

OFFICE AT OLD TOWN HALL

# Historic Salem Incorporated

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

25 Chestnut Street

Built for

PICKERING DODGE, merchant

in 1802

Research by,  
Joyce King  
May 1984

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

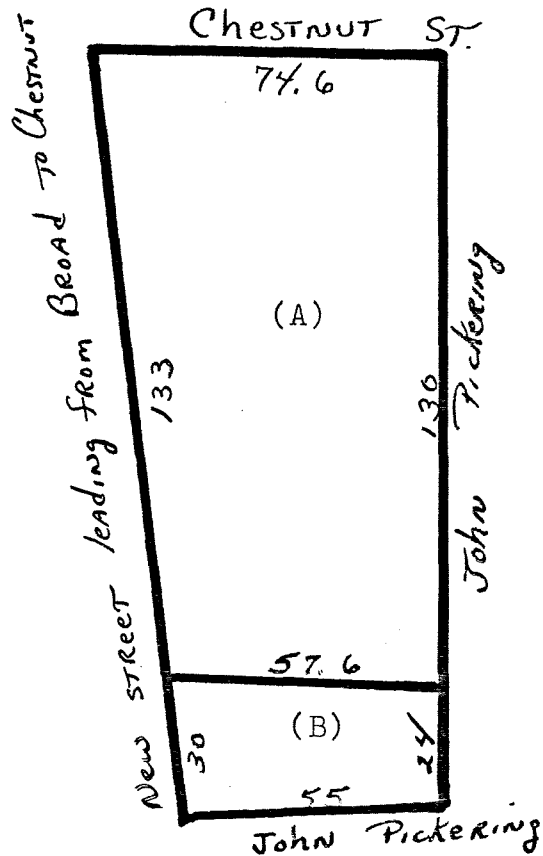
25 Chestnut Street

Book 170 page 250  
August 31, 1802  
\$576

John Pickering sold a portion of land,  
from the old Pickering family estate,  
to Pickering Dodge, merchant. This lot  
was on the relatively new (1796) Chestnut  
Street. (A)

Book 173 page 8  
August 12, 1803  
\$100

John Pickering sold the adjoining parcel  
to Pickering Dodge. (B)

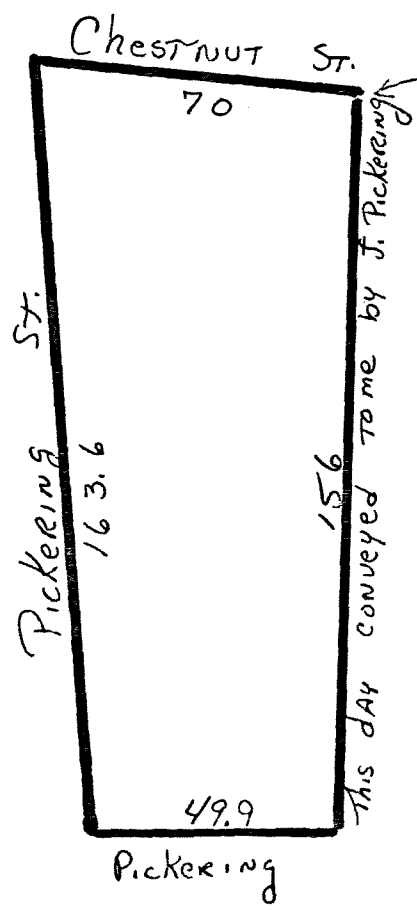


Book 223 page 130  
May 4, 1818

Pickering Dodge, of Salem, merchant,  
in consideration of a certain message  
in Salem aforesaid this day conveyed to  
me by John Pickering of Salem aforesaid  
Esq.; and also in consideration of the

Book 223 page 130  
(cont.)

sum of \$5 paid me by John Pickering,  
the receipt whereof I do hereby acknowl-  
edge, sell to John Pickering the messuage  
containing a dwelling house, lot of land  
and other buildings. The same conveyed  
to me, the said Pickering Dodge, by John  
Pickering now deceased. Except a small  
strip of land about 6 feet wide upon  
Chestnut St. and about 5 feet in width  
upon the rear has been taken from the  
same parcels since the original convey-  
ance.



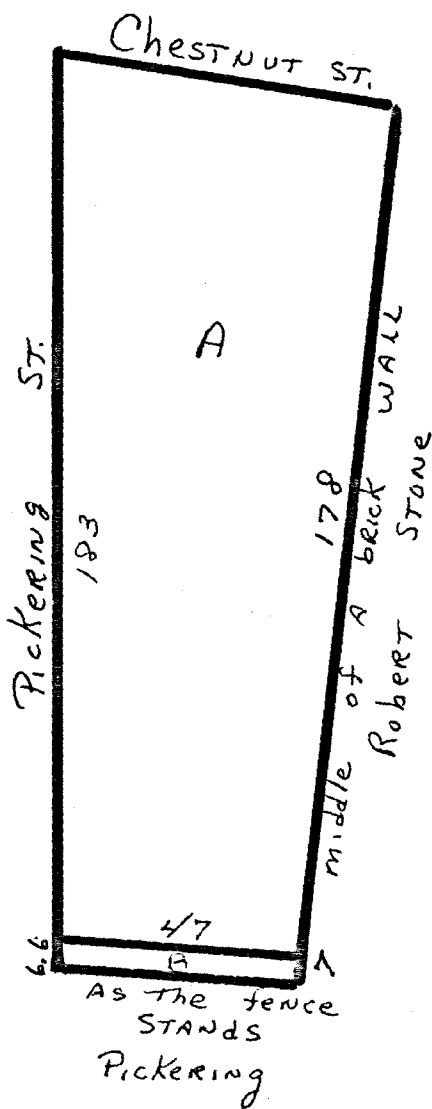
the middle of a  
brick wall now  
erecting between  
respective estates.  
Would intersect  
16 feet 8 inches  
west from a point  
in the same side  
of the street where  
the west face of  
the underpinning of  
said John Pickering's  
brick dwelling house  
would intersect the  
same.

Book 243 page 181  
Nov. 4, 1826  
\$5,060

John and Sarah Pickering sold the land,  
dwelling house and other buildings to  
Anstiss Stone, widow. (Lot A)

Book 247 page 284  
July 30, 1827  
\$30

Robert and Rebecca Stone sold a small  
parcel of land to Anstiss Stone. (Lot B)



1834 Jan. 10 - Anstiss Stone, widow of Robert, died at the age of 84 years. In her will (#26654), written on Sept. 6, 1817, she bequeathed \$500 to each grandchild. The rest of the estate, both real and personal, was to be divided equally between her son Robert Stone and daughter Sarah Dunlap.

Book 273 page 109  
Jan. 10, 1834  
\$2,500

Robert Stone conveyed all his interest in the mansion house of Anstiss Stone to his sister Sarah Dunlap. "The same conveyed by John Pickering on Nov. 4, 1826 and a parcel conveyed by me on July 27, 1827."

1855 - Sarah Dunlap died leaving her real estate to her daughter Anstiss Barstow, wife of Benjamin Barstow. (Probate #38117)

Book 1384 page 225  
Dec. 16, 1892

After the death of Anstiss, Benjamin Barstow conveyed power of his estate, in trust, to Arthur L. Huntington.

Book 1419 page 11  
April 26, 1894

Arthur L. Huntington, of Salem, by virtue and in execution of power to me given by Benjamin Barstow by deed of trust Dec. 16, 1892 and every other power for \$1 sell to Delia Evans, now of Lynn, the same property conveyed to Anstiss Stone by John Pickering on Nov. 4, 1826 recorded in book 243 page 181 and by Robert Stone on July 27, recorded in book 247 page 284.

Book 1419 page 12  
July 25, 1894

Delia Evans, widow, of Lynn for \$1 and other valuable consideration, sold to George West the parcel of land with the buildings as bound:

- North - by Chestnut St.
- West - by Pickering St.
- East - by Stone
- South - by Pickering

Including herein all the land that was conveyed to Anstiss Stone by John Pickering on Nov. 4, 1826 and by Robert Stone on July 27, 1827. The same conveyed to Delia Evans by Arthur L. Huntington, trustee.

Book 3671 page 149  
June 15, 1949

Sophie O. Nichols, the heir of George and Sophie H. West, sold the land described as lot A with the buildings thereon to Edward Pickering Parker and his wife Natalie. This was a portion of the premises conveyed to George West by deed of Delia Evans in 1894. "There is included in the herein conveyance the following such articles as are on the premises: Window and door screens; storm windows and awnings; carpeting on lower stairway, front hall and dining room."

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.

Received June 15, 1949 With Deed:  
Sophie O. Nichols to  
Edward P. Parker et ux

Rec B 3671 P. 149 Filed as No. 377 1949

Attest:

*A. Franklin Priest*

Register of Deeds  
ST.

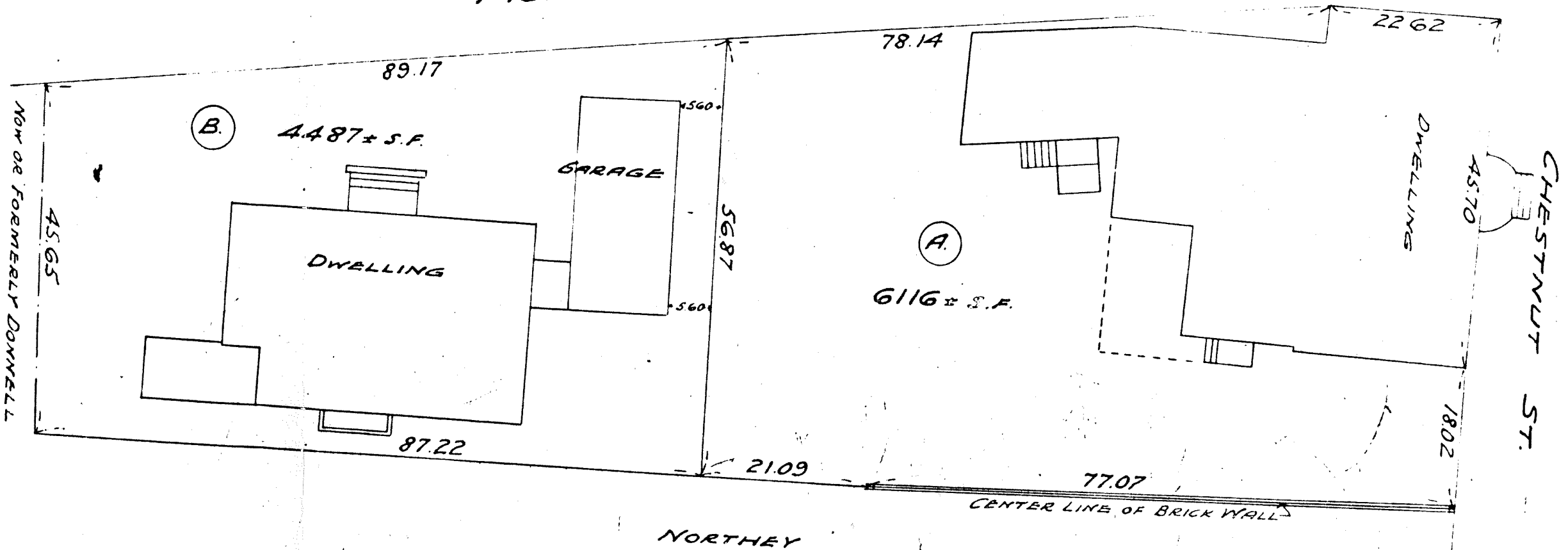
SUBDIVISION OF LAND OF  
SOPHIE O. NICHOLS  
SALEM, MASS.

SCALE 1 IN. = 16 FT.  
JUNE, 1949.

*Thomas R. [Signature]*

377  
1949

PICKERING



Now or formerly Donnell

NORTHEY

CENTER LINE OF BRICK WALL

CHESTNUT ST.

6.

Book 4309 page 474  
Sept. 17, 1956

Edward Pickering Parker and Natalie Stevens Parker of Beverly sold lot A with the buildings thereon to Cromwell Halvorson and Mildred C. Halvorson. "Part of the subdivision of Nichols recorded in book 3671 page 149."

Book 6806 page 369  
April 7, 1981  
\$170,000

Thomas W. Moran of Lynn, conservator of the property of Mildred C. Halvorson sold the land and buildings to Erik H. and Mary Jo Vander Kaay of West Boxford. Meaning and intending to convey the same premises described in a deed from Edward Pickering Parker and Natalie Stevens Parker to Cromwell A. B. Halvorson and Mildred C. Halvorson on Sept. 17, 1956. Cromwell A. B. Halvorson died on June 11, 1963.

Book 7340 page 505  
Feb. 23, 1984

Erik H. and Mary Jo Van Der Kaay sold the land and buildings at 25 Chestnut St. to Richard L. and Frances M. Pohl.

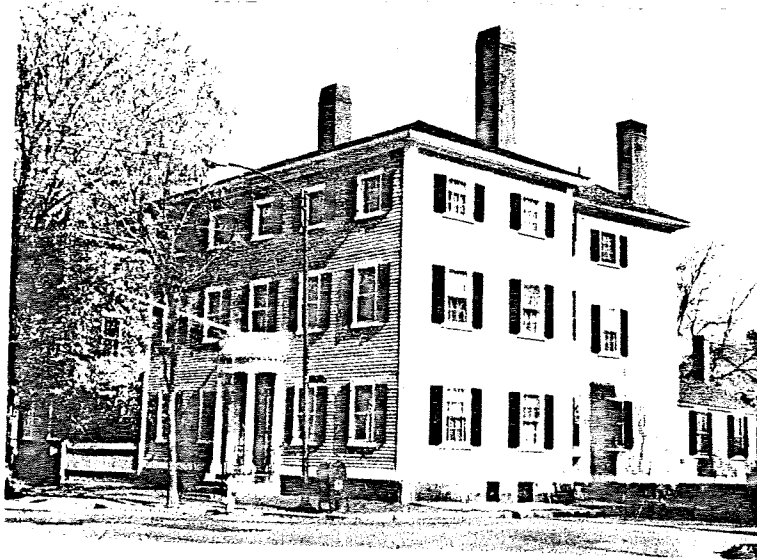


DATE DOCUMENTATION

## Tax records

## Pickering Dodge

- 1802 Ward 1 -  $\frac{1}{2}$  house \$1,000; warehouse and wharf \$500  
 1803 Ward 1 -  $\frac{1}{2}$  house \$1,000; wh house and wf \$500;  
new house (tax) to (Ward) #3 \$2,500  
 1804 Ward 3 - taxed in Ward 1 (same as above)  
 1805 Ward 3 - homestead \$2,500  
 1806 Ward 3 - homestead \$2,500  
 1808 Ward 3 - homestead \$2,500; warehouse \$800; pt building on  
 Warren St. \$2,000; lot of land \$150



**E-14 DODGE-BARSTOW-WEST HOUSE**  
 25 Chestnut Street at Pickering  
 NR; MHD

c. 1802

According to Richard Wiswall (see bibliography), Pickering Dodge had this house constructed c. 1802 on a tract purchased from John Pickering. It has been owned by very few families, the Barstows occupying it from c. 1837 to the 1890s and George S. West and his heirs residing here from 1895 to 1939. A conventional three-story, hipped-roof, wooden Federal residence, one room deep with a large three-story ell, this building features a handsome fanlight doorway shielded by a chaste and simple semicircular porch set on a semi-circular granite base with delicate ironwork rails. The porch, with its balustrade, modillioned cornice, and smooth Tuscan Doric columns, resembles several of the same type gracing Salem brick mansions of the next decade. The window frames are the molded "plank" type (see E-3) without lintels. With its balanced front facade and sparse detail, the Dodge-Barstow-West house is both formal and academically correct, as well as refined and unostentatious.

Architecture in Salem  
 by Bryant F. Tolles Jr.  
 with Carolyn K. Tolles

PICKERING DODGE (1778-1833)



Portraits at the Peabody Museum

**DIED,**

In this town, on Friday evening last, PICKERING DODGE, Esq., aged 55 years, long known as an active, enterprising, intelligent, and honorable Merchant. Frank, affable, and direct in manners—kind, open-hearted and confiding in disposition—sincere, obliging, and benevolent in feeling—free from envy, jealousy or suspicion, the bane of human happiness—hospitable, liberal, and public spirited—he won the esteem of all with whom he was connected in the various walks of business, of private duties, and social intercourse.

Engaged at an early age in active pursuits, and living at a period of society fraught with great and uncommon events in the commercial, as well as in the moral and political world, he accomplished within his sphere of action more than falls to the lot of most men—he lived a long life in a short period.

Of the place he held in the affection of his friends and family, this is not the time to speak—feelings of so retiring and sacred a character can only be appreciated by hearts in which they are cherished—it is, as a citizen, and as a man, one in whom all are interested, and in whose death all are sufferers, that we would now speak of him—in this view, a loss has been sustained by the community, which will be long felt and lamented.—Register.

The decease of our highly respected townsman, PICKERING DODGE, Esq. has created a strong sensation in our community. He was universally esteemed, and the loss of such a man, in the midst of a career of enterprise and usefulness, is justly regarded as a public calamity. His funeral took place on Sunday afternoon, and although no public notice was given, it was attended by a large concourse of citizens than has been witnessed in this town on a similar occasion for years. The flags of the shipping at our wharves and in the harbor were displayed at half mast through the day, as a testimony of respect for the deceased.

Salem Gazette  
August 17, 1833

In the spring of 1803 a local paper ran an ad for the dwelling house of Benjamin Smith (359 Essex St.) which mentioned that the land ran back to Chestnut St. "nearly opposite Pickering Dodge's new house." This would substantiate that the Pickering Dodge house, at 25 Chestnut St., was completed by that time and merits the date of 1802.

\* \* \* \*

Essex Institute Photo Collection

Negative #5236	4 X 5	dated 1884
#15289	3 1/4 X 5	dated 1886
no neg.	Winter scene	Barstow-West House
#1231	Fence post	George West House
#1371	Front stairs	and wrought iron

\* \* \* \*

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.



NORTH  
ROB P

WASHINGTON STREET

SUMMER STREET

BROAD STREET

COURT  
DEPOT  
ESSEX ROAD

J.C. King  
G. Draper  
Dr. P. H. ...

DERBY MARKET  
SO<sup>th</sup> HOUSE  
LAWRENCE

BEVERLY STREET  
MILTON STREET  
ANDOVER STREET

STURGEON STREET  
HAMILTON STREET

CHESTNUT STREET  
PICKERING STREET

MINOR STREET  
DEAN STREET

FLINT STREET  
GREEN STREET

STURGEON STREET  
PICKERING STREET

DEAN STREET  
FLINT STREET

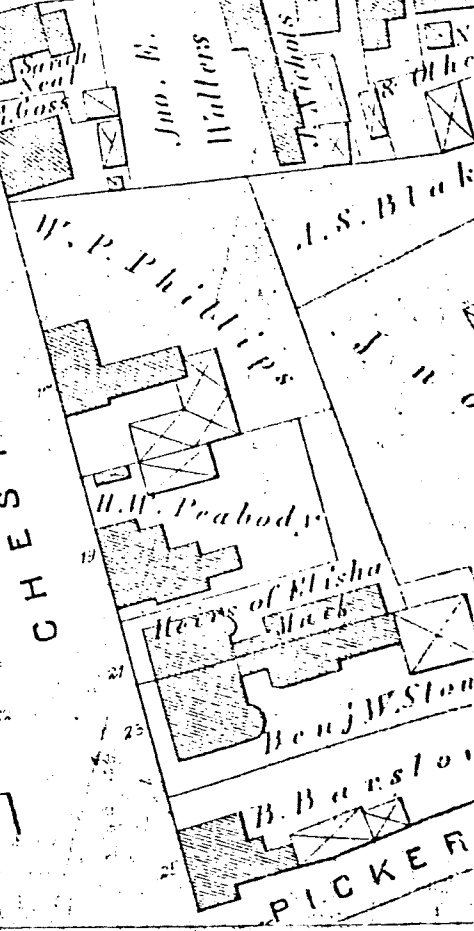
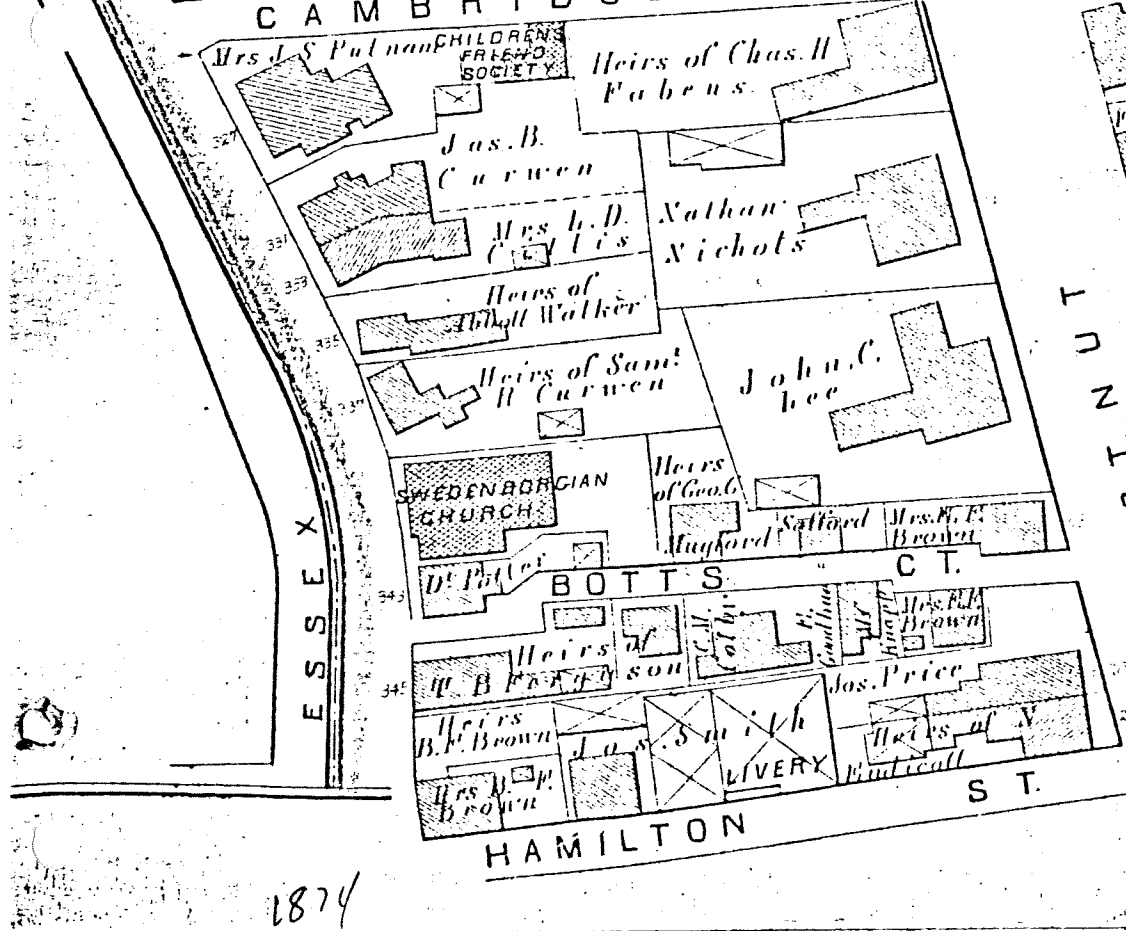
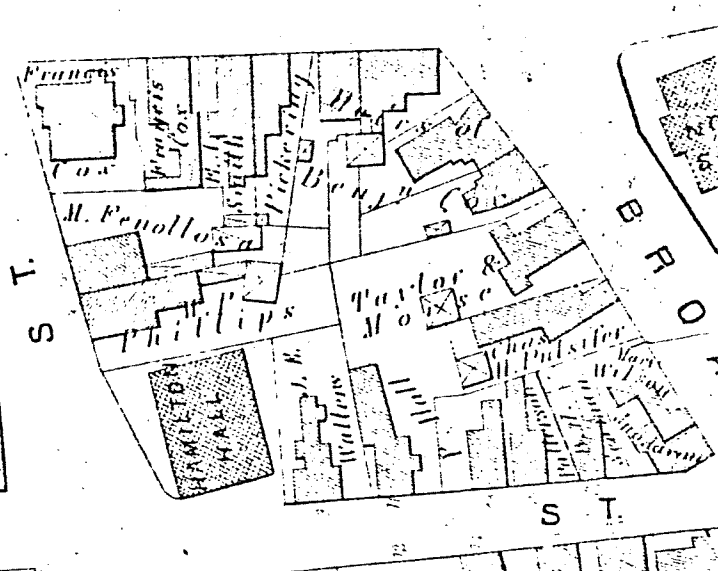
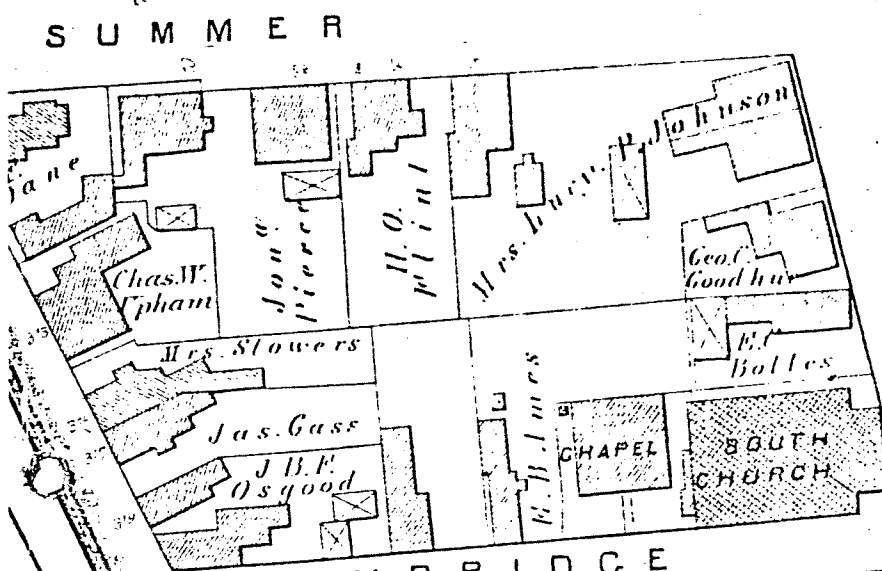
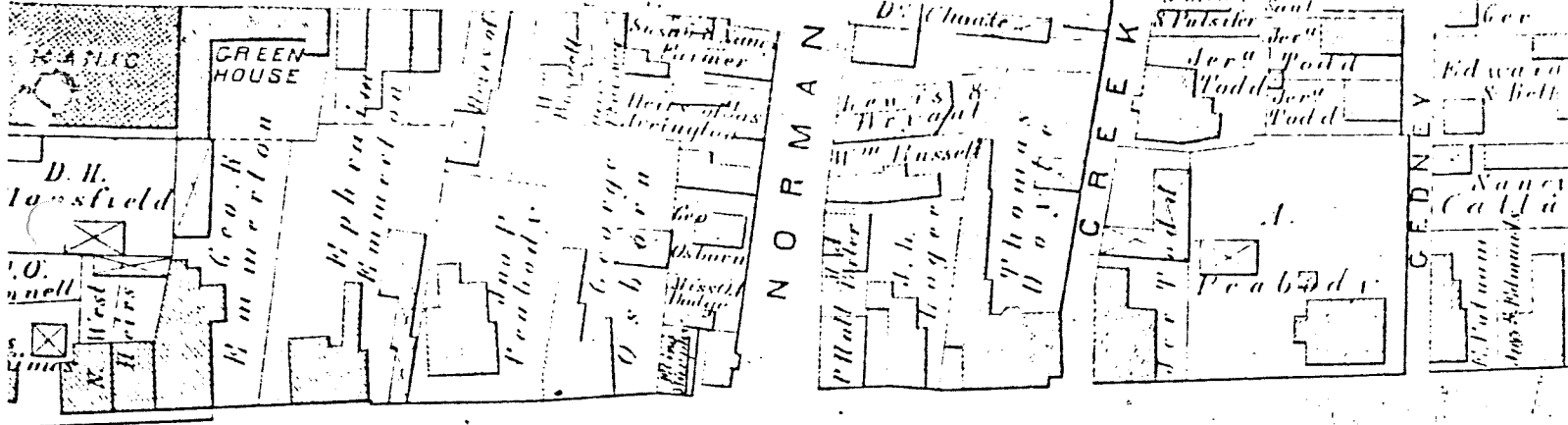
FLINT STREET  
GREEN STREET

FLINT STREET  
GREEN STREET

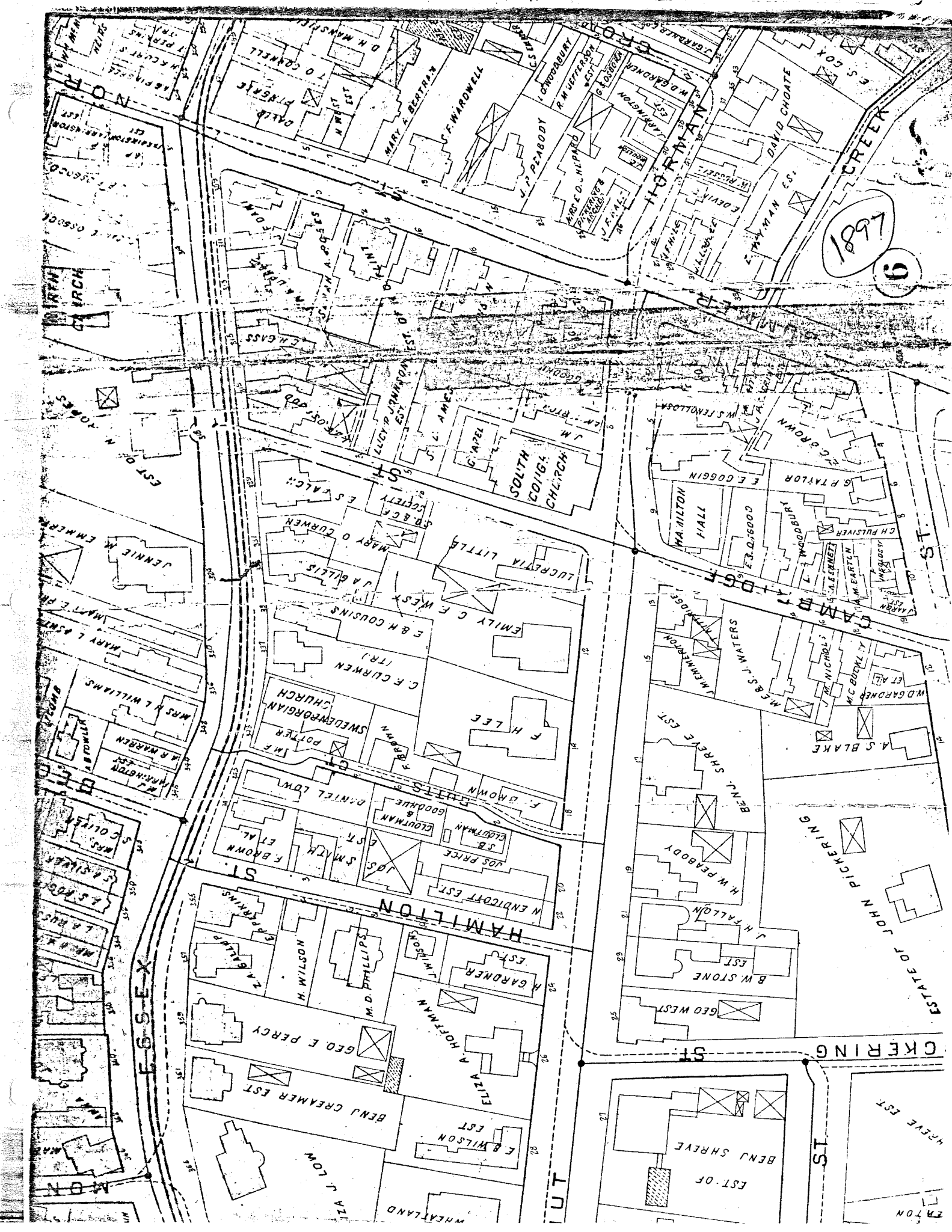
FLINT STREET  
GREEN STREET

ROB P  
NORTH

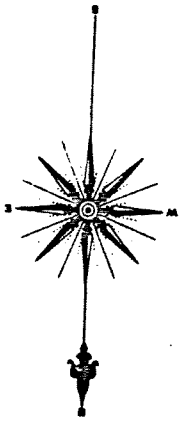
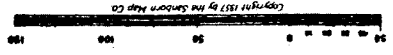
BROAD STREET CEMETERY



1874



1956



44

MT. VERNON

48

WINTHROP

SUMMER

C E M E T E R Y

3

BROAD

46

PICKERING

CAMBRIDGE

CHESTNUT

46

47

1956

