180 Federal Street

This house was built for Ezekiel Wellman, Salem tanner, in 1797.

In 1700 and before, this lot was part of a larger tract owned by the Buffums, a Salem family well-known as Quakers. In the last half of the 18th century this tract was owned by Joshua Buffum, Salem yeoman (farmer). About the year 1760 Federal Street (then simply called the New Street) was laid out through this land. By 3 Dec 1770 Joshua Buffum was deceased, for on that date the administrator of his estate for 51.4.0 sold to Jonathan Buffum, Salem tailor, a piece of land, about 64 1/2 poles in area, bounded northwest on the North River (which has since been reduced to a canal, above the North Street overpass) and southeast on the New Street, southwest on Jeremiah Hacker, and northeast on said Jonathan Buffum (142:63).

Jonathan Buffum, who had become a trader & farmer, died in 1793; on 14 Mar 1794 his surviving children (Jonathan, Caleb, and daughter Peace) partitioned his estate amongst themselves, with Peace receiving the Joshua Buffum parcel as part of her share (157:137). She owned the land for three years, until 19 June 1797, when for \$516 she sold the Joshua Buffum parcel to Ezekiel Wellman and Thomas Rand, Salem leather-dressers (tanners), (162:185).

The tax valuations up to 1797 show that Mr Wellman was assessed for part of a house & shop, worth \$350, while Mr Rand paid no tax on any real estate. This situation held true for the assessment of 1797, which was probably made in the spring, before they had acquired the property. The records for 1798 are no longer available, but by 1799 Ezekiel Wellman was assessed for a house & shop worth \$900, a valuation which reflects the construction of a new house on the land bought from Miss Buffum. The shop probably refers to a building in the tan-yard back of the house. For the rest of his life, Mr Wellman was assessed between \$800-900 for his house & shop with the homestead land; he later added 1 1/2 acres elsewhere to his holdings. Thomas Rand was not assessed for any real estate until 1810, four years after he had sold out to Mr Ellman, so it is reasonable to conclude that he had nothing to do with the construction of this house, although he and Ezekiel were no doubt partners in the tanning business which was established on the property.

On 2 Ap 1806 for \$500 Thomas Rand, Salem leather-dresser granted to Ezekiel Wellman all his right to the land that they had bought from Peace Buffum, "with all the buildings and improvements since made thereon" (178:190). At this point Thomas Rand temporarily leaves the story of this property. He died of "nervous fever" on 9 Dec 1820, aged 65 years, evidently a bachelor.

Two days after Mr Rand's release, Ezekiel Wellman, on 4 Ap 1806, for \$700 mortgaged to Peace Buffum the 64 1/2-pole piece of land with the tanyard, "dwelling house, & other buildings & improvements thereon" (178:190).

Ezekiel Wellman (1752-1816) was born in Lynnfield, the son of Stephen and Susannah (Pedrick) Wellman, his mother being a native of Marblehead. He moved to Salem as a young man, and on 2 Ap 1775 married, here, Elizabeth Ellingwood of Beverly (1752-1842). Between 1776-1791 they had seven children, all of whom reached maturity. Mr Wellman was a veteran of the Revolutionary War, having served as a volunteer in the Rhode Island expedition of 1778 (EIHC 1:113). He seems to have been a useful & succesful citizen of his adopted town, and so it is surprising to find that on 30 May 1791, he, along with 215 other heads of households, was warned to leave Salem, since he was from Lynnfield, and had not "obtained the town's consent" to reside therein (EIHC 43:345). This despite the fact that he had lived here since 1775! This purge was not entirely successful; Mr Wellman and many others continued to live here for the rest of their lives. It should be noted that just a few months earlier, Salem had tried to remove its entire Black population. Perhaps post-Revolutionary hard times precipitated the town's outrageous behavior towrds the Blacks and non-natives.

Ezekiel Wellman died on 8 Dec 1816, in his 65th year; at that time his homestead was valued at \$3166, and his total estate came to just under \$9000--quite a bit for those days (#29267).

Mr Wellman had never repaid the \$700 mortgage from Peace Buffum in 1806. Mrs Elizabeth Wellman, Ezekiel's widow, proceeded to take out a second mortgage of \$875 from her husband's former partner Thomas Rand on 2 Sept 1818 (218:9). Two weeks later, 19 Sept 1818 Peace Buffum assigned the mortgage she held to Alice Needham (218:1). Mrs Wellman repaid neither mortgage, and on 30 July 1823 and 9 Sept 1824 both mortgages were released to Michael Pitman, Salem tanner, who thus became the new owner of the premises (218:1, 234:271). Mr Pitman actually took possession of the place (house, tanyard, etc) on 30 July 1823, for a total of \$1625 (EIHC 64:116).

Michael Pitman was probably the son of Michael Pitman of Salem, and it may have been he who married Mary Bowditch in 1814. Mr Pitman lived here only eight years, dying at the age of forty-one on 17 Aug 1831. At that time, "the homestead fronting Federal Street in Salem and extending back to North river with all the buildings thereon & tanyard" was valued at \$3300; his total estate came to \$18,559.25 (#22064).

After Mr Pitman's death, the 64 1/2 pole parcel was sold off in at least two different pieces; the larger piece, with this house and the tannery, was sold on 26 May 1832 for \$3000 to James Lord, Danvers tanner (265:170). Mr Lord moved to Salem, and occupied this house as his homestead; he operated the tannery business as James Lord & Son. He lived here for nearly 40 years, dying on 8 Nov 1870, at which time the homestead was valued at \$4000 and the "tanyard, buildings, & machinery" at \$13,300; he also owned another lot & two houses thereon on Federal Street, westward of the homestead (#45534).

On 11 Jan 1871 Mr Lord's children released their right to the much-reduced homestead (lot & house) to their mother Sarah Lord (814:163). She died on 20 Mar 1879, at which time the 180 Federal Street estate was valued at \$2700 (#45576). In August 1879 the other heirs released their rights in the homestead to their sister Sarah B Lord, who thus became the new owner of the place (1026:45).

She owned it for more than 30 years, dying on 3 April 1911, possessed of a homestead worth \$2500 (#111001). On 2 Nov 1911 the administrator of her estate sold the place for \$2025 at auction to Mary J, wife of John J Connelly of Salem (2114:474). For the next 65 years, evidently, the property stayed in the Connelly family.

At last, on 17 Aug 1976, for \$38,000 John J Connelly Jr & his wife Eleanor J, of Salem, granted the 180 Federal Street estate to its present owner, Elizabeth A Kennedy of Marblehead, who now lives in the house built for Ezekiel Wellman 180 years ago, (6270:427).

Robert Booth 16 Aug 1977

Notes:

A figure such as (123:45) refers to So. Essex County Registry of Deeds book 123, page or leaf 45; a figure such as (#12345) refers to So. Essex County Probate docket #12345. The figure (EIHC 12:234) refers to Essex Institute Historical Collections, vol. 12, page 234.

Wellman family information came largely from Descendants of Thomas Wellman of Lynn, Mass., by JW Wellman; Boston, AH Wellman, 1918, pages 198-9; and The Wellmans of New England by James Wellman, Salem, 1867, page 11.

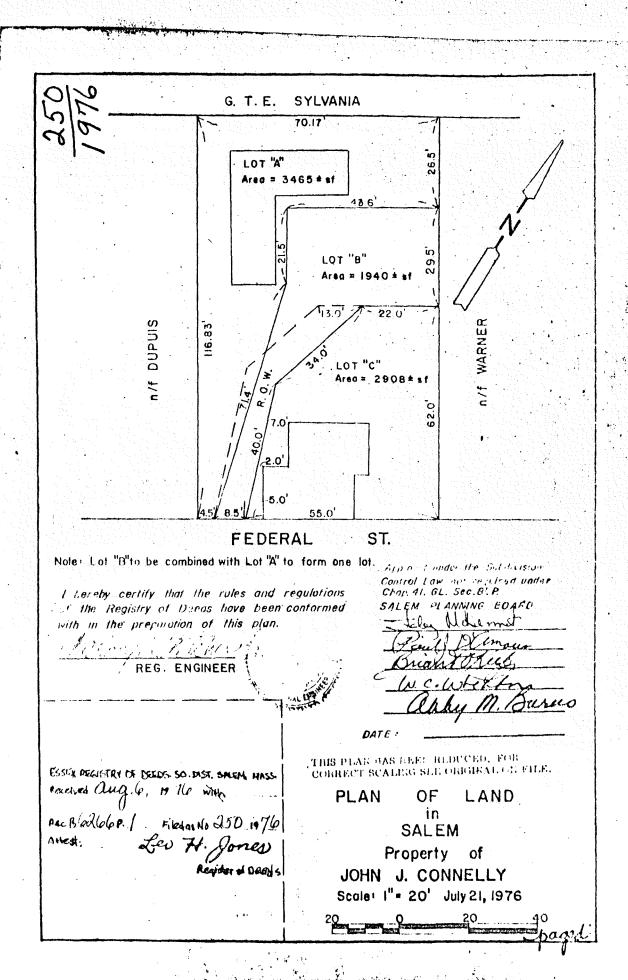
P. Buffum to C. Wellman Tho! Rand

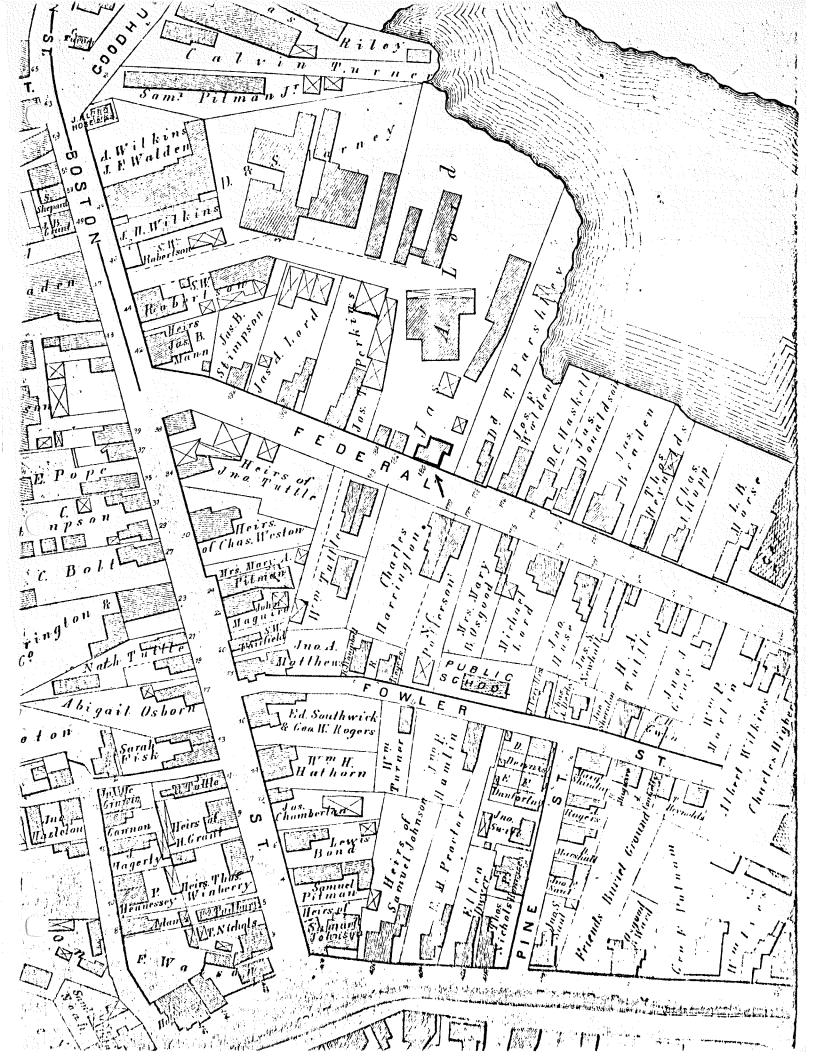
Know all men by these prefents that I Peace Buffum of Salem in the country of Efrea and commonwealth of Mapachufetts finglewoman, in consideration of five hundred a fixteen dollars lawful money; paid me by Ezchiel Wellman & Thomas Hand both of the aforesaid Salem leather drefess, the receipt whereof I do hereby acknowledge, do hereby give grant fell and convey unto the fird brekiel Wellman & Thomas Rand their heins and apigns forever, a certain priese of land in faid Salem containing about fixty four poles and an half pole, bounded northwefterly on the north river (so called) eight poles and thirteen links of Gunlers Chain, northeafterly on my own land eight & fourteen links of said chain fourtheasterly on the new street, so called, eight poles and eight links of fail chain, southwesterly on land of geromiah Hacker, fix poles and twenty four links of faid chain, or however otherwife the fame is bounded or reputed to be bounded, it being the piece of land which my late honor father Jonathan Buffern A faid Salem tailor Bought of Samuel Buffun Jur as by his deed recorded in the Megistry of Deed, 1300k142 Leaf 63 will at large appear. To have and to hold the jame to the faid bekiel Wellman & Thomas Rand , their hair and afrigms , to them a their use and benefit forever . And I do covenant with the faid . Exchiel Wellman & Thomas Rand & their hein and Apigns, that I am lawfully fired in fee of the premites that they are free of all incumbrances, that I have good right to fell and convey the fair Exchiel Wellman & Thamas Rand to hold as a foresaid, and that I will warrant and defend the fame to the Solid Ezchiel Wellman & Thomas Rand and their hein and apigns forever against the Camput claims and demands of any persons. In witness whereof I herewite set my hand and seal this nineteenth day of June in the year of our Lord one thousand seven hundred a ninety seven signed scaled a delivered in presence of Peace Buffum & a feal Caleb Buffun Richard Ward. Esseas June 19th 1797 Then Peace Buffum acknowledged this Instrument to be Richard Ward Justice of the peaces her free Deed Before thea to see June 21. 1797 a recorded a examine by John Dickering Megr

WELLMAN

Ezekiel Wellman was born 6 Feb 1752, the son of Stephen & Susanna (Pedrick) Wellman; he was a leather-dresser (tanner) and moved to Salem by 2 April 1775, when he married Elizabeth Ellingwood (1752-1842) of Beverly. He died 8 Dec 1816 in his 65th year, and she died 19 Feb 1842, one day short of the age of 90 years. Known children:

- 1) Elizabeth, 22 Sept 1776, m.(1) 1806 Philip Leach, (2) Capt Timothy Hawkes; d. 25 Ap 1863.
- 2) Anna, 7 Dec 1778, m. 1798 Jacob Reed (d. 1825); d. 27 July 1855.
- 3) Lydia B, 25 Sept 1780, m. 1805 Jona. Osborn Jr; d. 24 Dec 1866.
- 4) Elisha, 10 May 1783, m. Clap Trask; d. 26 Sept 1824.
- 5) Desire E, 16 Feb 1785, m. 1806 John P Webber; d. 5 Jan 1865.
- 6) Samuel E, 27 Ap 1788, m. 1807 Elizabeth Waters; d. 12 Oct 1820.
- 7) Stephen, 27 Oct 1791, m. Charlotte Robbins; d.19 Dec 1855.





Commonwealth of Massachusetts.

Casero, s. By the tionovalle Daniel A: Utile esquire, judge of probate for said county.

of Danvers, all in said county, queiling . You are hereby appointed a committee, Wellman.

to appraise on oalle all the estate of the kiel Wellman, late of Salem in said county, leatherducesser, deceased, interfale; and, when you nave completed your inventory, de-

liver the same, together with this warrant, to the administratric; who is required to exhibit the same into the registry of the court of probate in and for sociel county within three.

months from the date hereof. _ Given under my hand and seal of office, this seventh day of fanuary in the year of our Lord one thousand eight hundred and seventeen. Math. Lord 3, register. (D. A. While.

Most a lath Lord Bi, register. Proconded from the original, and examined by

Nath Lord 3, register

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Said country.

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Salom, January 13th, 1814. William Sang, \$1692.4 William Sang, \$1692.4 Clirabeth + Wellman, udmix. Ward Pool, Committee. Sam? E. Wellman. S. mark. Benja Chever j., Sang.		Witness to her mark. On all her the continued Parts of	itto

4. While To the Honorable Esquire, Judge of Probate for the County of Essex. Pursuant to a warrant from your honor, we, the subscribers, the committee therein named, having been first sworn, have made the following INVENTORY AND APPRAISEMENT OF THE ESTATE OF Micliael Pilman. in said county, late of deceased, in testate, as shewn to us by the administrator. Real Estate. The lamestead, fronting Foderal street and extending back to Mouth river, with all the buildings thereon and lange of \$ \$300 00 is law good and smoothing with, extled the Hackor spared 800% A viense and land, for marty the deceased's falle is, subject to his mother's 6000 A lot of land on the southerby side of Mule rat street, with lus work sleops thereon . . . 400 cm An old house and land on the south vide of lanses stocet . billes Amount of veal estate ... \$ 2000 Personal istute. Com sofu & 10 - one could table 7 30 work table 4 200 ... Store oix chairs \$ 6 - we king glass \$ 5. terms five sel \$40 Since price & 10 - 2 waiters ofer old carpet 43. Grockery wave \$ 40 - one easter it glass were 43. Antennia and the wave \$20 trass bellie \$ 30 iron wave \$ 250 /30 offer mil 25 ... knowes and fortisk! seeveland and book case 11: 11:25 Six flag bottom chairs for old underthe 500. Two kitower leves and Total chains by sundry of we ations in Cultur wave It old dair envictand rods He burene \$50 700 ressing lable \$1.50 looking quest 12 brass five set \$3: 550 oching chair & 130 . Syllow chairs \$3% lold chair Ste. one beather bed, Strain bed and tedstend in the first all the I wantle bedstend and straw and \$ 2. The ouchet, begand key } One wedstead \$5. buveau \$ 3. wash stand and \$ 199. Work table Ste. wadle Too. 2 small chairs Ste. One reutlier and show bed, tentstered and cord . . . Son realier led and strew beds and redired and cord 5'-[Continued .]

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