occasion.

In 1910, Gov. Draper appointed Mr. Tivnan a member and chairman of a special committee to study and report on the needs of state hospitals for cases of nervous breakdown.

In 1915, he was appointed by Gov. McCall a member of the commission on mental diseases, which group has charge of all hospitals and sanatoriums for the care of the insane and feeble minded, appointed by Gov. Chadwell in 1920, Gov. Cox in 1921, and Gov. Fuller in 1928.

Gov. Cox appointed Mr. Tivnan to the special commission to study the problem of a new location for the State prison and to submit plans if necessary for a new institution.

During the war he was a member of the local fuel board and also chairman of the Red Cross emergency committee, and the president of the War Chest committee.

Following the Salem conflagration, he was chosen chairman of the

Local Relief Committee

and continued the work when that body was joined by the state relief committee serving as secretary of the relief group under John F. Moxey of Boston.

He was elected a director of the Army Bureau of Washburn company in 1921, serving up to the present

time. He was chosen trustee and vice president of the Salem Five Cent Savings bank in 1921 and a member of the investment committee in 1924, being still a member.

He was a member of Salem Rotary club, director of the Seirin Hotel corporation and a member of the building committee, consisting of three members.

Mr. Tivnan was also a member of the Salem Chamber of Commerce, and at the annual meeting in Hotel Hawthorne last Friday evening, he was among the specially invited guests of the 50-year class, his name being called, and the secretary was instructed to send a message of kindly greeting to him in the Salem hospital.

Mr. Tivnan married Miss Mary L. Scannel of Natick.

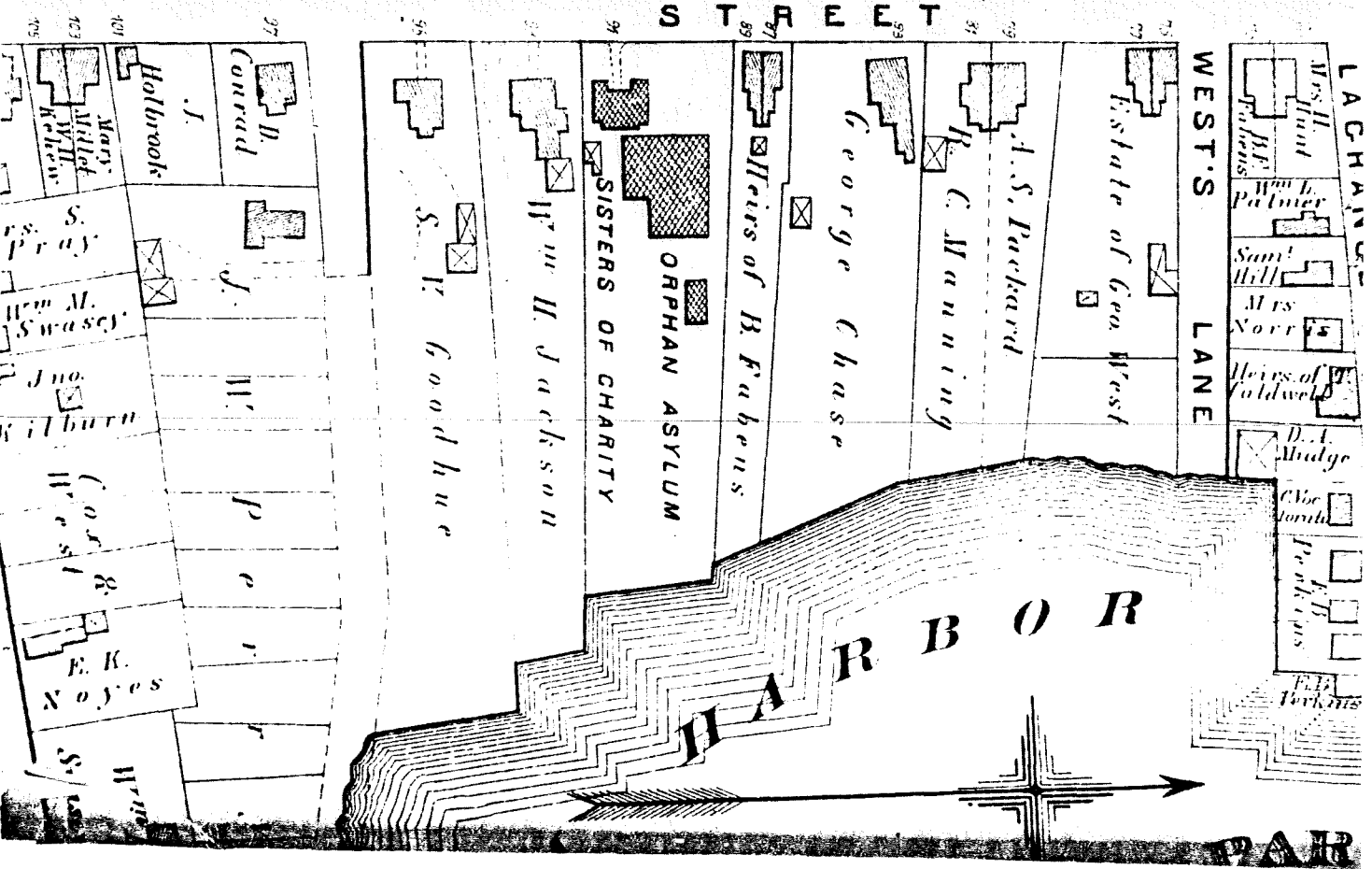
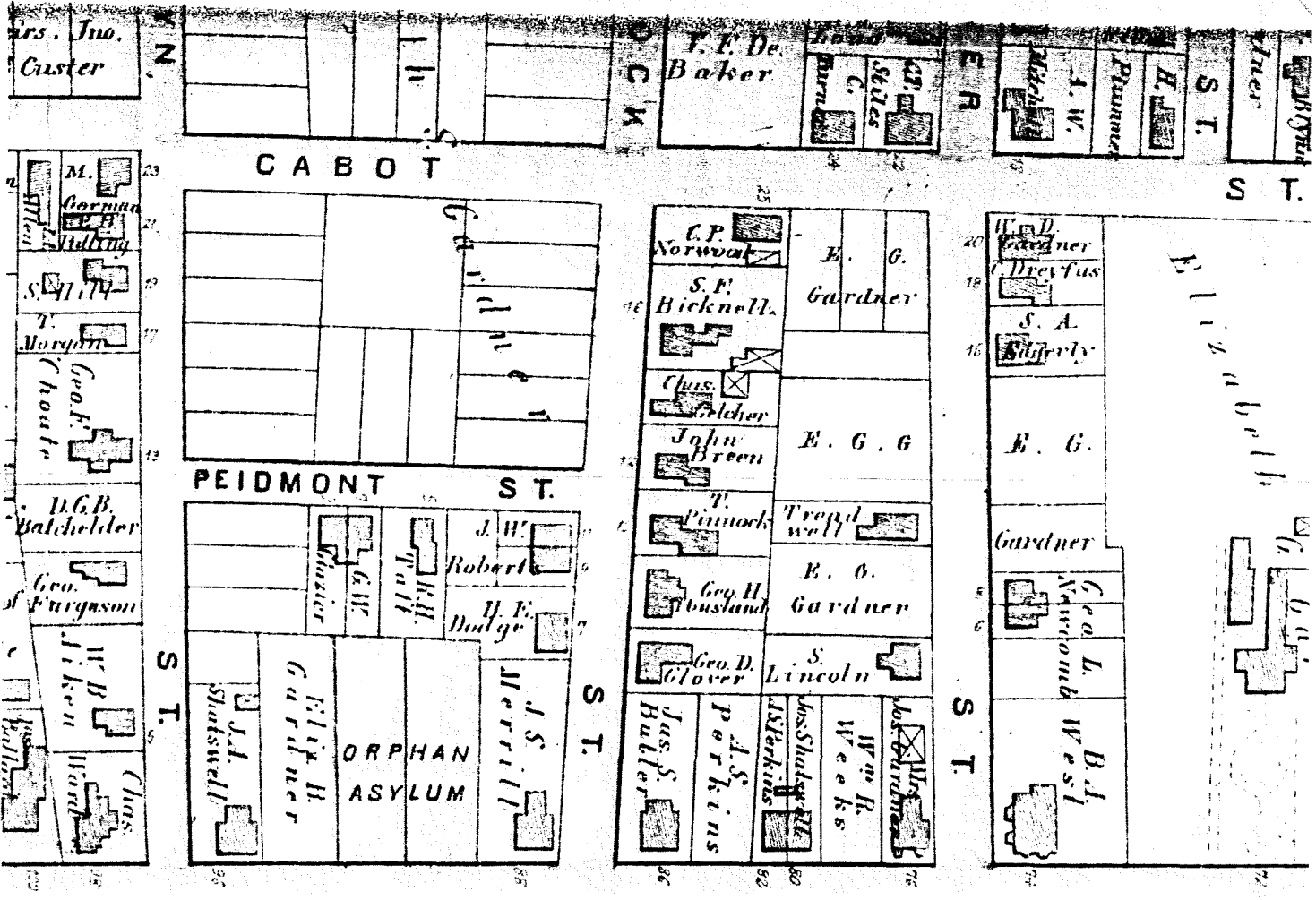
Who Survives Him

as does also a son, Dr. Paul Tivnan, a graduate of Fordham university, New York, and Harvard Medical school; also three brothers, Rev. Edward P. Tivnan, S. J., of St. Mary's church, North End, Boston, Jeremiah F. and Frank A. Tivnan of Salem; three sisters, Mrs. Michael J. McNiff and Miss Annie Tivnan of Salem, and Sister Marie Edward of the Order of Notre Dame; also four nieces and three nephews.

His funeral will take place Wednesday morning at 9 o'clock at his late home, 861 Lafayette street, and will be followed by solemn high mass at 10 o'clock in the Church of the Immaculate Conception, of which he was a lifelong member. Friends are kindly requested to omit flowers.

Of him, one of his associates in The News, at the time of his retirement from the State Farm trusteeship, wrote the following tribute, which is as applicable today as then:

"There are, roughly speaking, two classes of public men. There are those who follow the bell and horn. There are others, a silent army, who perform the great and necessary tasks without publicity and without. In most cases, any form of public recognition of this latter class is Mr. Tivnan. By the men of this class he is esteemed as a public service minute man. Himself a graduate from the mills and the humble life that its workers of years ago knew, he has apparently not forgotten the old days. Much of his work for years has been given to relieving public distress. He is a citizen of a valuable sort. He has given more than he has received, which is the test of public value in any man."





10022

GARDNER

HANCOCK

PIEDMONT

ROSLYN

CABOT

GENEVA

CANAL

WHEEL ST.

ROSLYN CT.

33

30

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