



HISTORIC
SALEM INC

8 Chestnut Street

Built by

Daniel Gregg

Housewright

c. 1804-1805

Expanded or rebuilt by

John Stone

Between 1825-1839

Research Provided by

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Historic Salem, Inc.

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1. March 15, 1804- Essex Registry of Deeds Book 173, Page 170: Jonathan Neal of Salem sells property on Chestnut Street measuring 30 feet x 94 feet x 30 feet x 88 feet to Daniel Gregg of Salem, housewright, for \$561.56. The deed contains a right of way over a passage measuring 10 feet, 6 inches over Benjamin Daland's land to the west, so long as it "shall be occupied as a site for a meetinghouse, but no longer" (this right of way is included in deeds to the property into the 1920s). It includes "granted premises with the appurtenances" but makes no mention of a dwelling house or any other buildings.
2. October 31, 1805- Essex Registry of Deeds Book 177, Page 70: Daniel Gregg mortgages the property "together with the brick building thereon" back to Jonathan Neal for \$2,200.00
3. February 19, 1814- Essex Registry of Deeds Book 201, Page 296: Daniel Gregg, now of Charlestown, sells the property outright of Jonathan Neal, merchant, for \$1100.00. The deed still includes "the brick building thereon" and explains that the premises are the same that he mortgaged in 1805.
4. October 11, 1825- Essex Registry of Deeds Book 238, Page 247: Jonathan Neal sells the property to John Stone alongside two other parcels of land on Chestnut and Summer Streets for \$6000.00. The property includes a "one story brick dwelling house and all other buildings thereon." It's hard to tell if this is the current house, later expanded, or not. When Jonathan Neal, Sr.'s estate was being settled in 1816 and land was transferred between his sons Jonathan Jr. and Joseph, Jonathan Jr. is described as a bricklayer (see Essex Registry of Deeds Book 210, Pages 254-255). If this is the same person, he may have played a role in the construction. The eastern boundary is four feet shorter, at 84 feet, in this deed than previously; the deed states a survey of all the land sold therein was taken by Jonathan P. Saunders, Esq., on October 6, 1825.
5. April 9, 1839- Essex Registry of Deeds, Book 312, Page 170: John H. Stone of Calais, Maine, and Lucy P. Stone of Salem sell their interest in the property, including "a brick dwelling house," to Henry O. Stone of Salem, Gentleman, for \$1866.86, "meaning to convey each of us one undivided third of said estate only...the said Henry O. Being seized if one undivided part third thereof."
6. June 1, 1850- Essex Registry of Deeds Book 429, Page 208: Henry Orne Stone of Framingham, physician, sells the property to George C Hodgdon of Salem, courier, for 3500.00. The deed specifies that the property was owned by Stone's father, John, and conveyed to him by siblings John H. and Lucy P.
7. July 19, 1852- Essex Registry of Deeds, Book 464, Page 12: Henry Poor of Danvers and Elijah A. Hawson of Salem, "Assignees of George C. Hodgdon, an insolvent debtor under proceedings of insolvency," release the property to Hodgdon for \$4000.00.
8. July 19, 1852- Essex Registry of Deeds, Book 464, Page 13: George C. Hodgdon of Salem, merchant, sells the property to James P. Thorndike of Boston, merchant, for \$4000.00.

9. October 17, 1859- Essex Registry of Deeds Book 596, Page 80: James P. Thorndike sells the property to Sarah Rea Mansfield, wife of Daniel H. Mansfield, for \$3500.00 for her "sole and separate use, free any interference or control of her present for any future husband."
10. April 21, 1871- Essex Registry of Deeds Book 829, Page 98: Sarah Rea and Daniel Mansfield sell the property to E.C. Bolles of Brooklyn, New York, for \$6100.00.
11. July 27, 1889- Essex Registry of Deeds Book 1254, Page 491: Edwin C. Bolles of New York City sells the property to Jennie M. Emmerton of Salem for \$1.00.
12. February 20, 1913- Essex Registry of Deeds Book 2197, Page 550: George H Shattuck and his wife Annie B. Shattuck of Topsfield sell the property, together with parcels of land on Turner Street and Federal Street, to Caroline O. Emmerton of Salem. Caroline Emmerton and Annie Shattuck were daughters of Jennie Emmerton; Jennie Emmerton's will was probated in Essex County in 1912, according to the deed. The property is now described as 36 feet wide rather than 30 feet wide.
13. June 2, 1923- Essex Registry of Deeds Book 2556, Page 482: Caroline O. Emmerton sells the property to Helen J. O'Connor; grantor and grantee agree to split the taxes and water rates for the year 1923.
14. December 18, 1972- Essex Registry of Deeds, Book 5934, Page 534: Sumner L. Raymond and Merchants-Warren National Bank of Salem, executors of the estate of the late Helen J. O'Connor, sell the property to the State Street Bank and Trust and Charles Y. Wadsworth of Boston, under Declaration and Agreement of the Trust of Mary Silver Smith (see Book 05936, Page 694, December 21, 1964), for \$76,000.00. The property's dimensions are now larger, including land purchased by Helen J. O'Connor of the Chestnut Street Associates on June 11, 1963 (see Book 5073, Page 311).
15. August 26, 1988- Essex Registry of Deeds Book 09682, Page 020: State Street Bank and Trust and William A. Truslow, Trustees under Declaration of the Trust of Mary Silver Smith, sell the property to Janice L. and Richard A. Lebel for \$475,000.
16. September 1, 1988- Essex Registry of Deeds Book 09682, Page 020: Janice and Richard Lebel mortgage the property to Eastern Bank for \$275,000.00.
17. October 6, 1989- Essex Registry of Deed Book 10182, Page 028: Janice and Richard Lebel's petition is granted for special permission to use part of premises as an office for the practice of psychology.
18. November 11, 1989- Essex Registry of Deeds Book 10213, Page 007: Janice and Richard Lebel refinance their mortgage with Eastern Bank.
19. May 20, 1991- Essex Registry of Deeds Book 10799, Page 164: Richard and Janice Lebel grant Janice Lebel the property to be held by her as a homestead "under the provisions of M.G.L. Chapter 188."
20. May 18, 1992- Essex Registry of Deeds Book 11305, Page 287: Janice Lebel grants the property to Richard and Janice Lebel "as tenants by the entirety."
21. March 22, 1996- Essex Registry of Deeds Book 13466, Page 207: Richard and Janice Lebel sell the property to Anne L. Busted for \$393,500.00.
22. February 15, 2007- Essex Registry of Deeds Book 26568, Page 213: Anne L. Busted of Salem sells the property to William C Schoene, M.D., of Ipswich for \$862,500.00.

23. March 22, 2018- Essex Registry of Deeds Book 36597, Page 159: Bradford P. Smith and Shirley B. Hubert, personal representatives under the will of William C. Schoene, sell the property to Leo Kraunelis of Topsfield for \$850,000.