



HISTORIC
SALEM INC

2 - 4 Emerton Street

Built for
James A. Gillis
Counsellor
by 1894

Research Provided by
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Historic Salem, Inc.
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2-4 Emerton Street, Salem, MA
Built for James A. Gillis, Counsellor, by 1894

1. The lot of 2-4 Emerton Street was originally part of the estate of Elizabeth Emerton of Salem, who died intestate March 28, 1837. Her eldest heir, her son William, requested that his brother Ephraim be appointed to administer the estate. Essex County, MA: Probate File Papers, 1638-1881. Online database. AmericanAncestors.org. New England Historic Genealogical Society, 2014. (From records supplied by the Massachusetts Supreme Judicial Court Archives.) <https://www.americanancestors.org/DB515/i/i13765/9033-co2/30163294>

2. An 1851 map of Salem shows two buildings on Forrester Street (then called East Street) marked "J. Emerton;" this is likely Elizabeth Emerton's son James, who is described in deeds for other properties as an apothecary or druggist (his brother William was a tailor and his brother Ephraim a merchant; Registry of Deeds Book 421, Page 83). However, the building is too far west on Forrester Street to be the same house; the eastern end of Forrester Street is still marked as a creek emptying into Collins Cove and was not yet developed. McIntyre, H. (Henry), and H. E. B. Taylor. "Map of the city of Salem, Mass." Map. Philada., Pa: Henry Mc. Intyre, 1851. *Digital Commonwealth*, <https://ark.digitalcommonwealth.org/ark:/50959/9g54xk154> (accessed June 25, 2019). <https://ark.digitalcommonwealth.org/ark:/50959/9g54xk154>

3. On April 13, 1871, William, Ephraim, and James Emerton of Salem sold a portion of the "Emerton Estate" to James A. Gillis of Salem for \$5,000.00. This was a lot bordering 283 feet on Forrester Street, 213 feet 6 inches on the land of Eunice P. Richardson, 461 feet on land of "Silsbee and others," and 309 feet on other land of "Silsbee and others." The deed specifies that the land was sold "with buildings thereon standing," Registry of Deeds Book 819, Page 277. On an 1872 map of Salem, the buildings marked on Forrester Street are the same as on the 1851 map, and the far end of the street has not yet been filled in. This indicates that the current house is not one of the buildings reference in the above deed. https://digitalcommons.salemstate.edu/maps_salem/1/

4. On October 19, 1894, James A. Gillis sold part of the land he had purchased from the Emerton brothers over twenty years earlier to Ellen M. Hartshorne, widow, "in consideration of one dollar paid me...a certain lot or parcel of land with buildings thereon standing...on the northerly side of Forrester Street, being a portion of the Emmerton Estate formerly so-called." This deed outlines a rectangular lot, running 47.5 feet along Emerton Street but running 108 feet to Forrester Street, and also includes a rectangular piece of land to the west of the property "upon which stand the steps of one of the tenements above conveyed," plus the interest in and right of way to the "strip of land...sometimes known as Emerton Street." Registry of Deeds Book 1426, Page 380. One of the buildings referenced in this deed is likely the current house.

5. On October 25, 1894, Ellen M. Hartshorne mortgaged the property to Elizabeth H. Osgood for \$2,000. This mortgage was discharged "with full payment and satisfaction" on April 30, 1908. Registry of Deeds Book 1426, Page 382, and Book 1916, Page 481.
6. On April 30, 1908, Ellen M. Hartshorne sold the property to Joanna A. Fitzgerald "for one dollar and other valuable considerations." Registry of Deeds Book 1916, Page 481.
7. On January 12, 1909, Joanna A. Fitzgerald, wife of Joseph A. Fitzgerald, sold the property to John J. Caplice. The lot is defined as 53 feet 3 inches x 47 feet 6 inches x 53 feet 5 inches, bordered by Fitzgerald's property, Emerton Street, the land of John Casey, and Fitzgerald's, "running westerly as the fence now stands." These are more or less the modern boundaries of the property. This deed does not reference buildings on the property, but the mortgage Caplice took out two days later does; see below. Registry of Deeds Book 1951, Page 233.
8. On January 14, 1909, John J. Caplice mortgaged the property, including buildings, to the Salem Savings Bank for \$2,200.00; the Bank acknowledged this mortgage fully paid on September 8, 1916. Registry of Deeds Book 1951, Page 234.
9. John J. Caplice sold the property to William A. Clapp on September 16, 1911. Registry of Deeds Book 2106, Page 118.
10. Roger F. Clapp, administering the estate of William A. Clapp, sold the property to John J. and Nellie J. Foley, husband and wife, on March 12, 1924. Registry of Deeds Book 2590, Page 96.
11. John J. and Nellie J. Foley mortgaged the house to the Salem Savings Bank for \$3,000.00 on March 12, 1924, for one year at 5.5% interest. Registry of Deeds Book 2590, Page 97.
12. The Salem Savings Bank foreclosed the Foleys' mortgage on May 28, 1927. Registry of Deeds 2722, Page 392.
13. On June 9, 1927, the Salem Savings Bank sold the house to Philippe Belanger for \$6600.00.
14. Also on June 9, 1927, Philippe Belanger and his wife, Malvina E.D. Belanger, mortgaged the property to the Salem Savings Bank for \$4500.00 for one year at 5.5% interest. On December 29, 1927, the Belangers took out another one-year mortgage of \$1500.00. The bank acknowledged this was fully satisfied on April 4, 1960. Registry of Deeds Book 2725, Page 432; Book 2746, Page 562; and Book 4655, Page 249.
15. On June 11, 1938, Philippe Belanger sold the property to Lilian Gordon of Salem. Registry of Deeds Book 3147, Page 131.

16. The same day, June 11, 1938, Lilian Gordon sold the property back to Philippe Belanger "for a consideration of under \$100.00." Registry of Deeds 3147, Page 131.

17. On November 15, 1941, Philippe and Malvina Belanger purchased one tankless hot water heater from the Harvard Oil Burner Company for \$129.23. Registry of Deeds 3301, Page 87.

18. On May 16, 1955, Georges Paul Belanger of Salem, executor of the estate of Malvina E.D. Belanger of Salem, granted the property to Philippe Belanger of Paris, France, for \$3000.00. Registry of Deeds 4174, Page 365; Probate Docket 246, Page 223.

19. On May 27, 1955, Phillippe J. Belanger of Paris, France, granted the property to George Paul Belanger, "reserving to myself for the duration of my natural life, the right to use and occupy two rooms on the second floor...Being the same premises conveyed to me by a deed of Georges Paul Belanger, executor of the will of Malvina E.D. Belanger...the consideration is less than one hundred dollars." The deed was signed by Philippe's wife, Charlotte Eugenie Belanger. Registry of Deeds 4174, Page 366.

19. On April 4, 1960, Georges Paul Belanger and his wife Vivian sold the property to Jean R. and Eva O. L'Italien. Registry of Deeds Book 4655, Page 250.

20. On January 12, 1962, Jean R. L'Italien of Beverly and Leonard P. L'Italien of Peabody formed the "Len and Jean Real Estate Trust." Jean and Eva L'Italien transferred ownership of the property to the trust on March 8, 1962. Registry of Deeds Book 4870, Page 118; Book 4889, Page 198.

21. Jean R. and Leonard P. L'Italien, as the Len and Jean Real Estate Trust, sold the property to Barbara A. and Roger N. L'Heureux for \$12800.00. Registry of Deeds 5594, Page 473.

22. Barbara A. and Roger N. L'Heureux mortgaged the property to the Salem Co-Operative Bank for \$19,500.00 on February 25, 1972. Registry of Deeds Book 5747, Page 436.

23. On June 12, 1980, Barbara A. L'Heureux of Danvers granted the property to Roger N. L'Heureux of Lafayette Street, Salem. Registry of Deeds Book 6716, Page 406.

24. Roger N. L'Heureux of Oakland Park, Florida, created the Emerton Street trust on July 27, 1992, and transferred the property to said trust on October 1, 1992. Registry of Deeds Book 11512, Page 560.

25. On March 29, 1994, Sharon L'Heureux of Fairbanks, Alaska, and Michael L'Heureux of Salem, were appointed trustees of the Emerton Street Trust due to the death of Roger N. L'Heureux on February 2, 1994. The Massachusetts Real Estate Tax lien M-792 was released on February 22, 1994. Registry of Deeds Book 12512, Page 210; Book 13417, Page 215.

26. On November 20, 1996, Sharon L'Heureux of Fairbanks, Alaska, and Michael L'Heureux of Boston, Trustees of the Emerton Street Trust, sold the property to John T. Kilroy for \$125,000.00. Registry of Deeds Book 13898, Page 310.

27. John T. Kilroy sold the property to Philip J. Malonson for \$127,000.00 on March 16, 2001. Registry of Deeds Book 16972, Page 374.

28. On March 16, 2001, Philip Malsonson established the Step Four Realty Trust with himself as Trustee. Registry of Deeds Book 16972, Page 370.

29. On July 22, 2016, Philip J. Malonson, of the Step Four Realty Trust, Burlington, sold the property to the Gregory Investment Group for \$299,000.00. Registry of Deeds 35109, Page 130.

30. A master deed of August 22, 2017, established the Emerton Estates Condominium, and submitted a site plan by the Gregory Investment Group. Registry of Deeds Book 36118, Pages 49-67.

31. On October 12, 2017, David Cole and Bradley Epps, a married couple, purchased 2-4 Emerton Street Unit 2 from the Gregory Investment Group for \$560,000.0, with a 60% interest in the Common Area of Emerton Estates Condominium. Registry of Deeds 36247, Page 029-032.

- Gifford James B. (*T. J. Gifford & Co.*), house 18 Mason
 Gifford Rufus B. (*T. J. Gifford & Co.*), house 11 Dean
 Gifford Thomas H. carpenter, house Mason, near Buffum
 Gifford Thomas J. & Co. (*J. B. & R. B. Gifford*), carpenters,
 rear Carpenter, house 20 Mason
 Gifford Thomas S. Mrs. house Mason, near Buffum
 Gifford William, carpenter, boards 64 Washington
 Gilbert Charles W. mariner, house 26 English
 Gilbert Fitz E. carpenter, house 15 Crombie
 Gilbert James, house 148 Federal
 Gilbert James, carpenter, house 14 Aborn
 Gilbert John, laborer, house 23 Phelps court
 Gilbert John T. shoemaker, house 10 Woodbury court
 Giles Lydia G. Mrs. house 28 Lynde
 Gill Catharine, widow, house 26 Congress
 Gill Harriet P. Mrs. boards 4 Harbor square
 Gill Michael, laborer, boards 9 Flint
 Gilligan Daniel, laborer, boards rear 36 Charter
 Gilligan John, laborer, house rear 36 Charter
 Gilligan Matthew J. machinist, house 32 Turner
 Gilligan Owen, laborer, house 36 Charter
 Gillis James A. counsellor, 243½ Essex, house 333 do.
 Gillis Lydia D. Mrs. house 333 Essex
 Gillis Randall, mariner, house 6 Webb
 Gillpatrick Azuba Mrs. matron, Seaman's Orphan Society,
 7 Carpenter
 Gilman Daniel M. ropemaker, house 14 English
 Gilman Joseph, house 14 English
 Gilman Joseph jr. ropemaker, boards 14 English
 Gilmore John, carpenter, house 12 Broad
 Glass Abraham, laborer, house 14 Peabody
 Glazier Charles H. (*E. Glazier & Son*), h. 11 Lagrange
 Glazier Ezra & Son (*C. H. Glazier*), furniture, crockery, &c.
 23 Central, house 11 Lagrange
 Glazier George W. machinist, house 31 Harbor
 Glazier Joseph B. mason, Dean, house 2 North Pine
 Gleason Michael Mrs. house 1 Prospect
 Glidden Isaac, tin peddler, house 12 Upham
 Glidden John, tin peddler, boards 101 North
 Glidden Joseph H. grocer, 31 Boston, house do.
 Glidden Joseph P. Mrs. house 99 Federal
 Glover Deborah M. Mrs. house 14 Salem
 Glover George D. (*Bosson & G.*), shoes, 6 Lafayette, h. 6
 Hancock
 Glover George H. currier, boards 86 North
 Glover John P. (*Stedman & Glover*), 9 Beckford, house 8
 Monroe
 Glover Joseph E. station agent, E. R. R. h. 46 Endicott