

Office  
copy

OFFICE AT OLD TOWN HALL

# Historic Salem Incorporated

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

7 Chestnut Street

Built for

DEACON JOHN STONE, distiller

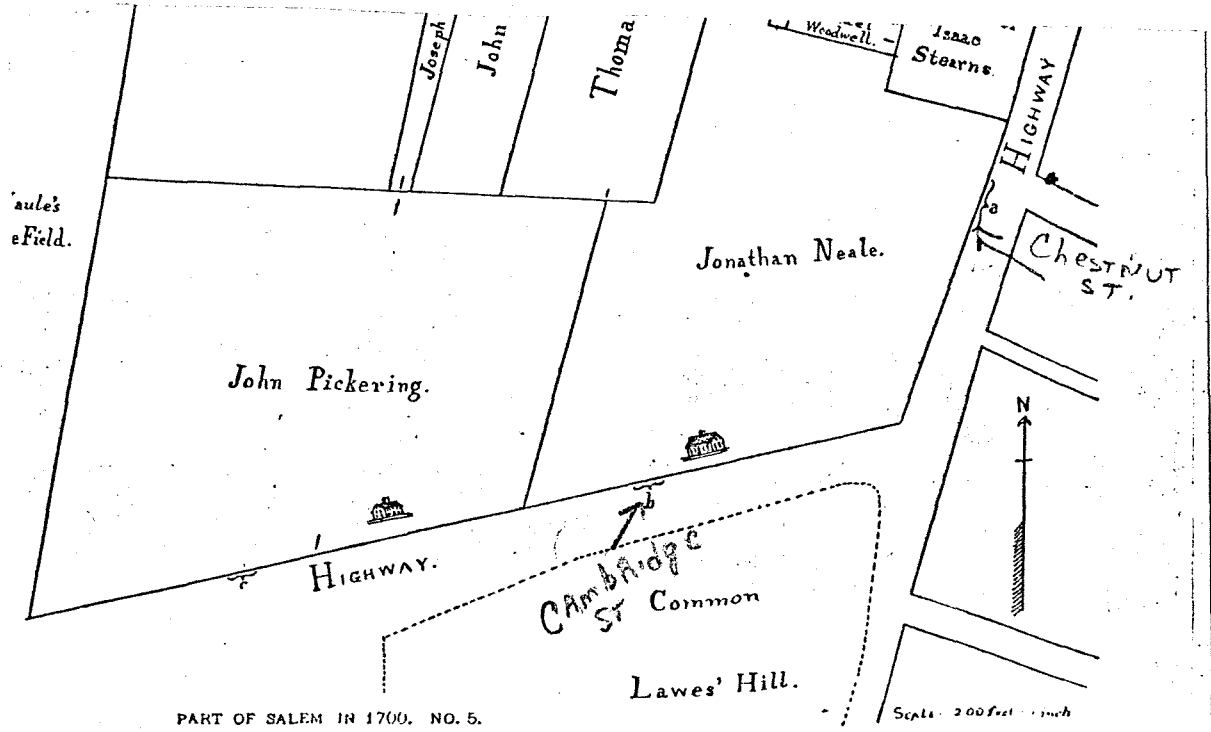
c. 1827

Research by,  
Joyce King  
Sept. 1984

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

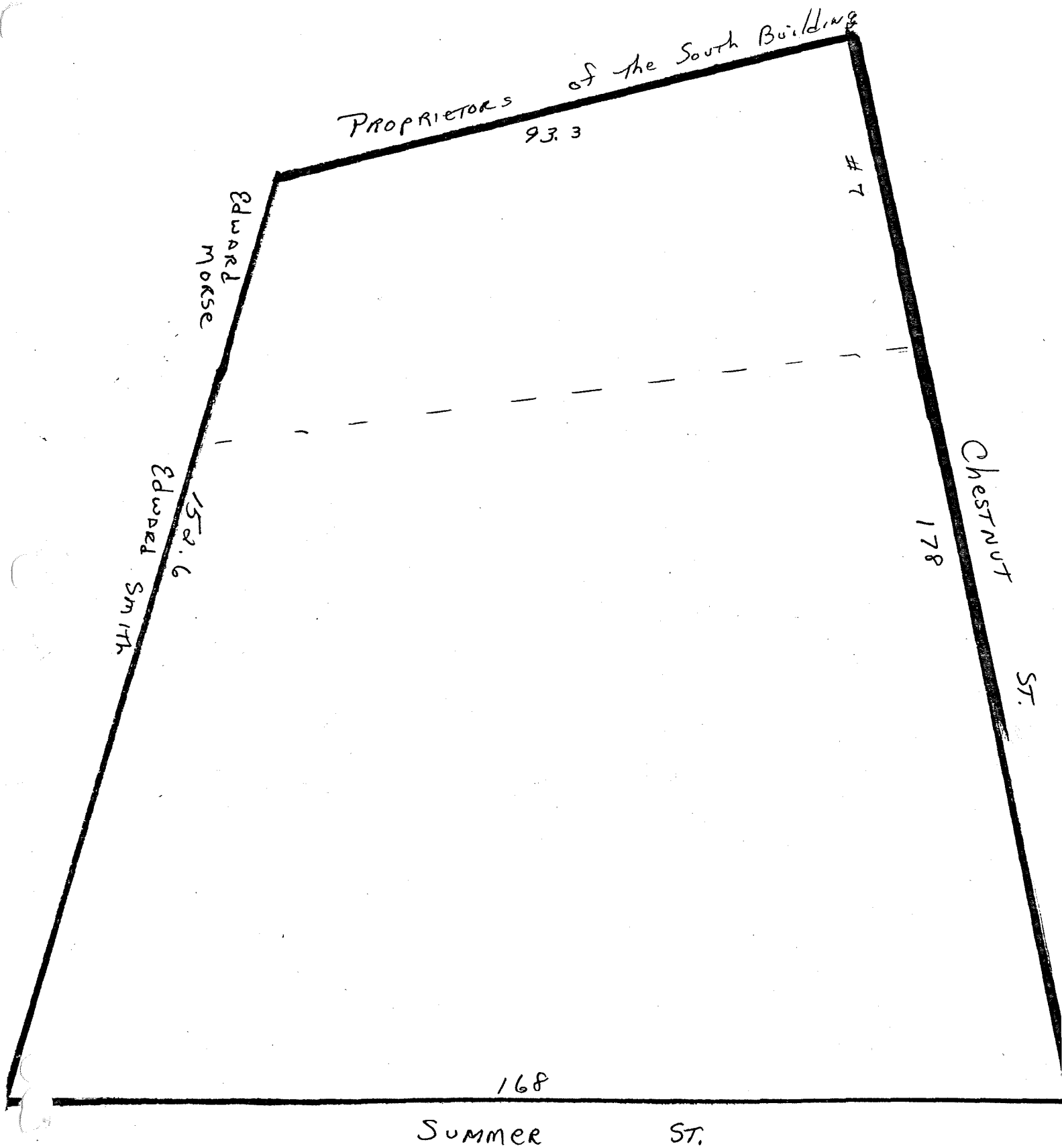
7 Chestnut Street

The land on which this house stands was owned by the Neal family from the 1650's to 1825.



Book 238 page 247  
Oct. 11, 1825  
\$6,000

Jonathan Neal sold three parcels of land to John Stone. One of the three being a large lot on the corner of Chestnut and Summer Streets. The buildings on this land were reserved to there respective owners and a reasonable time given to remove them. (see appendix A)



Deacon Stone built the house 5-7 Chestnut St., as an investment of his children's trust fund, after the old houses were removed and the boggy field filled in. Unfortunately, the exact date of construction can not be documented at this time. Since tradition has dates spanning 1826-1828, the date c. 1827 seems appropriate.

The property was advertised for sale in the Salem Gazette in March 1839:

"That valuable square, extending from the Assembly Hall to Summer street with the buildings thereon, viz a block of 2 wooden dwelling house's #5 & 7 Chestnut street, with the out buildings belonging to them, and the land under and adjoining the same. These houses are in fine condition, very convenient, finished throughout in modern style, have foldingdoors, marble chimney pieces, grates for coal, & soapstone fireplaces, and are now occupied by Messrs J.E. Sprague and S.R. Hodges.

Also the block of two wooden dwelling houses #36 and 37 (?) Summer street, with the out houses belonging to them, and the land under and adjoining the same.

The buildings are in excellent condition, very convenient and finished throughout. Terms liberal, and made known at the sale, which will be positive.

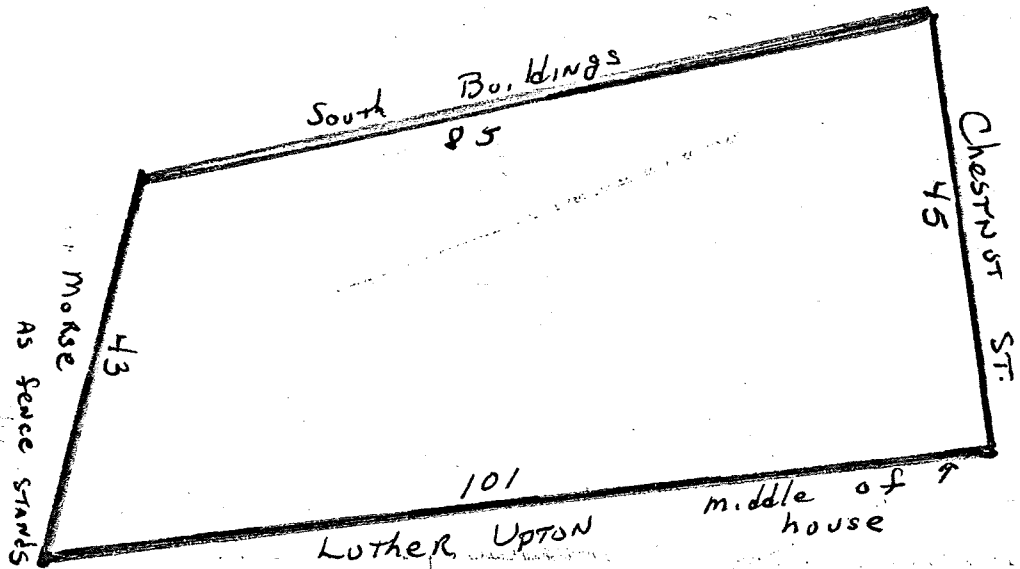
These estates may be examined at any time previous to the sale, on application to John Stone.

Newhall auctioneer

Also that valuable lot of land adjoining above, being one of the best building lots in the city - it is bound 72 feet on Chestnut and 90 feet on Summer street."

Book 313 page 159  
April 9, 1839  
\$2,905

John H. Stone, Lucy P. Stone and  
Henry O. Stone, children of John  
Stone sold the west half of the  
dwelling house (7 Chestnut St.) to  
George Cleaveland.



This transaction was also recorded in the account book of Jonathan Tucker:

1839 Apr 9	At auction Real Estate belonging to John Stone's children, viz: Wooden Block in Chestnut Street Western tenement to Geo. Cleveland \$2900 Eastern do. Luther Upton \$2600	1840 Oct Oct
	House in Summer Street one end James Chamberlain \$975 one end Miss Lewis 1015	Dec
	Lot of Land on corner of Chestnut & Summer Streets to John Perkins for \$100	1841 Jan 14

Book 321 page 46  
Oct. 13, 1840  
\$3,400

George W. Cleaveland, administrator of the estate of George Cleaveland, mariner, sold the dwelling house and land to Nathaniel West.

Book 344 page 159  
May 8, 1844  
\$3,400

Nathaniel West sold the land and dwelling house to Sarah E. LeMaster. "I purchased of the administrator of George Cleaveland deceased."

Book 389 page 66  
Oct. 21, 1847  
\$4,000

Sarah E. LeMaster, of Salem, single, sold the dwelling house and land to Asahel Huntington Esq. "Described in deed Nathaniel West to me May 8, 1844."

Book 419 page 96  
Oct. 2, 1849  
\$4,300

Asahel Huntington Esq. sold the dwelling house 7 Chestnut St. to Harriet Rose, widow. "Described in deed Nathaniel West to Sarah E. Le Master May 3, 1844." "Also same estate conveyed to me by Le Master."

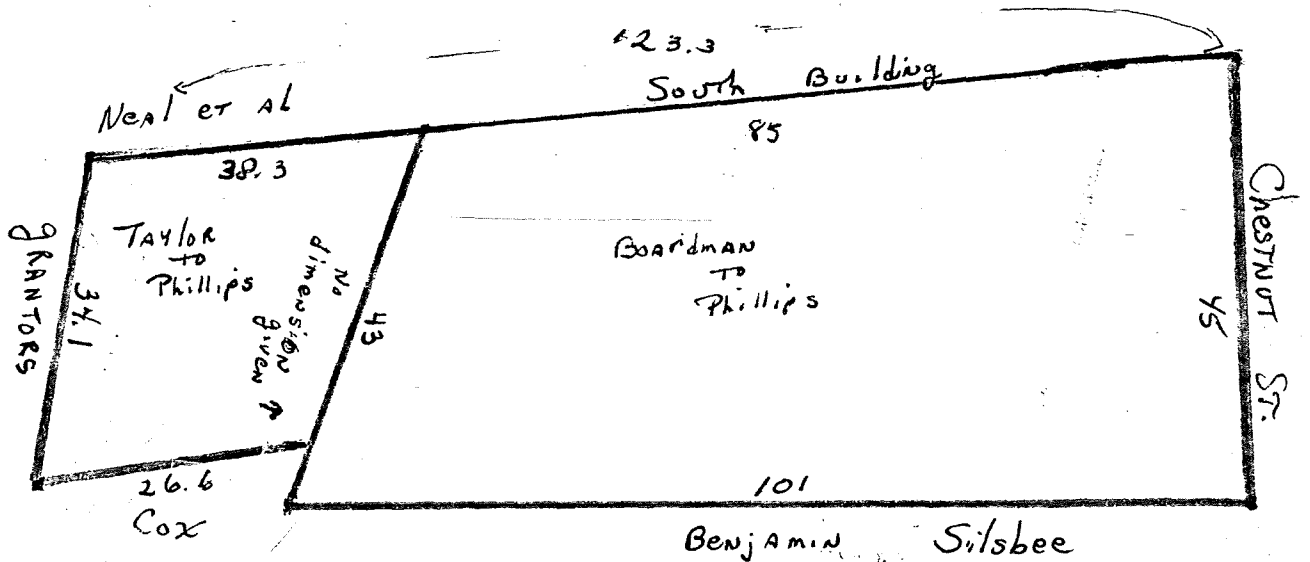
Book 570 page 284  
May 15, 1858

Harriet Rose, of Salem, widow sold the land and dwelling house to Francis Boardman. "The whole of the estate conveyed to me by Asahel Huntington Oct. 2, 1849."

Book 646 page 26  
Dec. 31, 1862  
Love and affection

Francis Boardman conveyed the property to his daughter, Mary H. Phillips, wife of Willard. "The whole of the estate conveyed to me by Harriet Rose on May 15, 1853."

Mary H. Phillips had acquired a small parcel adjoining this property from Catherine A. Taylor and Edward Morse on Sept. 20, 1858 for the sum of \$300.



Book 1195 page 42  
April 19, 1887  
\$1

Willard P. Phillips of North Andover, and Mary H. wife of Willard in her own right, sold to Edward H. Dewson of Quincy, Joseph S. Williams and Jeremiah Williams of Boston, trustees under the will of Jeremiah Williams late of Boston, the land and dwelling house and all other buildings. The said lot being described in two deeds

Book 1195 page 42 (cont.)

one from Francis Boardman to Mary H. Phillips book 646 page 26 and from C.A. Taylor et al to Mary H. Phillips book 577 page 118.

Book 2742 page 362  
Oct. 19, 1927

Naumkeag Trust Co., trustee under the will of Jeremiah Williams late of Boston, for benefit of Elizabeth E. Coggin of Salem. He died in Salem Oct. 4, 1927. By power of will and for purpose of terminating said trust for benefit of Elizabeth by transfer and conveyance of the trust estate to those persons entitled thereto under said will and for consideration of \$1 to Elizabeth W. Coggin, spinster of Salem, Margaret C. Wellington wife of Raynor G. of Vermillion, S. Dakota and Katherine Wiswall wife of Richard, the dwelling house and land. "The same premises described in deed from Willard P. Phillips and Mary H. Phillips."

Book 3687 page 217  
August 31, 1949

Elizabeth W. Coggin, of Salem; Raynor G. Wellington and Margaret his wife in her own right and Richard H. Wiswall and Katherine his wife sold to Elinor G. Ives wife of Oscar J., of Marblehead, the land and dwelling house 7 & 7 $\frac{1}{2}$  Chestnut St. "The same premises described in a deed from Naumkeag Trust Co. Oct. 19, 1927."



Book 6331 page 51  
March 10, 1977  
\$52,000

David O. Ives conservator of Elinor Ives #331456, sold the property to David and Alice Johnson. For the ward's title see deed Elizabeth W. Coggin et al to Elinor G. Ives on August 31, 1949.

Book 6628 page 107  
August 31, 1979  
\$93,000

Daivd W. and Alice V. Johnson sold the land and buildings to Sylvia F. Vaughan and Mary L. Vaughan. "For title see deed of David Ives conser- vator of the property of Elinor G. Ives July 19, 1977."

Book 7123 page 425  
June 1, 1983  
\$155,000

Sylvia F. Vaughan and Mary L. Vaughan sold the land and buildings 7 & 7½ Chestnut St. to Joyce Cook. "For title see deed David W. and Alice V. Johnson August 31, 1979."

Notes: The Essex Institute has in its Photo Collection several views of 5-7 Chestnut St. Negative #65, #749, #5116 & #5266.

Deacon John Stone was born July 9, 1781 at Reading, Mass., the son of Eliab and Sarah (Hubbard) Stone. He was brought up to business in the importing house of Saxton and Wainright of Boston, dealers in crockery and glassware. After serving a regular apprenticeship he established a business in Salem in May of 1803. He married Catherine Dodge on November 9, 1806, who died March 24, 1818. On May 2, 1819, he married Mary Hodges. He was a Deacon of the First Church, an ensign of the Salem Cadets and captain in the Massachusetts Militia. (Essex Lodge, A.F. & A.M., page 98)

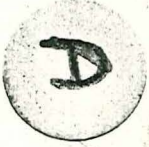
Reference to book and page are deed books at the Registry of Deeds. Probate numbers are cases at Probate Court. Both offices are located in the same building on Federal St. All maps in this report are not meant to be exact, just for illustration purposes.

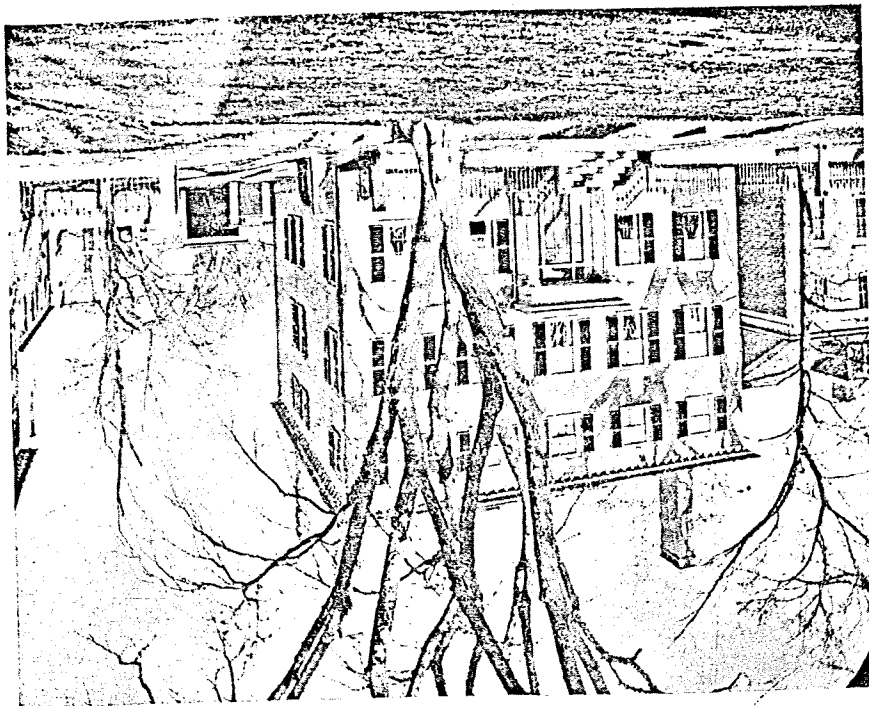
it may present a reasonably truthful picture of the development of the street and the houses upon it and to some extent may serve as a useful record.

The lower end of Chestnut Street, between Cambridge Street and Summer Street, is somewhat older than the upper part. The street began as a lane running from Summer Street to another lane which is now Cambridge Street and which ran through from Essex to what is now Broad Street where was the Burying Hill. There were some shops and houses on what is now Cambridge Street from the corner of Essex Street to the old Assembly House which stood on Cambridge Street just north of the present Church property. This old Assembly House had been built in 1766 and in 1774 it was bought for use as a church, altered, and was occupied by the congregation which in 1804 built the South Church on the corner of Cambridge Street and Chestnut Street. That part of Cambridge Street was then called Assembly Court, until it was absorbed into what is now Cambridge Street which was laid out in 1794 through to Broad Street. These lanes from Summer Street running west and from Essex Street running south were doubtless used for access to the old Assembly House and the church which occupied it, and to the Burial Ground on Broad Street. Chestnut Street along the present line of the street from Summer to Flint Street was laid out by the town as a forty-foot street on October 26, 1796 through land belonging to fifteen families. John Pickering, who lived in the present Pickering house and who owned land abutting the new street on the south, offered to give land to provide forty feet more width to the new street, and Pickering Dodge, for \$400 paid by the town, guaranteed to satisfy all other owners of land required to provide additional width. The final laying out of the new street of a width of eighty feet was completed on December 10, 1804. On the same date Pickering Street was laid out over land of John Pickering. Hamilton Street had been laid out in 1803. The land over which the street ran consisted of fields with apple trees scattered about, and, to the south, was owned by John Pickering and other owners. To the north, properties owned by residents of Essex Street stretched back toward the present location of the street.

At about 1800 there were a few buildings already on what is now lower Chestnut Street below Cambridge. Beginning at Summer Street and going up the north side there was, at the beginning of the century, on the corner a one-story house with a large front window displaying gingerbread, confectionaries and molasses candy made by the occupant Mrs. Dowst. Next west, where No. 6 Chestnut Street now stands, was a two-story "superior" house occupied by Joseph McIntire, a wood carver and a nephew of Samuel McIntire, and west of that (after 1805) was the original No. 8 Chestnut Street, a one-story brick building occupied by one David Ashby who was the sexton of the South Church and who also was digger of cellars and slaughterer of hogs. Where the present church is was originally a brick yard. Joseph McIntire, who lived in the wooden house, had a shop in front. He was a bachelor, "a quiet mysterious man with an air of mystery hanging about his life." Although Mr. Lee apparently thought that he was the famous McIntire who designed the South Church, this is certainly not the case. The famous McIntire died in 1811 and this McIntire was living at No. 6 Chestnut Street until 1851. He was, moreover, a bachelor and the architect was married and had a son. He lived in the house with his sister Nancy, Mrs. Jonathan Glover, and her son.

On the south side of the street, beginning at the corner of Summer, were three small unpainted houses. On the corner of Summer was Aiken's Bakery, a one-story wooden building with a pitched roof with its end on Summer Street, painted red and the side unpainted on Chestnut Street. On the immediate corner was a well and well-sweep. Next above was a two-story pitched roof house belonging to Brackley Peabody with its end to the street, which was later moved off when Deacon Stone bought this property. In the basement of this house was a blacksmith shop, and the house was always referred to as a black house with a bull's eye window. Then came a boggy field where the aqueduct company stored logs under water and which was probably owned by Mr. Bott, the father of the Bott who built 18 Chestnut Street. Then came a small house occupied by Moses Smith, generally known





## 206 NOTES ON THE BUILDING OF CHESTNUT STREET

as "Tater Moses," with a shop where he sold candy and drinks, particularly egg pop at three cents a glass. On the corner of Cambridge Street before Hamilton Hall was built there was a lumber yard. So far as I know prior to 1800 there was no other house or building upon the street with the exception of a two and a half story gambrel-roof house on the corner of Chestnut and Flint Streets, occupied by a Mrs. Greenwood, who was the mother of Mr. Charles Saunders.

I cannot find the origin of the name of Chestnut Street. There have apparently never been any true chestnut trees upon the street although there have been from time to time a few horse-chestnut trees. The name was given before the trees were planted by the purchasers of the lots who built houses on the street and it may simply have seemed to those who laid out the street as an appropriate name which was used elsewhere in other cities. The name originally was spelled "Chesnut" without the middle "t".

Those interested in the laying out of the new street were largely merchants of substantial means who desired a quieter and more pleasant place to live in than the neighborhood of their wharves and counting houses on Derby Street. It is said that they considered seriously, as a location for building, a tract of some five acres on Bridge Street then owned by the Derby heirs but because of a difference in opinion about price the location of Chestnut Street was finally decided upon. Doubtless the building of the first substantial brick house by Captain Thomas Saunders (No. 39) in 1805 was a considerable influence in persuading others to buy on Chestnut Street.

The arching elms on both sides of the street have always been referred to as one of the chief attractions of Chestnut Street. These elms were planted as saplings by the various owners as they bought and built their houses, and several of the persons who wrote to Mr. Lee claimed that the elms opposite their own family houses were the first to be planted. It seems quite probable that the first elms were either opposite the Ichabod Tucker house, No. 28, where Mr. Gale now lives, or opposite the Philip Little house by the corner of Cambridge Street. At first there were poplars on each side of the street, which were per-

moved in with his wife, who was a daughter of Deacon Stone. Mr. Robinson died in 1846 and his widow continued to live there, married Dr. Samuel Johnson, 1857, and then moved into No. 4 Chestnut Street, after 1869 and before 1872, where her son John Robinson was married. Later occupants were Mr. John Robinson, the son, to 1878, and Dr. Charles A. Carlton, 1881-1884. The first occupant of No. 4 Chestnut Street was probably Captain Nathan Endicott, followed by the Reverend Charles Mason, 1842, rector of St. Peter's church. He was followed, 1850-1864, by Mr. John Clarke, agent of the Naumkeag Mills, who married in 1821, a daughter of Jonathan Hodges, and who moved there from the eastern part of the Hodges house at 12 Chestnut Street. Mr. Clarke died there in 1851, and later occupants were Augustus Fabens, 1879; Dr. Thomas Kittredge, 1882-1885; George F. Choate, 1886-1889; Walter L. Abbot, 1890-1900, and Richard Wheatland, 1900-1912. No. 2 is now occupied by Dr. Freedburg and No. 4 by Chester Crandell.

**Nos. 5-7** In about 1827-1828, Deacon Stone built for investment the house at 5-7 Chestnut Street now occupied by Mrs. Kuster, 1929-1939, and the Coggin family, 1888-1939. The carpenter was William Lummus. This house was built near the site of the old Brackley Peabody house, which probably stood slightly to the east of the present house. The first occupant of No. 5 was probably Mr. Samuel Hodges, 1837. Mr. and Mrs. Luther Upton moved in in September 1839, and lived there until 1854. Later the Reverend Fielder Israel, minister of the First Church, lived there 1879-1887, and subsequently, Mrs. Codman (not in directory) with her son and daughter from Portland, Maine, who was a sister of Mrs. Richard Derby, and Mr. and Mrs. Manuel Fennollosa, 1855-1878. Probably the first occupant of No. 7 was the Reverend W. R. Babcock, 1827-1830, minister of the Baptist Church from 1827 until 1830. At that time, Deacon Stone advertised No. 7 to let, described as follows:

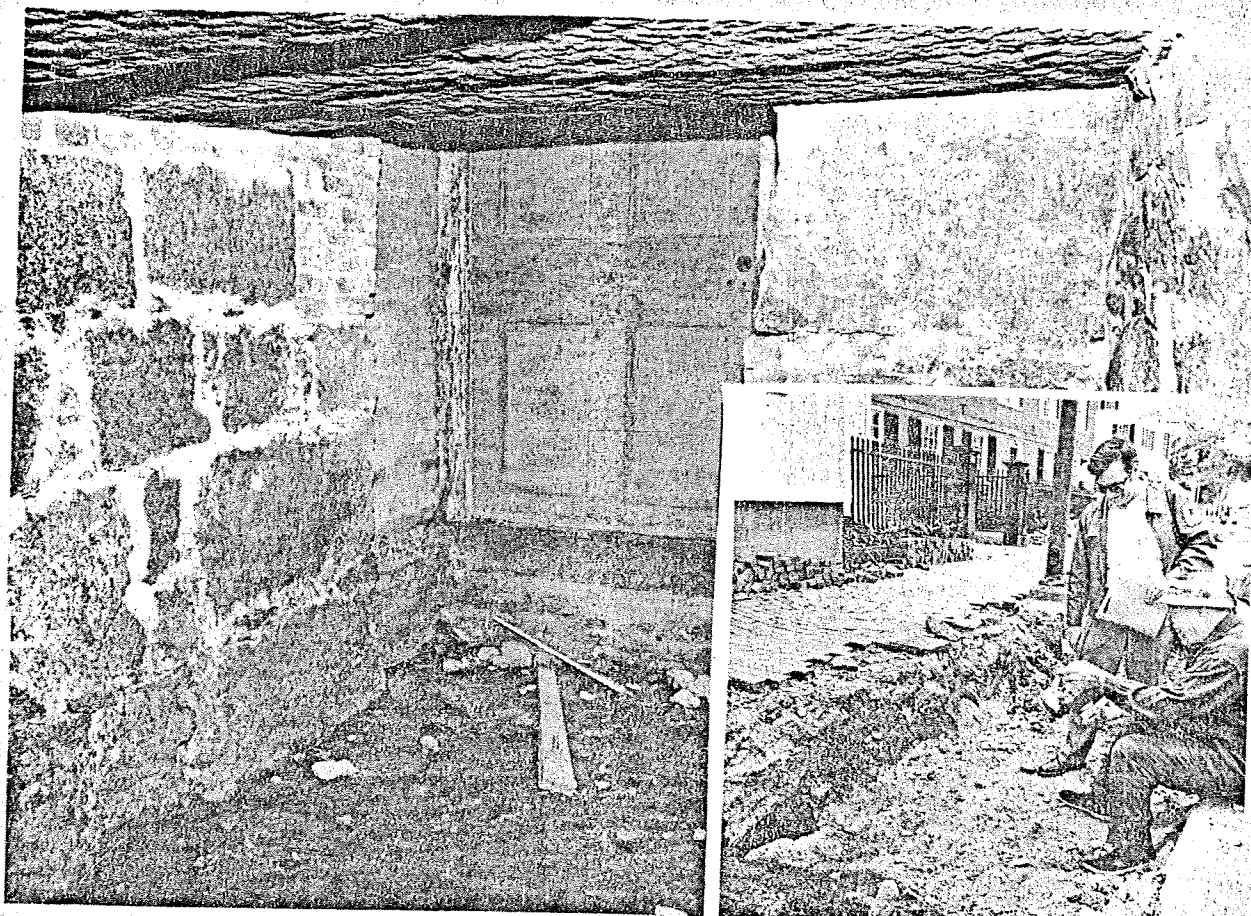
The wooden house in Chestnut Street, next east of the Assembly House, lately occupied by Reverend R. Babcock, handsomely furnished, folding doors, marble chimney, excel-

lent aqueduct, etc., having as many conveniences as any house in town.

Mr. Babcock was followed by Joseph E. Sprague, 1831-1839, an interesting man of considerable culture, who held office of high sheriff of Essex County, a position in those days of importance and dignity. He was known as "Bellyache Sprague," because of his habit of walking about with his hands folded over his stomach. He lived there from 1831 to 1839 and entertained frequently the judges and eminent counsellors of the day, and one of his daughters was married from the house. Later occupants were Miss LeMaster in 1846; Mrs. Harriet Rose, 1851-1857; Willard P. Phillips, 1859-1885, and Dr. David Coggin and family, 1888-1939. Mr. Phillips was living there in 1859 and made considerable additions to the house, building what is now the present dining-room ell.

**No. 26** This brick mansion now occupied by Mrs. James E. Simpson, 1906-1939, was built by Humphrey Devereux in 1826 to 1827 although Mr. Francis Pickman speaks of this house probably erroneously as standing in 1820. It is almost certain that this was the last of the pretentious brick houses built on the street, with the exception of the block where Dr. Phippen now lives. Mrs. Devereux died there, 1828, soon after the house was finished, and Miss Elizabeth Fetyplace kept house for Mr. Devereux. It was later occupied by Mr. Charles Hoffman in 1842, a "fiery little merchant," engaged in trade on the Gold Coast, and after his death, which is not recorded, by his widow Madam Hoffman to 1904. There was a greenhouse on the grounds and behind it one of the largest gardens on Chestnut Street. Later it was occupied by Dr. James E. Simpson, 1906-1939.

**No. 8** This brick house has already been referred to several times. After it was rebuilt by Deacon Stone the first occupant was John Norris, who lived there until 1829-1830, when it was advertised to let as "the new three-story brick house next east of Reverend Mr. Emerson's meeting house." Mr. John Chadwick then occupied the house 1830-1837, followed by Deacon Stone and his family, 1839-1849. After his death in 1849, it was sold to



A hidden room was unearthed by employees of the Department of Public Services this week in front of 7 Chestnut St. during a routine curb replacement operation. The room, first found in 1977 when the sidewalk collapsed, is about four-feet deep, seven-feet wide and about eight to 10-feet long, and is made of granite blocks, bricks and a dirt floor. A doorway leads to the basement of 7 Chestnut St., but according to the home's former owner, David W. Johnson, the door had always been (and apparently still is) nailed shut, and never promised more than a damp, musty-smelling hole in the ground. "Although we hoped we might discover it to be something romantic like a stopover for the Underground Railroad," Johnson, a former Salem News reporter said, "we never found out anything like that." Despite that, the room under the sidewalk, attached to the vintage 1820s home, has been a curiosity factor to neighbors and passers-by, as shown in inset, where Salem Postman Charlie Payne stopped by to take a gander with Retired

Army Air Corps Maj. Charles R. Stevens. This picture was taken by News Photographer Kirk Williamson who stuck his camera through the opening under the sidewalk.

For the woefully  
unromantic solution  
turn the page -----

This Gaming between the Haws of 9 & 10 Belack  
in Man by the Name of <sup>when</sup>  
Kuping up Chestnut Street on the South side, and  
west of Ay. He fell into a hole made in the  
side walk for the purpose of building a coal hole  
under the side walk, for the accommodation of said  
House, - By which accident he sprained one of his legs  
and otherwise injured himself.

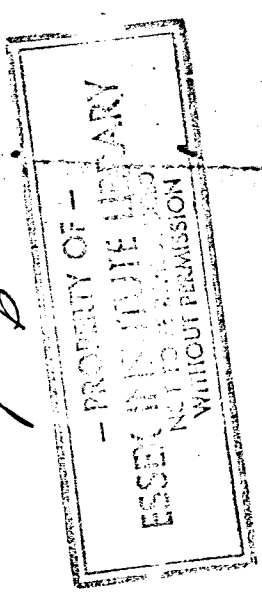
Harmon & Harris, Glad permission, to dig up the  
side walk to make said coal hole, on condition, that  
they make every thing safe while they were doing the  
work, and if said side walk should be obstructed  
in the night time, they should have sufficient lights  
placed on or over said hole while the work was  
done. But it seems, that they had sufficient guards  
over the hole, and they neglected to place lights, as they  
agreed - thereby the accident.

Harmon & Harris, settled with  
by paying \$ 35 = 00  
for his injury

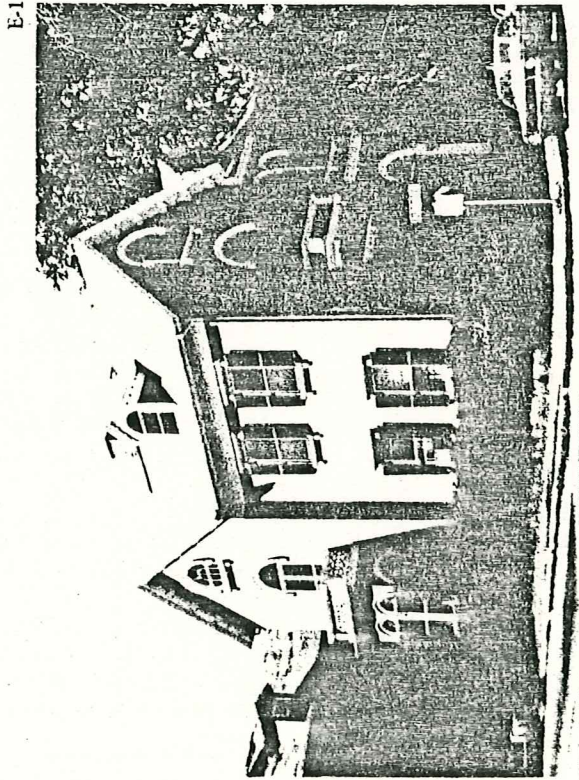
Oct 1  
1858

J. C. M.  
J. P. M.

1858



replaced older structures destroyed by the 1914 Salem fire. On Broad Street, one of the city's oldest highways (it was referred to by its current name by 1799), is a representative collection of Georgian Colonial, Federal, Greek Revival, Gothic Revival, and Victorian eclectic buildings, highlighted by the imaginatively "Gothicized" Pickering house (see E-36) and the Federal and mid-Victorian eclectic complex (see E-39) of former educational buildings at the corner of Broad and Summer streets. Running from the west end of Chestnut Street east to Broad is Flint Street, on the west side of which is a row of three pleasantly embellished mid-Victorian eclectic dwellings.



E-1

### E-1 FRANCIS COX HOUSE

1 Chestnut Street at Summer  
NR; MHD

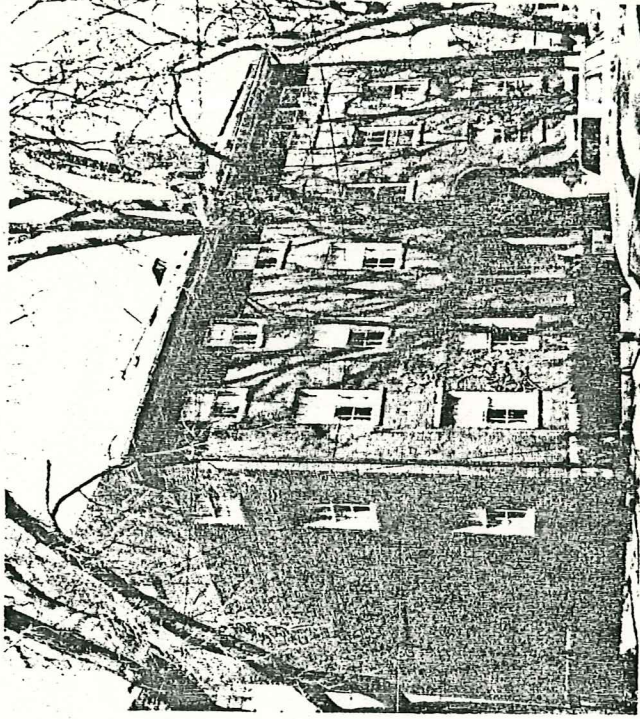
c. 1846

Prominently situated at the corner of Chestnut and Summer streets is the Francis Cox house, erected c. 1846 on land acquired by Benjamin Cox from Deacon John Stone (see E-2) in 1837. The Cox house is an outstanding Italian Villa building; although it lacks the customary ornate corner tower, it does possess many of the other features normally associated with this style—asymmetrical principal wall elevations, smooth and uniform (matched-board) wall surfaces,

medium-pitched intersecting roofs, projecting cornices with brackets, bay windows, cutout balustraded balconies, and flat and round-headed (in two instances they are paired) windows. The Cox house is one of Salem's earliest Italianate buildings and represents a departure from the balanced formal facades of the Federal era that line both sides of Chestnut Street.

To the west (right) at numbers 5 and 7 is a two-story, pitched-roof, wooden double house (NR; MHD) built in 1826/27 as an investment property by carpenter William Lummus for Deacon John Stone. A plain and unimposing structure, it displays recessed and treated paired doorways on its front facade, with a later round bay window over the westernmost of the two. Richard Wiswall's list of Chestnut Street houses (see bibliography) states that the first occupant of number 5 was Samuel Hodges, and of number 7, the Reverend W.R. Babcock.

E-2



### E-2 "THE STUDIO" DOUBLE HOUSE (Robinson Block)

2-4 Chestnut Street at Summer  
NR; MHD

c. 1826/27

Another of Salem's fine brick row houses, this solid three-story, pitched-roof brick building was built about 1826/27 by Deacon John Stone on the site of Mrs. Dowst's one-story wooden candy shop (c. 1800). Until 1839 Stone lived in the western of the two residential



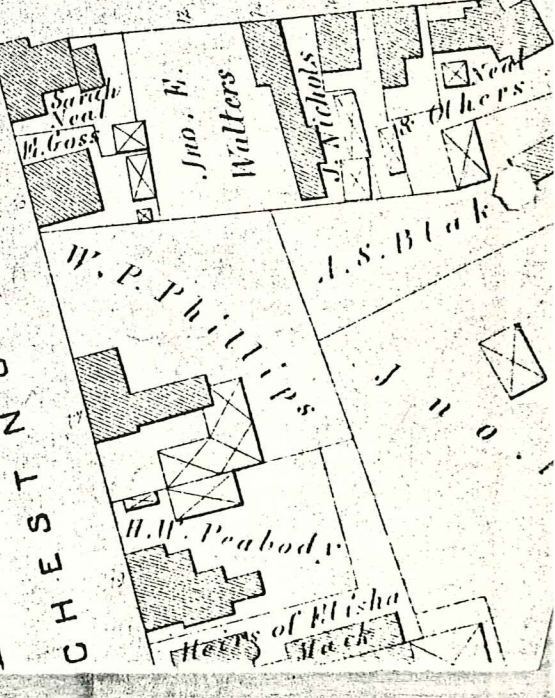
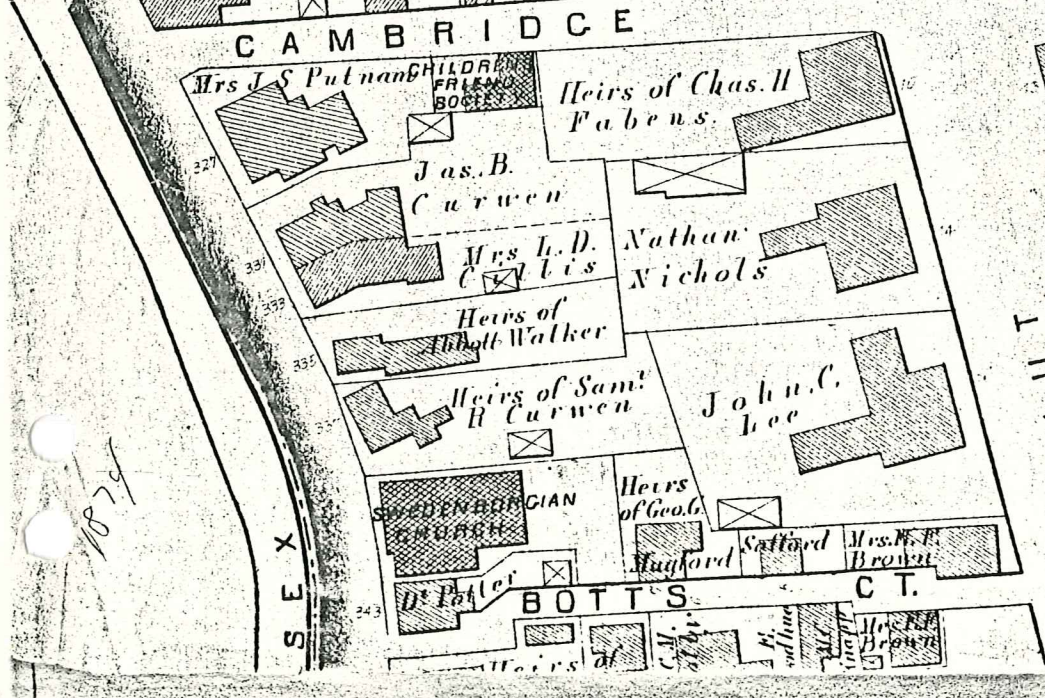
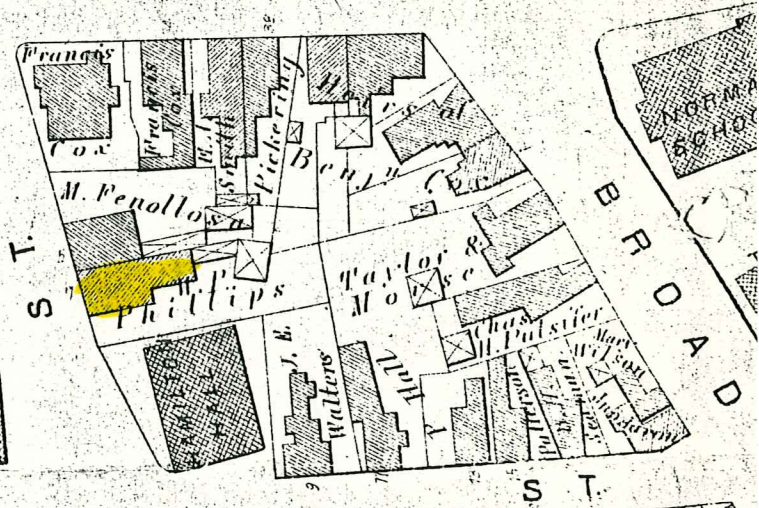
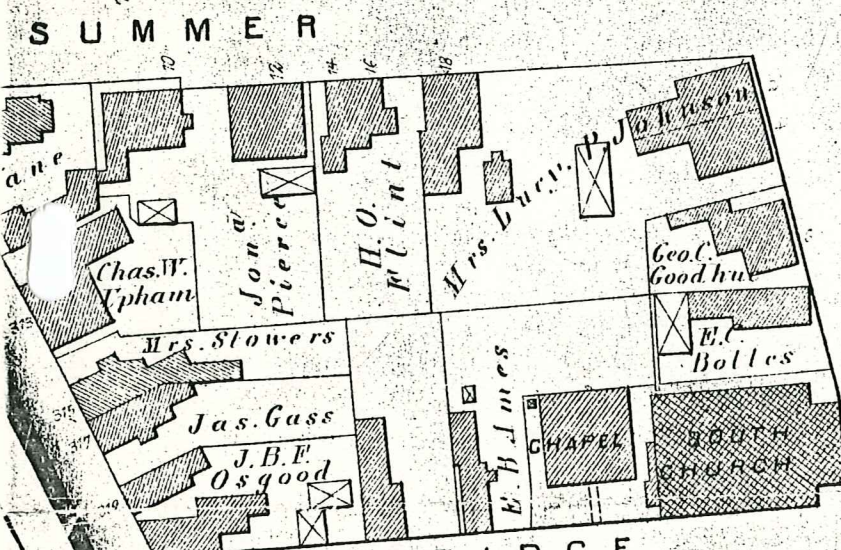
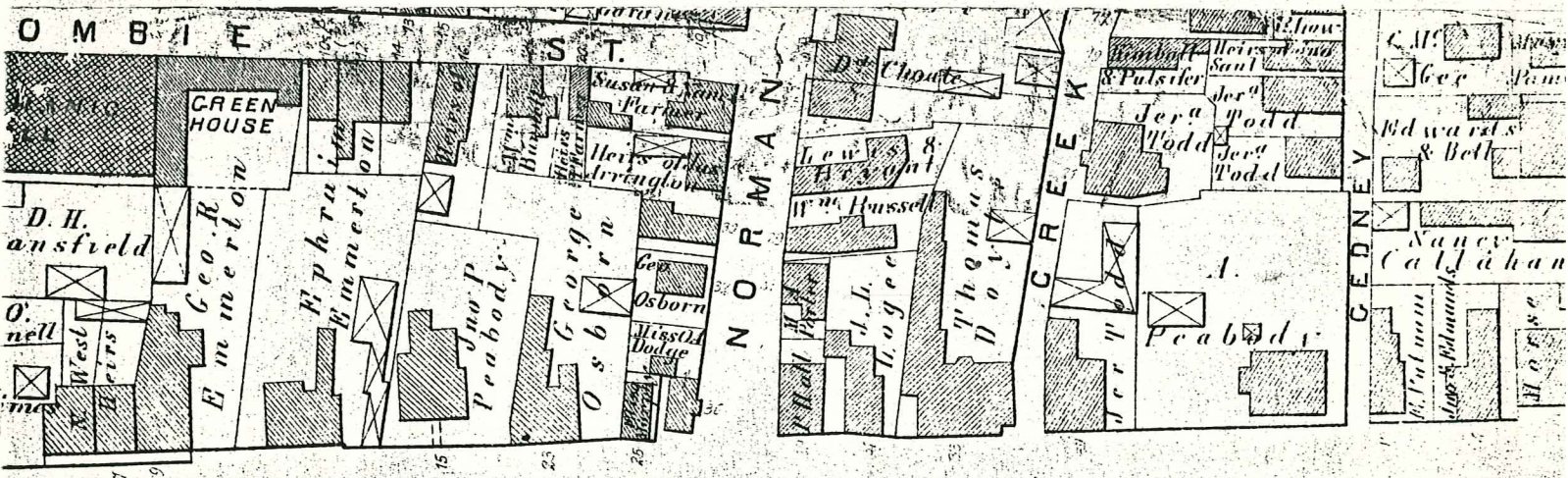


JAMES DUGGAN PHILLIPS LIBRARY

BROAD STREET CEMETERY

1938  
2087A

MAN HOOKS



1956 42

46

CHESTNUT

CAMBRIDGE

PICKERING

BROAD

WARREN 46

VOCATIONAL SCHOOL  
BUILT 1935  
REMANENT FOR 1938  
WOOD BRIDGE

OLIVER SCHOOL  
BUILT 1905  
REMANENT FOR 1938  
WOOD BRIDGE

SCHOOL DISTRICT  
ADMINISTRATION BLDG.  
BUILT FOR THE DISTRICT  
DURING 1938-39  
WOOD BRIDGE

3  
C e m e t e r y .

WINTHROP

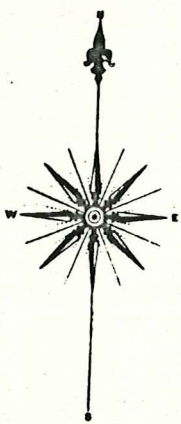
SUMMER

48

MT. VERNON

44

1956



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