

OFFICE AT OLD TOWN HALL

# Historic Salem Incorporated

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

171 Federal Street

Built for

JOHN HUSE, carrier

in the year 1850

Research by,

Joyce King

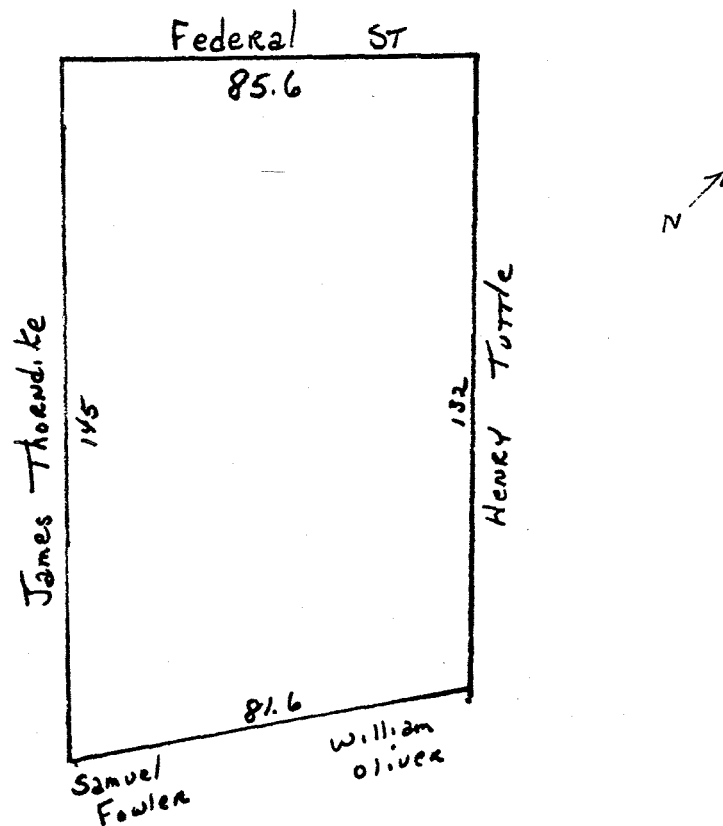
Sept. 1981

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

171 Federal Street

The land on which this house stands was once part of a large parcel owned by the Buffum family during the early history of Salem (appendix A). "Federal street was laid out across private land about 1769. It was called the new street in 1770; new street laid out near the North river, 1779; a town way 1782; and Federal street, 1794 (Essex Antiquarian, vol. 7 pg. 67).

On June 17, 1836 Ezra and Cynthia Northey sold for the sum of \$850 to John Huse, carrier\* a lot of land:



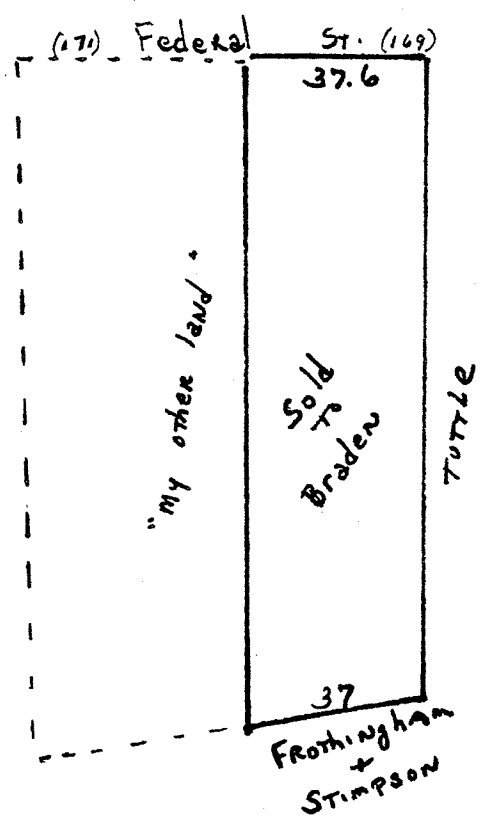
(book 291 page 14)

\*A carrier is a man who dresses and colors leather, after it is tanned.

Mr. Huse built a house on the property (formerly called #93 since renumbered #169 Federal) and lived there until 1850 when financial conditions allowed him the opportunity to build a larger home for his family. This is substantiated by the building permits listing "Buildings erected in the City of Salem the last year that is to say, from March 1850 to March 1851."

<u>Name of Owner</u>	<u>Description of Building</u>	<u>Name of Street</u>
John Hues	dwelling house	Federal Street

The Huse family had moved into their new home by Nov. 1, 1850, for this is the date that John and Lydia Huse sold the dwelling house (#169) to James Braden for \$2,850:



The 1850 census shows the Huse family up close:

John Huse	age 50	currier -	prop. val. \$4,000	born N.H.
Lydia "	" 47			" Mass.
Mary "	" 22			" "
Hannah "	" 17			" "
Joseph T. Fuller "	" 12			" "

The 1855 Street Books at City Hall tax the house for the first time:  
93 $\frac{1}{2}$  Federal St. John Huse "new house" value \$3,000

By 1855 the street had been renumbered and the house took on its present number 171, with the occupants listed as (males only over 18 given) John Huse age 55 and Joseph Sumner Perkins age 25.

The 1860 census gives additional information:

John Huse	age 60	currier	born N.H.
Lydia "	" 56		" Mass.
Hannah "	" 26		" "
Joseph S. Perkins	30	postmaster	" "
Mary	" 31		" "
John	" 4		" "

By 1870 the household had dwindled:

John Huse	age 70	currier	born N.H.
Lydia "	" 66	keeps house	" Mass.
Hannah "	" 36	no occupation	" "

After the death of Lydia (Dale) Huse, which occurred on Feb. 12, 1877, the Perkins family moved back into the house at 171 Federal St. as shown in the 1880 census:

Joseph Perkins	age 50	currier	born Mass.
Mary E. "	" 51	wife keeps house	" "
John H. "	" 24	son currier	" "
John Huse	" 80	father-in-law	" N.H.
Hannah M. Huse	" 46	sister-in-law	" Mass.
Mary Davenport	" 35	nurse	" "

John Huse died on Jan. 12, 1881. This obituary notice appeared in the local papers:

"Mr. John Huse died on Thursday morning in his 81st year. He was a tanner and currier, actively engaged in business, until, within a few years, he retired in failing health. He was a man of strict integrity, and always enjoyed the highest respect and confidence of the community. He was an Engineer of the Fire Dept. from 1847 to 1857, and Chief Engineer in 1856 and 1857; a member of the common Council in 1858; an Overseer of the Poor from 1858 to 1873, and for many years a Director in the Mercantile National Bank. He was a member of the First Baptist Church. The flags of the different companies of the Fire Dept. were displayed at half-mast in respect to the ex-Chief and the funeral on Saturday afternoon was very numerously attended by the late associates of the deceased."

In his will (probate #43175) Mr. Huse left his house in trust for the benefit of his family "with especial regard to my invalid daughter Hannah Maria Huse so long as she may live." Daughter Mary was allowed to have, hold and occupy with her family free of rent "the homestead on Federal street, where I now live consisting of a dwelling house, yard and garden. At the decease of my said daughter Hannah the principal to go in equal shares to Mary Perkins and

grandson John Huse Perkins. I wish that my said homestead estate on Federal street shall be kept as a homestead for all the members of my family as long as shall be formed practicable, and to that end I direct that it shall not be sold during the life of my daughter Mary Elizabeth Perkins without her consent." (appendix B)

The real estate was listed as:

house and land Federal St.	\$4,300
land on Broad St.	700
Curriers shop (2) on Boston St.	1,100
land under " " "	1,100

Personal estate:

12 shares Salem and Danvers Oil Co.	\$1,080
1 share Portsmouth, Great Falls and Conway R.R.	20
Bond of the City of Toledo, Ohio	500
Bond Portsmouth, Great Falls and Conway R.R.	1,700
U.S. funded loan of 1881	660
1 share Eastern R.R.	35
16 shares Mercantile Bank Salem	1,920
Pew 1st Baptist Church	5
cash	1.50
MTG. of J.P. Hamlin	21,750
Lot in Harmony Grove	35
furniture	100

The heirs were listed as:

- Hannah Huse - daughter
- Mary E. Perkins - " wife of Joseph S. Perkins

A few interesting expenditures were listed in the probate:

Jan. 1882 - S.F.Nichols painting house and blinds	\$106.92
board for nurse July 1880 to Jan. 1881	42.00
wages due nurse	10.00

6.

March 1882 - Repairs on real estate on Federal and Broad	\$205.98
Insurance	15.62
Water bill	3.60
Taxes	100.80
Nurse for Hannah 17 weeks	68.00
Board for Hannah Jan. 13, 1881 to Apr. 27	75.00
Aug. 24 to March 1, 1882	1.35

From 1882 to 1895 the Street Books give the occupants as:

Joseph S. Perkins	owners the heirs of John Huse
John H. Perkins	house value \$3,000
	land value 1,300

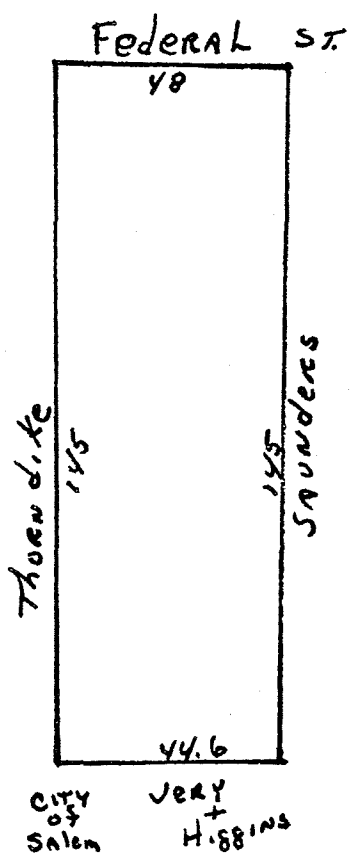
Hannah Maria Huse died on Sept. 3, 1895. This simple obituary was printed in the Salem News:

Danvers - Hannah M. Huse of this city, daughter of the late John Huse, Esq. died at the age of 60 years 11 months 6 days. (Funeral on Thursday 3:30 P.M. from her late residence 171 Federal street. Relatives and Friends invited."

After the death of Hannah the property was taxed as:

½ Mary E. Perkins	house \$1,500	land \$700
½ John H. Perkins	"	"

On July 31, 1902 Mary Perkins and John Huse Perkins trustees under the will of John Huse Feb. 1881 sold to Catherine J. Walsh the land and buildings "meaning to convey the premises conveyed by Ezra Northey to Huse Jan. 17, 1836 except what sold to James Braden on Oct. 1, 1850."



(book 1679 page 504)

Before moving on to the Walsh family it may be of interest to include this obituary notice of Jan. 27, 1912:

EX POSTMASTER PERKINS DEAD

Passed Away at His Home in Malden This Morning in His Eighty Third Year  
CURRIER FIFTY YEARS

"Joseph Sumner Perkins, postmaster of Salem under President Buchanan, died at his home, 25 Columbia street, Malden, early this morning, in his 83rd year. Funeral service will be held Monday afternoon at Harmony Grove Chapel at 2 P.M.

Mr. Perkins was born in Lynn Dec. 10, 1829 in the portion known as Wood End, and his mother was Mary (Parrott) Perkins, a direct descendant of Francis Ingalls, one of the settlers of Lynn. He learned the currying business and was engaged in it for a number of



years in Salem, his whole connection with it covering nearly half a century and ending in 1901.

Through his activity in the interests of the Democratic party in President Buchanan's time, the latter appointed him postmaster of Salem in Feb. 1858, succeeding the late George B. Loring, who was appointee of President Pierce. He held office until 1860, and was succeeded by John Ryan.

Mr. Perkins was senior deacon for many years of Essex Lodge, F. & A. Masons, and was for many years a member of the Democratic state committee. He served one year in the Salem board of aldermen. He leaves one son, John Huse Perkins."

The tax records reflect the change of ownership in 1904:

<u>occupants</u>	<u>owner</u>
John J. Walsh, clerk age 34	Catherine Walsh
Thomas F. E. Nolan, salesman age 44	house val. \$2,300
	land val. 1,300

A reception was held at this house on June 28, 1910 for the wedding of Michael J. O'Connor and Hattie J. Kennedy. The Salem News gave this account:

"Wedding reception was held at the home of Mr. and Mrs. John J. Walsh, 171 Federal St. where a large number of friends of the contracting parties Michael J. O'Connor and Hattie J. Kennedy, called to extend congratulations."

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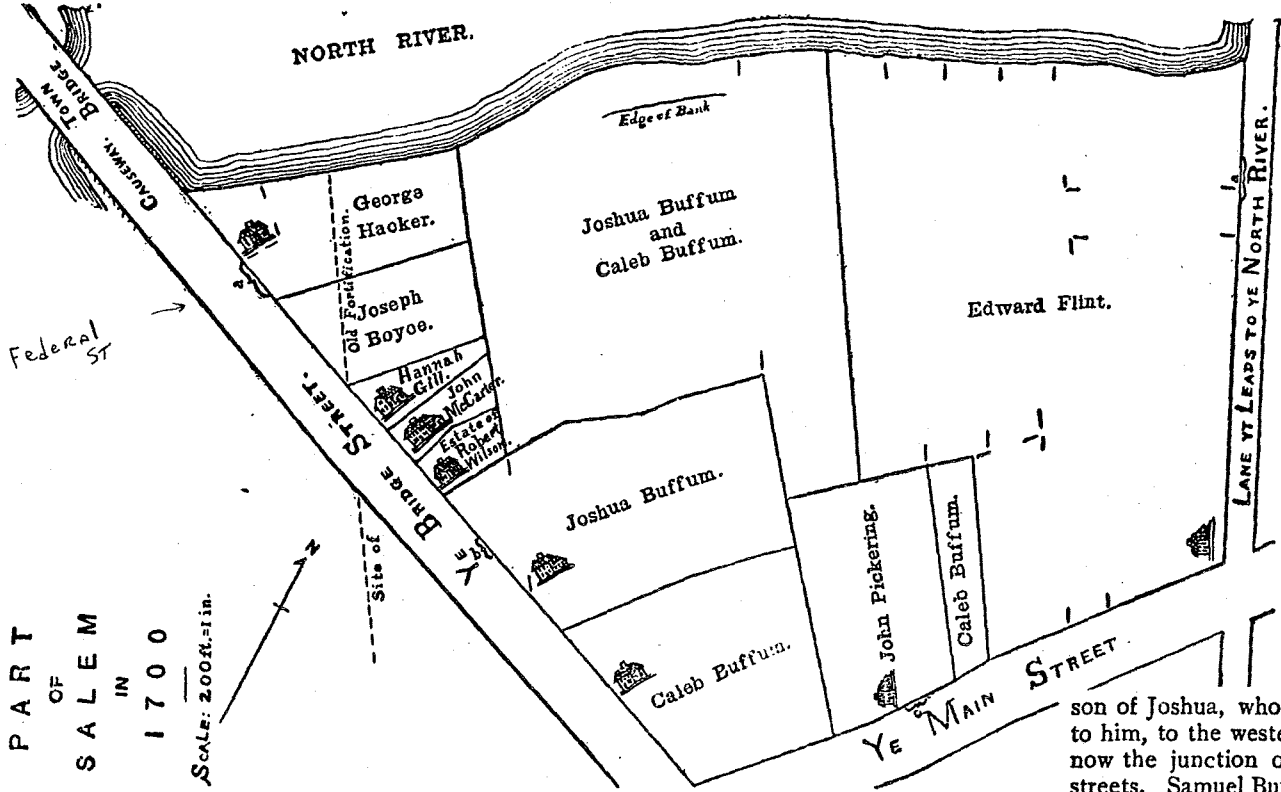
On May 21, 1925 John J. Walsh, unmarried, gave to Mary T. Walsh "for love and affection," the same property conveyed to Catherine J. Walsh by John Huse Perkins, and by will of Catherine to John J. Walsh.(book 2638 page 165)

On August 19, 1971 Thomas J. Walsh, unmarried, sold for \$25,000 to Francis T. Murphy and Helen P. Murphy, husband and wife, "the same premises conveyed to my sister Mary T. Walsh, also known as Mary V. Walsh, on May 21, 1925 from John J. Walsh. See also the estate of my sister #300152".(book 5794 page 612).

On July 20, 1977 Francis T. and Helen P. Murphy sold  $\frac{1}{2}$  of 171 Federal St. to Raymond M. Peritz and Shelley Erwin and the other  $\frac{1}{2}$  to Robert J. Rioux, for the total sum of \$56,000. "For title see deed from Thomas J. Walsh Aug. 19, 1971." (book 6373 page 113)

On Oct. 15, 1979 Raymond M. and Shelley E. Peritz (formerly Shelley Erwin) and Robert J. Rioux sold 171 Federal St. for the sum of \$88,500 to Mark and Judith King. "The same conveyed to them by Francis and Helen Murphy." (book 6642 page 524)

On June 29, 1981 Mark A. and Judith C. King, of 31 Chestnut St., sold for \$119,000 to Gregory B. Andrews, Susan Battles-Andrews, John Battles and Mary Battles the land and buildings at 171 Federal St. "For title see deed book 6642 page 524." (book 6835 page 394)



PART  
OF  
SALEM  
IN  
1700  
Scale: 200ft. = 1 in.

*Joshua Buffum and Caleb Buffum Lot.*

Robert Moulton was the owner of this lot, west of the dashes. It afterward came into the hands of Robert Buffum. He died in 1669, having bequeathed it to his wife Tamosin. She died in 1688, and it came into the hands of her sons Joshua Buffum and Caleb Buffum, who owned it together until after 1700.

The strip east of the dashes was conveyed to the two Buffum brothers by Edward Flint of Salem, yeoman, April 18, 1679.† It was a half of two acres that Mr. Flint bought of Anthony Needham of Salem, yeoman, March 10, 1678-9.§

*Joshua Buffum House.* Robert Moulton was the owner of this lot easterly of the dashes and also the Caleb Buffum lot adjoining, about 1636. (For the triangular lot west of the dashes, see above.) Boston street was laid out across the corner of the lot in 1642, when he was the owner.

He was a builder of vessels, and probably constructed several on this lot. The estate soon afterward came into the possession of Robert Buffum, a Quaker, and he died in 1669, possessed of it. In his will he devised it to his wife Tamosin. She died in 1688, and the estate came into the possession of her son Joshua Buffum.

There were two houses on this lot in 1705, and probably they were both there in 1700, and standing where they are marked on the map. The western one was the old house. Between 1705 and 1710, this was moved by Samuel Buffum,

son of Joshua, who had devised the lot to him, to the western corner of what is now the junction of Boston and Fowler streets. Samuel Buffum was a cooper, and had removed to Newport, R. I., before Aug. 7, 1716, when he conveyed the old dwelling house and its new site, for ninety pounds, to Samuel Pope of Salem, blacksmith.\* Mr. Pope conveyed the same, for one hundred and forty pounds, to Thorndike Procter of Salem, yeoman, June 6, 1720.† Mr. Procter probably took the old house down some years later, and built the house now standing on that site.

The other house and the land adjoining was devised by Joshua Buffum to his son Joshua in 1705, and he devised it in his will in 1762, to his son Joshua Buffum. The latter, in 1760, lived in the house with Isaac Needham. In the inventory of the estate of Joshua Buffum, appraised in 1762, it is called an old dwelling house. Joshua Buffum lived in Salem, being a mariner or fisherman, and died in the winter of 1768-9. His heirs conveyed it to Ezekiel Fowler of Salem, blacksmith, as follows: by deed of Amos Mason of Swansea, husbandman, and wife Jane, daughter of the deceased (one-fifth), Aug. 27, 1770;‡ of Joshua Buffum of Salem, mariner, son of the deceased (one-fifth), Feb. 15, 1773;§ of Benjamin Symonds of Salem, fisherman, and wife Abigail, daughter of the deceased (one-fifth), Oct. 24, 1775;|| and of Samuel Buffum of Salem, sailmaker (two fifths) (by partition,) May 17, 1779.|| Ezekiel Welman was living in the old house May 2, 1796, when Mr. Fowler conveyed the estate to his son Samuel Fowler of Salem, cordwainer.¶ The latter took the old house down in 1807.

\*Essex Registry of Deeds, book 14, leaf 79.  
†Essex Registry of Deeds, book 15, leaf 88.  
‡Essex Registry of Deeds, book 5, leaf 31.  
§Essex Registry of Deeds, book 5, leaf 25.

Be it known that I, John Huse of Salem in the County of Essex and Commonwealth of Massachusetts, being of sound and disposing mind and memory, do make this my last will and testament, hereby revoking all other wills by me heretofore made.

After payment of all my just debts and funeral expenses I give, devise and bequeath my property as follows.

I give to my daughter Mary Elizabeth Perkins, wife of Joseph S. Perkins of Salem, the sum of One Thousand Dollars; and also all the household furniture in the house where I now live, on Federal street, except so much as may be needed for the use of my daughter Hannah Maria Huse in providing a home and support for her as hereinafter directed.

I give and devise to my grandson John Huse Perkins and his heirs and assigns my two currying shops on Boston street in Salem with the land under and adjoining the same, and all rights and privileges connected therewith; also all the machinery and tools therein belonging to me, and also the sum of Five Hundred Dollars and my watch.

I give to Joseph T. Fuller of Salem, nephew of my late wife, the sum of Five Hundred Dollars.

I give, devise and bequeath all the residue of my estate, real and personal, to Andrew Fitz of Salem, to have and to hold to him and his heirs, assigns and

successors, in trust for the benefit of my family as hereinafter directed, and with especial regard to my invalid daughter Hannah Maria Huse, so long as she may live. And whereas my said daughter Hannah is now an invalid, and probably will so continue during her life, and will be incapable of managing her own affairs, it is my wish that my said daughter Mary Elizabeth Perlius shall take the personal charge and care of her, and that she shall be appointed her legal guardian if there be any necessity for guardianship. —————

Said trustee shall allow my said daughter Mary to have, hold and occupy with her family free of rent my homestead on Federal Street, where I now live, consisting of a dwelling house, yard and garden, she to keep the same in repair, and to provide a suitable, comfortable and pleasant home there for my said daughter Hannah as long as the latter may live; and he shall moreover, <sup>collect and</sup> pay to my said daughter Mary the whole net income of the trust property, after paying taxes insurance and all other proper annual expenses and charges, to be expended by her, so far as needed, for the proper support of my daughter Hannah in the manner aforesaid, and the excess for her own use.

In case of the death of my said daughter Mary in the lifetime of my said daughter Hannah, or in case of her inability, neglect or refusal to care for her properly, said trustee shall make some other arrangement to pro-

with proper care and support  
 wide a home for my daughter Hannah, and  
 shall employ such attendants, nurses and ser-  
 vants, and shall from time to time make such  
 purchases as may be necessary for that pur-  
 pose, my preference being that such home be  
 established for her in my said homestead on  
 Federal street (whereof my said daughter  
 Mary and her family shall surrender pos-  
 session of so much as may be necessary for  
 the purpose) and that all possible within  
 the means of my estate be done for her comfort.  
 If in any year there shall be an excess of in-  
 come beyond what in his discretion it may be  
 necessary to spend for such purposes, he shall  
 pay the same to my daughter Mary, or after  
 her decease, to my said grandson John.

In order to provide for my daughter  
 Hannah in any increase of her illness, or in  
 any other emergency which may concern  
 her and may render such course necessa-  
 ry to her proper care and comfort, said trust-  
 tee may at any time during the continu-  
 ance of his trust draw upon the principal  
 to such limited extent as may in his dis-  
 cretion be necessary, care being always ta-  
 ken that the continuance of the fund during  
 her life be not endangered.

At the decease of my said daughter Han-  
 nah said trustee shall pay and convey the  
 whole principal of the trust in equal shares  
 to my said daughter Mary Elizabeth Perkins  
 and my said grandson John Huse Perkins,  
 or the whole to the survivor of them then living  
 if however the said John shall have died

(B)

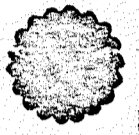
leaving issue then living, such issue shall have by right of representation the same share, whether one half or the whole, that he would have taken if he had lived to that time. But if at the death of my daughter Hannah neither my daughter Mary nor my grandson John, nor any issue of the latter be alive, said trustee shall pay and convey the whole principal to my heirs at law.

I hereby authorize and empower my said trustee and his successors to sell at public or private sale any portion or the whole of the real and personal estate which he or they may at any time hold under the trust hereby created, and to execute and deliver good and sufficient deeds or other instruments to convey the same and to receive the purchase money therefor, giving him and them full power to vary the investments at their discretion; but I wish that my said homestead estate on Federal street shall be kept as a homestead for all the members of my family as long as shall be found practicable, and to that end I direct that it shall not be sold during the life of my daughter Mary Elizabeth Perkins without her consent to be signified by her joining in the deed conveying the same.

I hereby appoint my said trustee Andrew Fitz to be executor also of this will, and request that he be not required to give securities on his bond in either capacity. For his services I expect him to charge such reasonable moderate compensation as

may be fixed and allowed by the court.  
 In Witness whereof I hereto set my hand  
 and seal and declare this to be my last  
 will, in the presence of the three witnesses  
 named below, this fifth day of August  
 in the year eighteen hundred and seventy-nine.

John Huse



On the day and year last above written  
 John Huse signed the foregoing instrument  
 in our presence, declaring it to be his last  
 will, and as witnesses thereof we three do  
 now at his request, in his presence and in the  
 presence of each other, hereto subscribe our names.  
 The words "collect and", on the second page, and  
 "with proper care and support", on the third page,  
 were interlined before signing.

Edw. C. Dix  
 Edward P. Kimball  
 L. S. Tuohimaa

I, John Huse, make this codicil to my foregoing  
 will which bears date August 5<sup>th</sup> 1879.  
 I hereby revoke and cancel the legacy of  
 five hundred dollars therein given to my  
 grandson John Huse Perkins, but leave unchanged  
 in all other respects the devises and gifts to him.  
 I hereby revoke the appointment of Andrew  
 Fitz as executor and trustee under said will,  
 and in his place I nominate and appoint my  
 daughter Mary E. Perkins and my grandson  
 John Huse Perkins to be joint executors and  
 trustees thereunder, with all the same rights.





man Rocks

PIKE

1851  
Map

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