

Historic Salem Incorporated

OFFICE AT OLD TOWN HALL

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

31 Buffum Street

Built for

CURTIS E. WADLEIGH, tin ware manufacturer

in 1869

Research by,
Joyce King
Dec. 1983

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

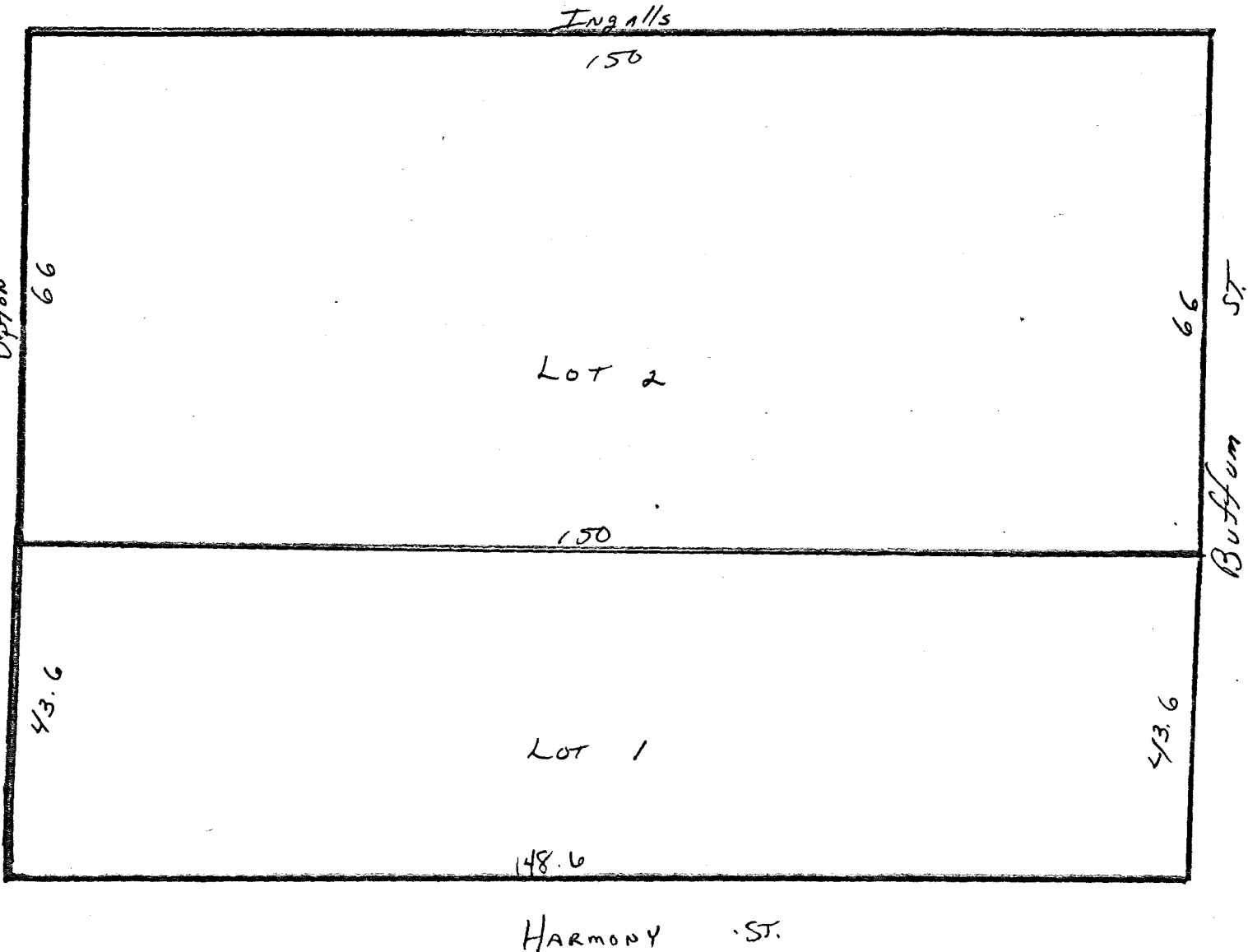
31 Buffum Street

Book 662 page 21
Feb. 6, 1864
\$600

Charles B. Fowler sold a parcel of land
to John T. Mooney and Curtis Wadleigh.
(Lot 1)

Book 665 page 81
April 18, 1864

Thomas J. Gifford, guardian of Mary Ann,
Herby and George Gifford his minor children
sold a lot of land to John T. Mooney.
(Lot 2)

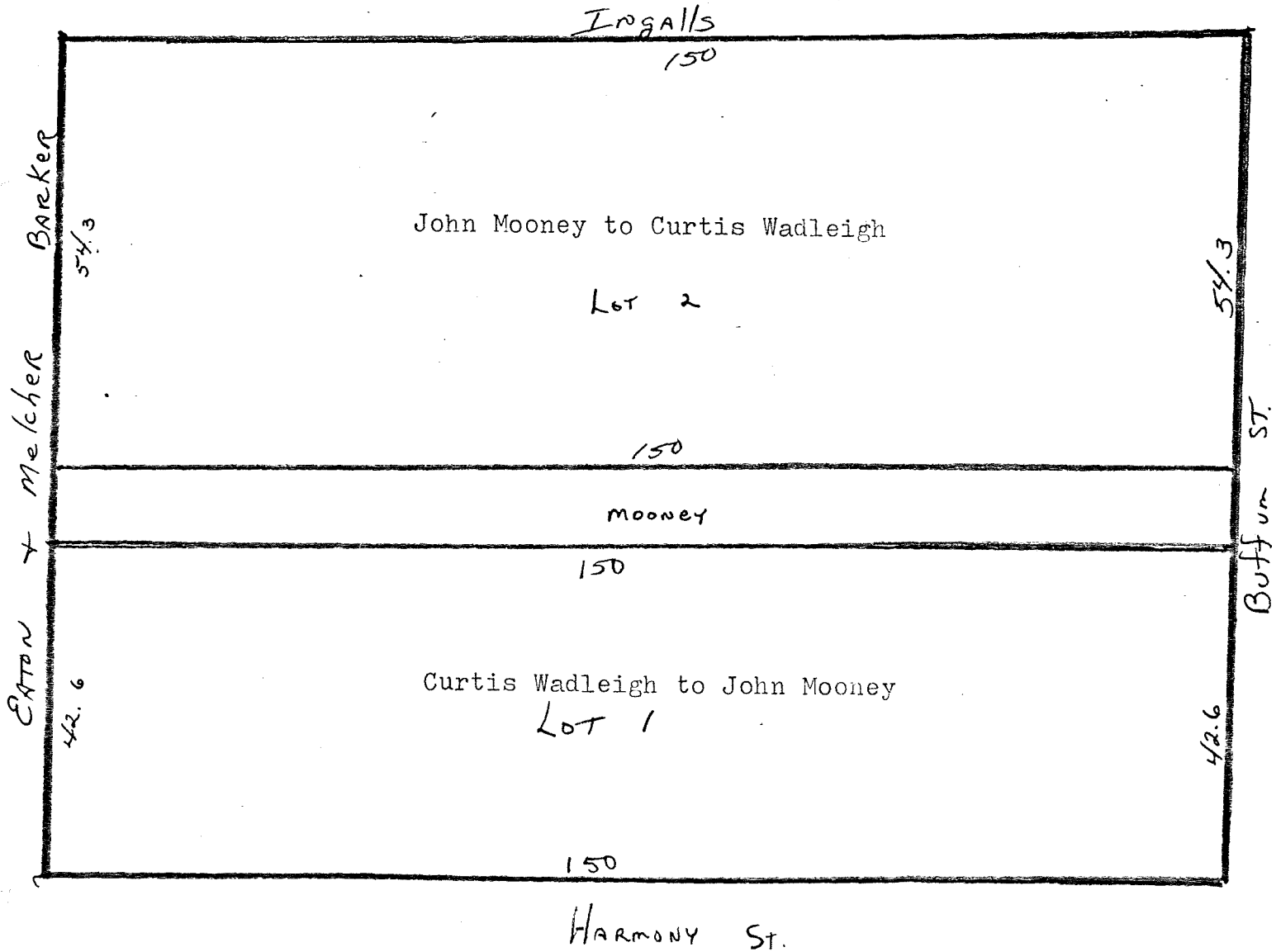


Book 746 page 212
May 15, 1868
\$625

John T. Mooney sold a parcel of this land to Curtis E. Wadleigh. (Lot 2) "Meaning to convey 1/2 part of the two lots of land one of which was conveyed to me by Thomas Gifford, guardian, by deed book 665 page 81 and the other by Charles B. Fowler, book 662 page 21"

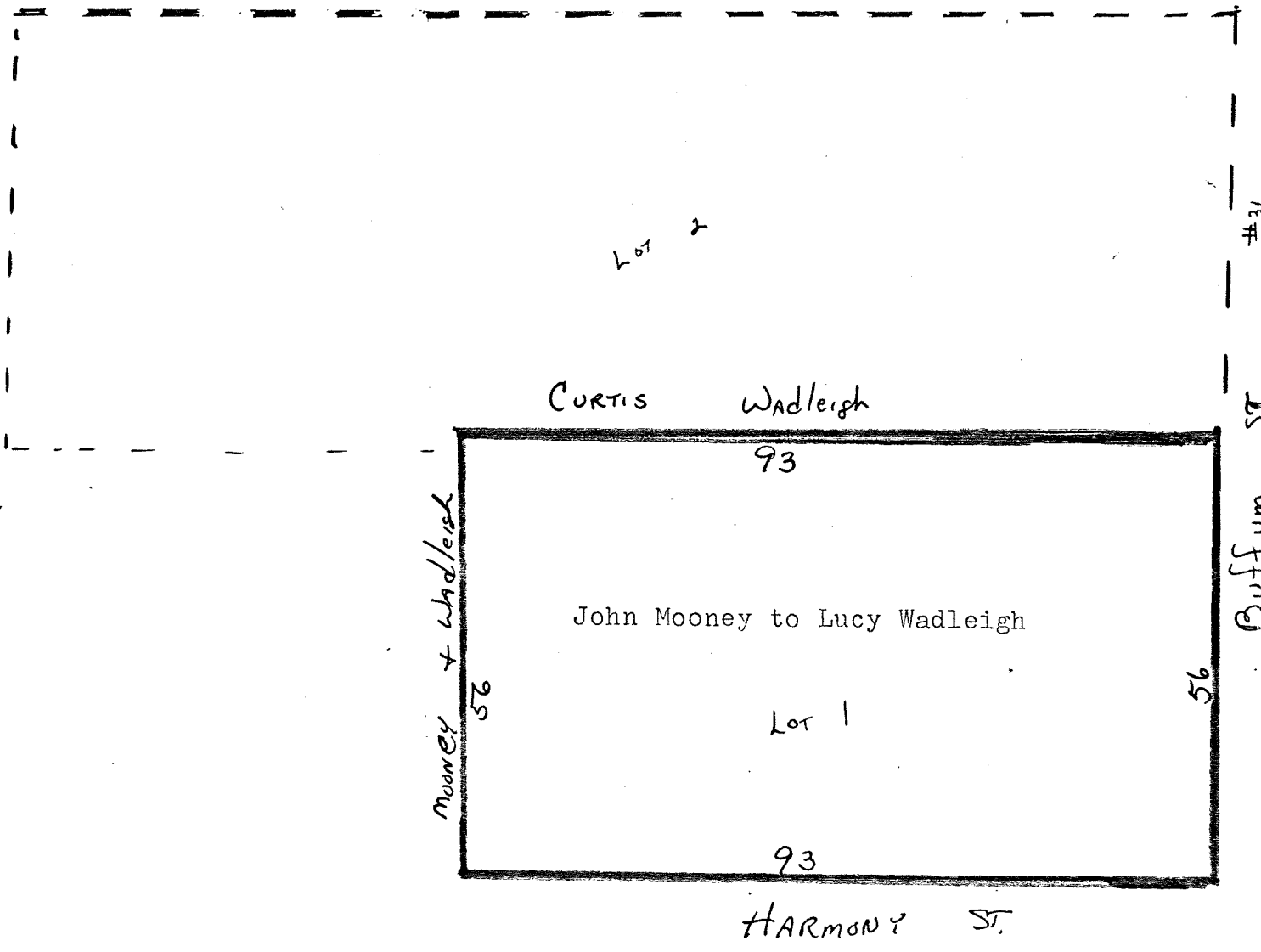
Book 746 page 211
May 15, 1868
\$300

Curtis E. Wadleigh sold his share of Lot 1 to John T. Mooney. This was the same lot sold by Charles Fowler in 1864.



Book 884 page 280
Oct. 19, 1871
\$1,050

John T. Mooney sold a parcel of land to
Lucy E. Wadleigh, wife of Curtis.

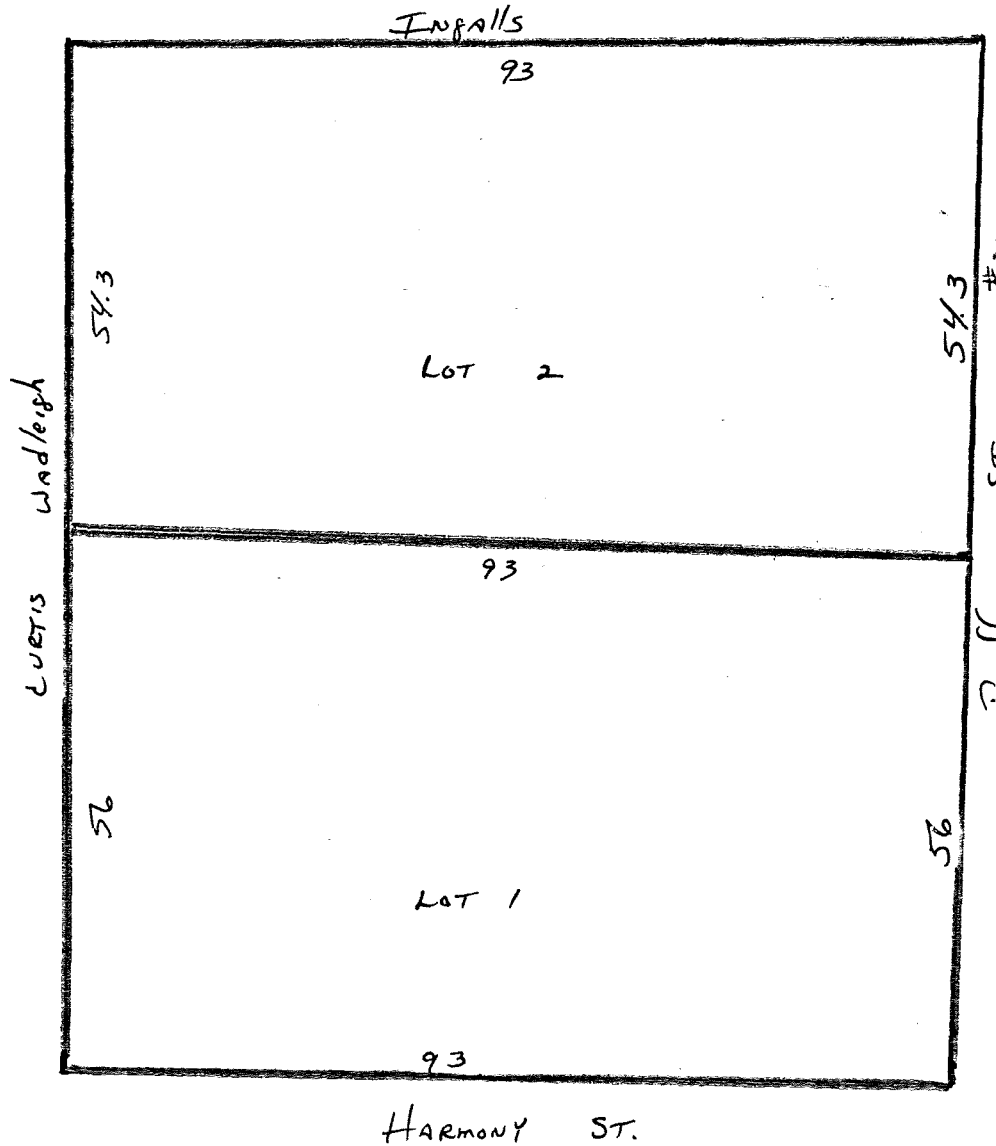


Book 3309 page 275
Aug. 11, 1942

Lottie L. Rust, trustee under the will of
Curtis E. Wadleigh, sold the land and
building to the Naumkeag Trust Co. under
the will of William Messervy.

Book 5372 page 304
May 10, 1966
\$17,000

Naumkeag Trust Co., trustee under the
will of William Messervy, sold the two lots
and building to Frank and Jennie A. Litwin.



Book 596 page 467
March 14, 1969

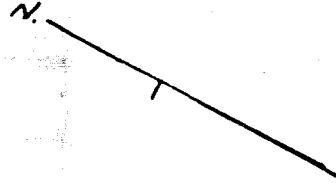
Frank Litwin and Jennie Litwin, husband
and wife, sold Lot 2 to Paul P. and Claire
Guy. "For our title see deed of Naumkeag
Bank Co., Trustees May 10, 1966."

37
1967

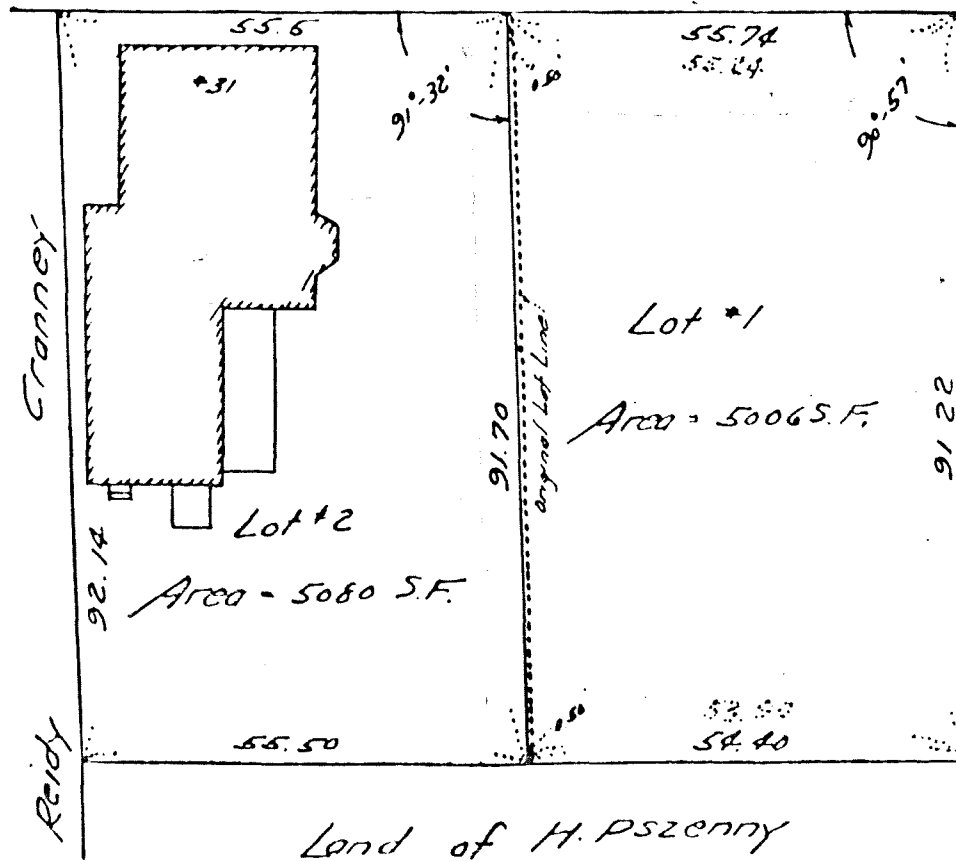
THIS PLAN HAS BEEN REDUCED. FOR CORRECT SCALING SEE ORIGINAL ON FILE.

5

Land of
Frank & Jennie A Litwin
*31 Buffum St. Salem, Mass.
Scale lin. = 20ft Dec. 1966
Edwin G. Budygasinski
Registered Surveyor



Buffum St.



Land of H. Pszeny

Approval under subdivision
control law not required
Subm Planning Board
Date: 3/1/67

ESSEX REGISTRY OF DEEDS, SO. DIST. SALEM, MASS.
Received Jan. 27, 1967 with Deed:
Frank Litwin et al to
Cyburn Construction Corporation
Rec. B 5421 P 407 Filed as No. 37 1967
Attest: Leo H. Jones

Register of Deeds

Book 6392 page 604
Sept. 7, 1977

Paul P. Guy conveyed his rights in Lot 2 to Claire Guy as consideration in a separation agreement.

Book 6515 page 94
Sept. 8, 1978

Claire H. Guy sold the land and building at 31 Buffum St. to Gareth and Geraldine Guarino. "For title see deed book 6392 page 604."

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.

DATE DOCUMENTATION

The first mention of a house on this land appears in the 1869 tax records:

31 Buffum St. "New house, unfinished" Curtis E. Wadleigh \$2,500

1870 tax: 31 Buffum - house valued at \$3,000; land valued at \$600

Occupants - Curtis Wadleigh age 30
George Rust " 69

* * * * *

Curtis Elkins Wadleigh was born in Gilmanton, N.H. in 1840, but moved to Salem at an early age, residing here for more than half a century before his death November 25, 1913, at his home, 31 Buffum Street. He enlisted July 28, 1862 in Co. F., 23rd Massachusetts regiment, known as Whipple's Jewels and commanded by Capt. George M. Whipple of Salem. After his discharge he returned to Salem and established a household articles business in which partnerships changed several times, the last being E. Burnham and E. Mitchell. The firm was known as Wadleigh Company at his death. The garden of his estate on Buffum Street was one of the showplaces in the area. He was twice married, the second time to Miss Etta Rust of South Wolfeboro, N.H., who survived him. Two sons predeceased him. (Essex Lodge of Masons)

* * * * *

Curtis Wadleigh willed all his estate, both real and personal, to his wife Etta R., at her decease several monetary bequests were to be made. The remainder was to be shared by Horace Rust, George Rust and Carrie Chase, the brothers and sisters of Etta. Mr. Wadleigh's real estate was listed as: house and shed 31 Buffum St., 8,100 sq. ft. of land \$4,700; 2/3 share of 55 Buffum St. \$1,666.67; 81 & 83 North St. \$8,000; 6 & 8 Harmony St. \$4,100; lot of land Granite St. \$400.

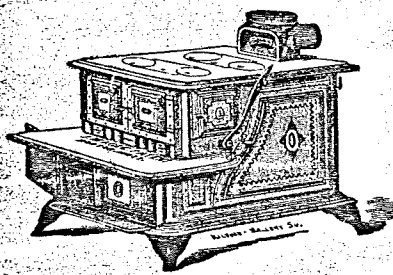
P

"About the begining of the (Civil) war, Mr. John D. Eaton had a tin shop near the bridge, the business was good and he induced others from his native New Hampshire to ccme to Northfields, including Mooney, Wadleigh, Morse, French, MacDuffy, Lamprey, Durgin and others, most of them starting out with the tin peddler's wagon fitted out with various kinds of tin-ware, given inexchange for all kinds of junk, paper, rags and old metal. It was not an uncommon thing to see ten or twenty wagons starting out of a morning in those days." (North Fields, by E.B. Symonds)

* * * * *


MOONEY, WADLEIGH, & CO.
No. 37 North Street, - Salem,
MANUFACTURERS OF

TIN WARE,



AND

DEALERS IN



GLASS, BRITANNIA,
Plated, Japanned,

AND

WOODEN WARES,
STOVES, BROOMS, BRUSHES.

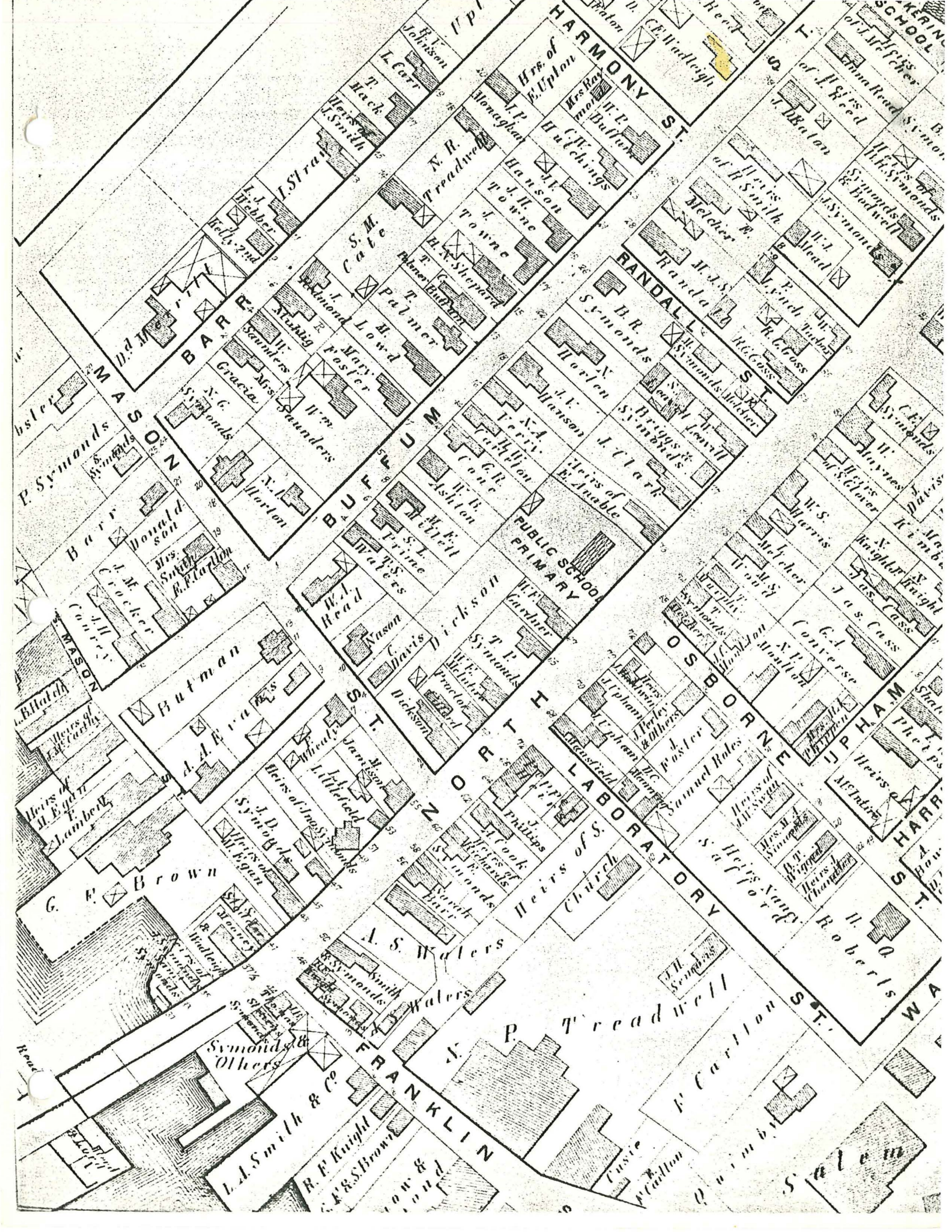
Also, all kinds of

Crockery Ware and Cutlery.

TIN, SHEET IRON AND COPPER JOB WORK,
Done to order at short notice.

Cash paid for all kinds of Paper Stock, Old Iron, Metals, &c.

JOHN T. MOONEY. CURTIS E. WADLEIGH. CHARLES C. MORSE.



10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200

201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300

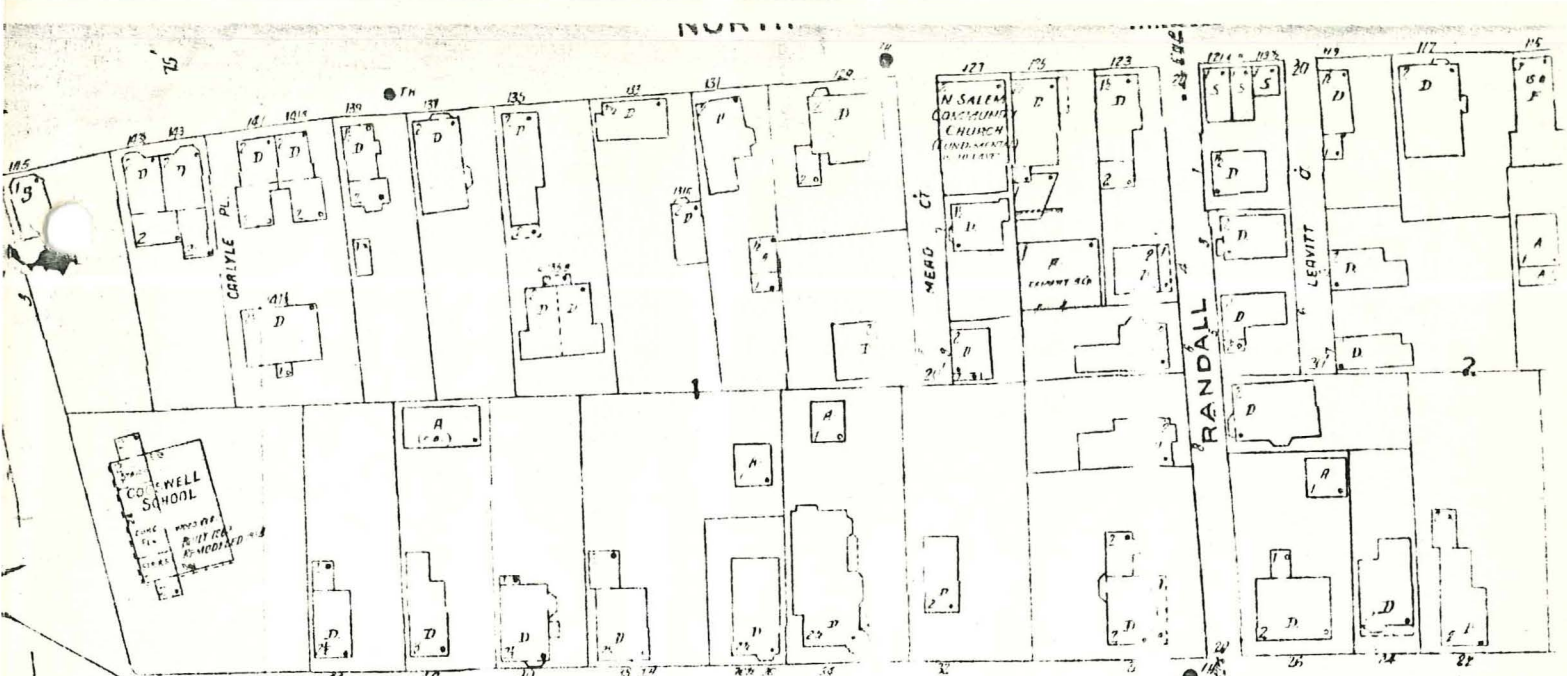
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400

401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500

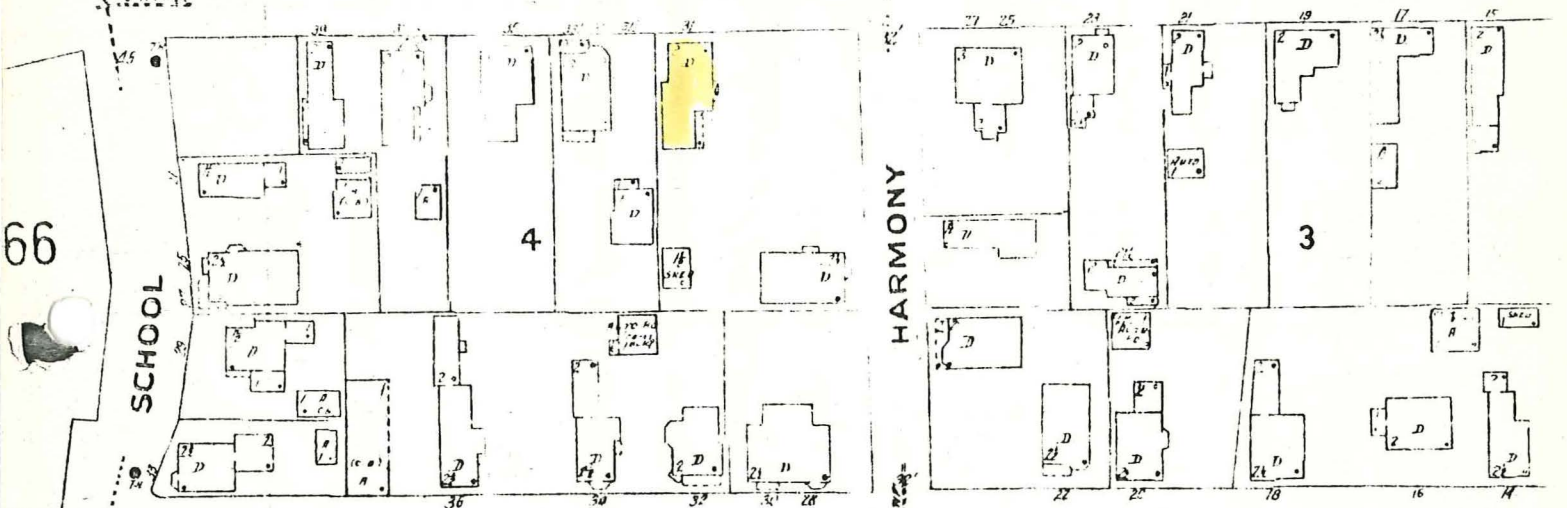
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600

601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700

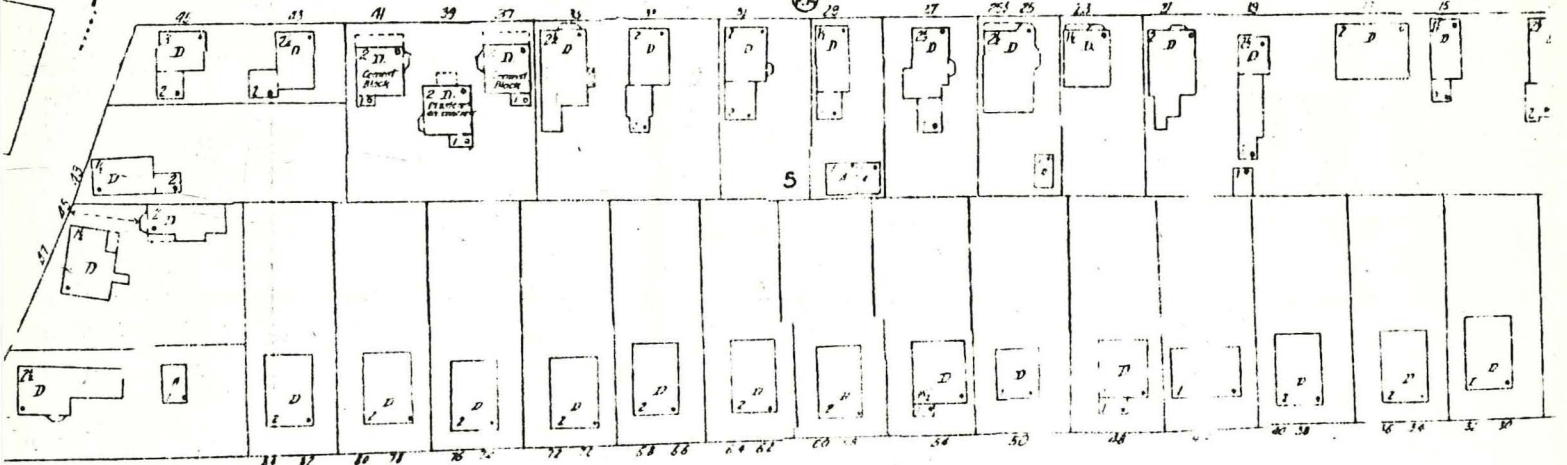
NORTH



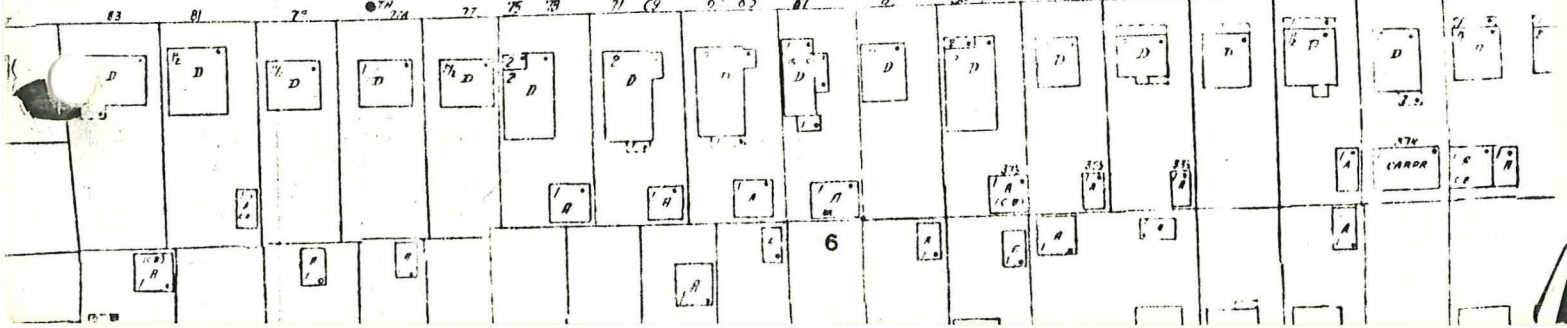
BUFFUM



BARR



BARSTOW



6