

HISTORIC
SALEM INC

11 Daniels Street

Built for
the Grafton family
before 1806

Research provided by
Diana Dunlap

September 2018

Historic Salem, Inc.
9 North Street, Salem, MA 01970
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11 Daniels Street, Unit 1 was sold by Christopher M. Coates and Kimberley K. Coates to Paul Byron Massari and Sara Massari on June 29, 2007. The quitclaim deed is registered in Book 26,984, page 478, and refers to the Master Deed of the 11 Daniels Street Condominium Trust (see below).

11 Daniels Street, Unit 2 was sold by David Ring of Swampscott to Joseph and Robyn Landry on September 30, 2004, registered in book 23,444, page 458. The quitclaim deed referenced the Master Deed of the 11 Daniels Street Condominium Trust.

11 Daniels Street, Unit 1 was sold by David Ring to Christopher M. and Kimberley K. Coates on September 1, 2004, registered in book 23,340, page 314. The quitclaim deed referenced the Master Deed of the 11 Daniels Street Condominium Trust (see below).

David Ring, Declarant, submitted the property at 11 Daniels Street under Chapter 183A of the General Laws of the Commonwealth of Massachusetts to form the 11 Daniels Street Condominium Trust on August 19, 2004, stipulating that the building will contain two condo units, and registered in book 23,291, page 535. The land of said property is bounded as follows: northerly by land of now or late of Uszynski, 98.22 feet; easterly by land of now or late of Churchoski and Sandborn, 38.68 feet; by now or late of Pszeny, 100.67 feet; and by Daniels Street, 37.11 feet.

Pamela A. Murphy and Erin A. Murphy sold 11 Daniels Street to David Ring on October 23, 2003, registered in book 10,376, page 394. The boundaries of the said property are the same defined in the 11 Daniels Street Condominium Trust Master Deed. Helen Cichocki died August 20, 2002.

Helen Cichocki granted all right, title, and interest to 11 Daniels Street to Pamela A. Murphy and Erin A. Murphy of Haverhill on March 6, 1990, "in consideration of \$1 Love and Affection," as joint tenants with right of survivorship, but retaining full use of the property for her natural life. The transfer was registered in book 10,376, page 394. The boundaries of the land are the same sold by the Murphys to David Ring.

Joseph and Alice Cichocki, husband and wife, conveyed 11 Daniels Street to Joseph J. and Helen Cichocki, husband and wife, on July 28, 1945, registered in book 3411, page 415. The boundaries of the land are the same granted by Helen Cichocki to Pamela and Erin Murphy.

Joseph and Alice Cichocki mortgaged 11 Daniels Street to the Salem Savings Bank for \$300.00 for one year on May 4, 1926, registered in book 2680, page 227.

Joseph and Alice Cichocki mortgaged the land and buildings at 11 Daniels Street to the Salem Savings Bank for \$2500.00 for one year on August 15, 1925, registered in book 2649, page 249.

Fremont Czerniawski and Julia Czerniawski granted 11 Daniels Street to Joseph and Alice Cichocki on August 15, 1925, registered in book 2649, page 248. The dimensions of the land are the same as that granted to Joseph and Helen Cichocki in 1945.

Fremont and Julia Czerniawski mortgaged 11 Daniels Street to Salem Savings Bank for \$600.00 for one year on February 21, 1921, registered in book 2477, page 248.

Fremont and Julia Czerniawski mortgaged 11 Daniels Street to the Salem Savings Bank for \$1000.00 for one year on February 21, 1921, recorded in book 2477, page 247.

Wladyslaw and Josephine Uszynski granted 11 Daniels Street to Julia Czerniawski on February 21, 1921, registered in book 2477, page 246. The dimensions of the land are the same granted to Joseph and Alice Cichocki in 1925.

Frank F. Stanley of Swampscott, Trustee of the will of the late Nathaniel F. Goldsmith of Boston, sold 11 Daniels Street to Wladyslaw and Josephine Uszynski on November 30, 1920, registered in book 2469, page 365. The land is defined as bound westerly by Daniels Street 97 feet; southerly by land of L.M. Wright and M.S. Frye, 102 feet; westerly by land of Sanborn and Rideout, 106 feet; and northerly by land of Wiggin, 95 feet.

Salem Five Cents Savings Bank sold part of the property that became 11 Daniels Street to Nathaniel F. Goldsmith on July 9, 1885, for \$675.00, after George H. Frye defaulted on his mortgage (see below), registered in book 1154, page 79. The land is defined as bound westerly by Daniels Street 33 feet, 6.5 inches; southerly by the land of L.M. Wright and M.S. Frye, 102 feet, 6 inches; easterly by land of Sanborn and Rideout, 34 feet, 6 inches; and by land late of Wiggin, now Goldsmith, 102 feet. The land had been conveyed to Goldsmith by George H. Frye and Ezra L. Woodbury, excepting the property Goldsmith sold to A. Frank Hitchings.

Salem Five Cents Savings Bank foreclosed on George H. Frye's mortgage on the property on June 30, 1885, registered in book 1154, page 79.

Nathaniel F. Goldsmith sold part of the property he had purchased from Ezra L. Woodbury to A. Frank Hitchings on June 6, 1883, for \$750.00, registered in book 1110, page 31. This land was bound southerly by Goldsmith's own land; easterly by land of Rideout, northerly by Bentley Street, and westerly by land of Smalley. This did not become part of the 11 Daniels Street lot.

George H. Frye mortgaged his property on Daniels Street to the Salem Five Cents Savings Bank for \$500.00 on October 19, 1882, registered in book 1093, page 260.

Ezra L. Woodbury, executor of the late Margaret Wiggin, sold the property at 9 Daniels Street, including a "brick dwelling house and other buildings thereon," to Nathaniel F. Goldsmith on April 9, 1881, for \$2800.00, registered in book 1055, page 172. The southerly portion of this

land became part of the 11 Daniels Street lot, as shown above through Goldsmith's sale of the northerly portion to A. Frank Hitchings.

John N. Frye sold the same portion of land later mortgaged to the Salem Five Cents Savings Bank to George Henry Frye, baker, on November 20, 1863, "with the buildings thereon," for \$900.00, registered in book 658, page 286.

William Allen, mariner, and his wife Mary sold the property to John Nutton Frye, baker, on April 25, 1820, for \$400.00, registered in book 223, page 247. The property was bound 33 feet, 6 inches by Daniels Street; 102 feet, 6 inches by the land formerly of Thomas Palfrey; 34 feet, 6 inches by Nathaniel Silsbee's, formerly the orchard; and 58 feet, 2.5 inches by Peirce Wiggins' property. As such, it is essentially the same land John N. Frye sold to George Henry Frye in 1863.

Susanna Richardson, widow, sold the property to William Allen on June 26, 1819, for \$400.00, registered in book 223, page 246. She signed the deed with her mark. Two months earlier, Susanna Richardson conveyed another property on Hardy Street to William Allen "in consideration of love affection and five dollars." The property's boundaries are the same that William Allen sold to John N. Frye, and the deed states that the land was "assigned and set off to Robert and Susanna Richardson under a warrant of partition" in 1807.

A committee of Richard Manning, John Harthorn [Hathorne] and John Osgood was appointed upon the Court of Common Pleas' determination in September 1806 that Susanna Richardson should receive the right to "an undivided one-sixth of a dwelling house in said Salem commonly called Graftons, and the garden and land thereunto belonging, including the northerly part of what was formerly an orchard belonging to Warwick Palfrey." The property was bound by Daniels Street and land belonging to Joseph Waters, the late Samuel Silsbee, the late Rev. James Deiman [Diman or Diamond], and the late Thomas Palfrey. The warrant was witnessed by Timothy Pickering, Esq., on October 6, 1806. On December 24, 1806, the court divided one-sixth of the "lands and tenements" to "said Richardson and Susanna his wife" and described boundaries that match Susanna Richardson's conveyance to William Allen. The warrant is registered in book 181, page 235.

On March 31, 1789, an indenture was formed to create a "joint property with right of survivorship" between Susanna, Mary, and Anne Grafton, singlewomen of Salem, and Jonathan Gardner, merchant of Salem to act as Trustee. The property was left to Susanna, Mary, and Anne by their deceased father, Joseph Grafton. The property described was large, with two dwelling houses, and bordered Main [Essex] Street. Susanna Grafton may or may not be the same person as Susanna Richardson. The creation of the trust was registered in book 149, page 231.

On August 28, 1729, Joseph Grafton sold a parcel of land in Salem to "my brother William Grafton sailmaker" for 130 pounds in Province Bills (Massachusetts currency), registered in

book 52, page 82. The land was bound by "the lane of highway" and by land "formerly of Walter Palfrey," and included a house and barn. Without further research on the Grafton family and their neighbors in the 18th century, it is not possible to know for sure whether part of this property came down to Susanna Richardson and thus to the 11 Daniels Street plot.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.2620
Historic Name:	
Common Name:	
Address:	11 Daniels St
City/Town:	Salem
Village/Neighborhood:	Derby Street
Local No:	35-384
Year Constructed:	r 1775
Architect(s):	
Architectural Style(s):	Georgian
Use(s):	Multiple Family Dwelling House
Significance:	Architecture; Industry
Area(s):	
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Aluminum Siding; Wood Foundation: Granite; Stone, Cut



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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SAL. 2620

Place

FORM B - BUILDING

AREA 35	FORM NO. 384
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MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET, BOSTON, MA 02116



Salem _____

11 Daniels Street _____

ic Name _____

Present Residential _____

Original Residential _____

DESCRIPTION:

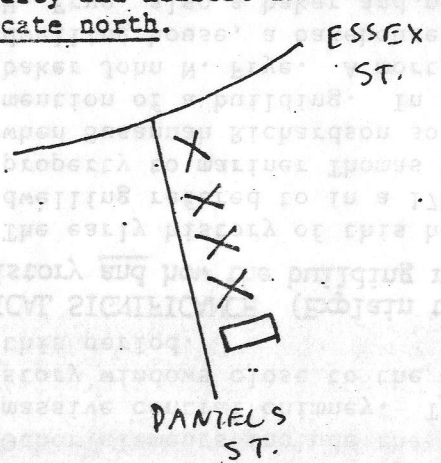
c. 1760-90 _____

Source observation _____

SKETCH MAP

Show property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection. Indicate north.

JULY 1985



Style Georgian _____

Architect _____

Exterior wall fabric Aluminum Siding _____

Outbuildings _____

Major alterations (with dates) _____

east end additions _____

Moved _____ Date _____

Approx. acreage Less than one acre _____

Setting Residential _____

Recorded by Debra Hilbert _____

Organization Salem Planning Department _____

Date May, 1986 _____

(Staple additional sheets here)

ARCHITECTURAL SIGNIFICANCE (Describe important architectural features and evaluate in terms of other buildings within the community.)

In form and level of detailing, this gambrel-roofed structure is similar to many late 18th/early 19th century residences in the Derby Street area. The house is oriented south with a 3-bay symmetrically arranged facade and a center entry set within a 2-story pedimented projection. Other elements include the granite foundation, Victorian doorhood, and massive central chimney. The flush roof eaves & placement of the second story windows close to the roofline are typical features for a house of this period.

HISTORICAL SIGNIFICANCE (Explain the role owners played in local or state history and how the building relates to the development of the community.)

The early history of this house is unclear. It may in fact be a dwelling referred to in a 1796 deed when copper Stephen Smith sold this property to mariner Thomas Williams. A later deed, however, of 1819 when Susannah Richardson sold the lot to mariner William Allen makes no mention of a building. In 1822, Allen and his wife sold the land to baker John N. Frye. A mortgage deed of 1824 makes definite mention of a dwelling house, a bakehouse, and other buildings on this site. George H. Frye, also a baker and perhaps John's son, was living here in 1874.

While it seems certain that this building was located in its present site by 1824, it is unknown whether the house stands on its original location. The lot has early associations with Salem's maritime history, but for much of the 19th century, it was connected with the baking trade. Like many Derby Street area structures, 11 Daniels Street served an element of Salem's working-class population.

BIBLIOGRAPHY and/or REFERENCES (name of publication, author, date and publisher)

- 1837, 1851 Salem Directories
- Essex County Registry of Deeds Book 163/Leaf 6, Book 173/Leaf 106, Book 177/Leaf 252, Book 181/Leaf 234, Book 223/Leaf 246-7, Book 234/Leaf 262.

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