

THE
HISTORY
AND
DOCUMENTATION
OF:

#22 Buffum St.
Salem, Mass.

1850

Compiled by:

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Copy # 3

David T. Gavenda
17 Buffum St.
Salem, Mass.

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WILLIAM J. TINTI

J. ALAN CHEW

February 4, 1970

Mrs. James A. Bailey
120 Federal Street
Salem, Massachusetts

Re: 22 Buffum Street
Salem, Mass.

Dear Joan:

Enclosed please find the history and documentation prepared by David T. Gavenda on the above house. There is no way that the house can be dated by records at the registrys. The house was not standing on January 28, 1850 when the lot was bought by Nathaniel Horton (B.423 P. 99). The first definite mention of the existence of the house was in the will of Nathaniel A. Horton which was dated in 1880, (Docket No. 71707).

Nevertheless, David provides us with some convincing data from the records of the City of Salem and provided the house fits architecturally the date of 1850 seems a likely one.

Very truly yours,

Bill Tinti

William J. Tinti

WJTpme
Enclosure

House shown
in 1874
atlas

DEED TITLES

Book Leaf

#217592

- Probate of the estate of Annie D. Horton, Salem
- dated: 5. September 1946
- Will: dated: 23. December 1937
- Inventory: dated: 10. September 1946
- no mention whatsoever of 22 Buffum St..
- Date of death: 15. July 1946

#188960

- Probate of the estate of William A. Horton, Salem
- dated: 5. October 1937
- Will: dated: 12. September 1934
- "Sixth: I give, devise, and bequeath to my wife, Annie D. Horton, during her life, my house and land at 22 Buffum Street, Salem, and at her death I give, devise and bequeath said property to my daughter Anna Horton Nicholson, with full power in my wife."
- Inventory: dated: 6. November 1937
- "land and two-family house at 22 Buffum St., Salem, Mass."

#71707

- Probate of the estate of Nathaniel A. Horton, Salem, editor
- dated: 18. January 1892
- Will: dated: 26. May 1880
- "second, if, at the time of my decease, my mother Martha V. Horton, shall not be living, I give to my daughter, Martha O. Batchelder, and to my son, William A. Horton, the real estate No. 22 Buffum Street, to have and to hold the same to them and their heirs forever - provided the same shall have come to me as contemplated under the will of my father, the late Nathaniel Horton."
- no inventory filed

#60550

- Probate of the estate of Martha V. Horton, Salem
- dated: -----, 1884
- administration of estate only

#42791

- Probate of the estate of Nathaniel Horton, Salem, currier
- dated: 16. February 1876
- Will: dated: 18. October 1867
- "I hereby fully authorize my said wife to sell, dispose of and convey to the purchasers thereof such portion of my estate, real or personal, as to her may seem proper and to apply the proceeds of such sale or sales to her own support and maintenance."
- "Third, After the decease of my said wife" "
- "all the rest, residue and remainder of my estate [real and personal, except for the sum of \$ 500. each previously assigned in this third article] I give, devise and bequeath to my son Nathaniel A. Horton"
- no inventory filed

423 99

- William E. Ellsworth, cordwainer, to Nathaniel Horton, Salem, currier
- dated: 28. January 1850
- \$ 250.
- "a certain lot of land in Northfields in said Salem bounded Westerly on Buffum St., 58 ft., Southerly on land of Stephen Symonds, 146 ft., Easterly on Nichols and Symonds, 56 ft., Northerly on Samuel Randall, 146 ft."

371 108

- James Nichols, bricklayer, to William E. Ellsworth
- dated: 7. September 1846
- \$ 80.
- "an undivided half part of a lot of land bounded:
Westerly on Buffum St., 66 ft.
Southerly on Stephen Symonds, 146 ft.
Easterly on Nichols & Symonds, 56 ft.
Northerly on Samuel Randall

Documentation extracted from manuscript City of Salem books now (1969) on file at the Essex Institute, Salem.

Expenses, etc.; Streets: 1848-1853

unnumbered page:

Heading entitled: "Buildings Built in Salem from March 1, 1850 to March 1, 1851"

Extract: "owner of property: Nath'l Horton
type of building: Dwelling house
location: Buffum Street"

Edgestones; 1856-1875

unnumbered page:

Extract: "date ordered: Oct. 19, 1870
Feet of Edgestones: 102½ feet
Address: Buffum
Signature of Subscriber: N. A. Horton"

The following was extracted from the original tax records of the City of Salem presently (1969) located in the cellar of City Hall, Washington St., Salem. It should be noted that the numbering system was changed on Buffum Street in the late 1850's. Therefore, 12 Buffum later became no. 22.

Taxes; 1850

Extract: "Nathaniel Horton, 1 poll, 12 Buffum, New House"

"Nathaniel A. Horton, 1 poll, 12 Buffum"

22 Buffum Street

Anna Horton Nicholson, a great-granddaughter of the original owner, Nathaniel Horton, is the present owner of the house. The following is her conjecture as to the construction of the dwelling.

Since Nathaniel Horton was a carrier it is highly unlikely that he would undertake so great a task as building himself a home. It has always been thought by the Horton family that a certain mid-nineteenth century architect by the name of Devereau Dennis was contracted to design and build the 2½ story Greek-revival house. Mrs. Nicholson's mother, Annie Dennis Horton, was a granddaughter of Devereau Dennis and later inherited her family's homestead at No. 15 Dearborn St., also said to have been built by Devereau Dennis, but for himself. It is therefore quite ironic that the present owner should be in possession of a 120 year old house built by one grandfather for another, without either having any idea of the unique circumstance to be created by the marriage of a grandchild. Such is the theory passed on by generations of the Horton family, supported by the close similarity of the Dearborn Street house and 22 Buffum. The following data was taken from city directories at the Essex Institute, Salem, and add support to the Dennis conjecture.

- "1846, Dennis, Devereau, custom house, h. 4 School
- " , Dennis, Devereau, jr., carpenter, North, h. 4 School
- 1850, Dennis, Devereau, house 4 School
- " , Dennis, Devereau, jr., carpenter 35 North, house 15 Dearborn
- 1851, Dennis, Devereau, ditto 1850
- " , Dennis, Devereau, jr., ditto 1850
- 1853, Dennis, Mrs. Elizabeth, house 4 School
- " , Dennis, Devereau, (Leavitt & D.), house 15 Dearborn"

Regardless of the architect, the house is an excellent example of Greek revival architecture and features a fine, hung staircase and woodwork of good lines and classical simplicity. Also noteworthy are the two recently restored kitchens, each with a brick oven and cast iron door bearing the date 1849. In addition it should not be overlooked that this house is almost identical to the Mark Lowd house at No. 9 Buffum St. (built in 1851), even down to the hung staircase.

- David T. Gavenda