

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 & successful 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 towards 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
E. Wellman
&
Tho. Rand

Know all men by these presents that I Peace Buffum of Salem in the County of Essex and common-wealth of Massachusetts singlewoman, in consideration of five hundred & sixteen dollars lawful money; paid me by Ezekiel Wellman & Thomas Rand both of the aforesaid Salem leather dressers, the receipt whereof I do hereby acknowledge, do hereby give grant sell and convey unto the said Ezekiel Wellman & Thomas Rand their heirs and assigns forever, A certain piece of land in said Salem containing about sixty four poles and an half pole, bounded northwesterly on the north river (so called) eight poles and thirteen links of Gunter's chain, northeasterly on my own land eight ^{poles} & fourteen links of said chain southeasterly on the New Street, so called, eight poles and eight links of said chain, southwesterly on land of Jeremiah Hacher, six poles and twenty four links of said chain, or however otherwise the same is bounded or reputed to be bounded, it being the piece of land which my late honored father Jonathan Buffum of said Salem tailor bought of Samuel Buffum Junr as by his deed recorded in the Registry of Deeds, Book 142 Leaf 63 will at large appear. To have and to hold the same to the said Ezekiel Wellman & Thomas Rand, their heirs and assigns, to them & their use and benefit forever. And I do covenant with the said Ezekiel Wellman & Thomas Rand & their heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all incumbrances, that I have good right to sell and convey the same to the said Ezekiel Wellman & Thomas Rand to hold as aforesaid, and that I will warrant and defend the same to the said Ezekiel Wellman & Thomas Rand and their heirs and assigns forever against the lawful claims and demands of any persons. In witness whereof I hereunto set my hand and seal this nineteenth day of June in the year of our Lord one thousand seven hundred & ninety seven

Signed sealed & delivered in presence of } Peace Buffum & a seal
Caleb Buffum Richard Ward... }

Essex June 19th 1797 Then Peace Buffum acknowledged this Instrument to be
her free Deed Before Richard Ward Justice of the peace
Essex & Recd June 21. 1797 & recorded & examined by John Pickering Regr

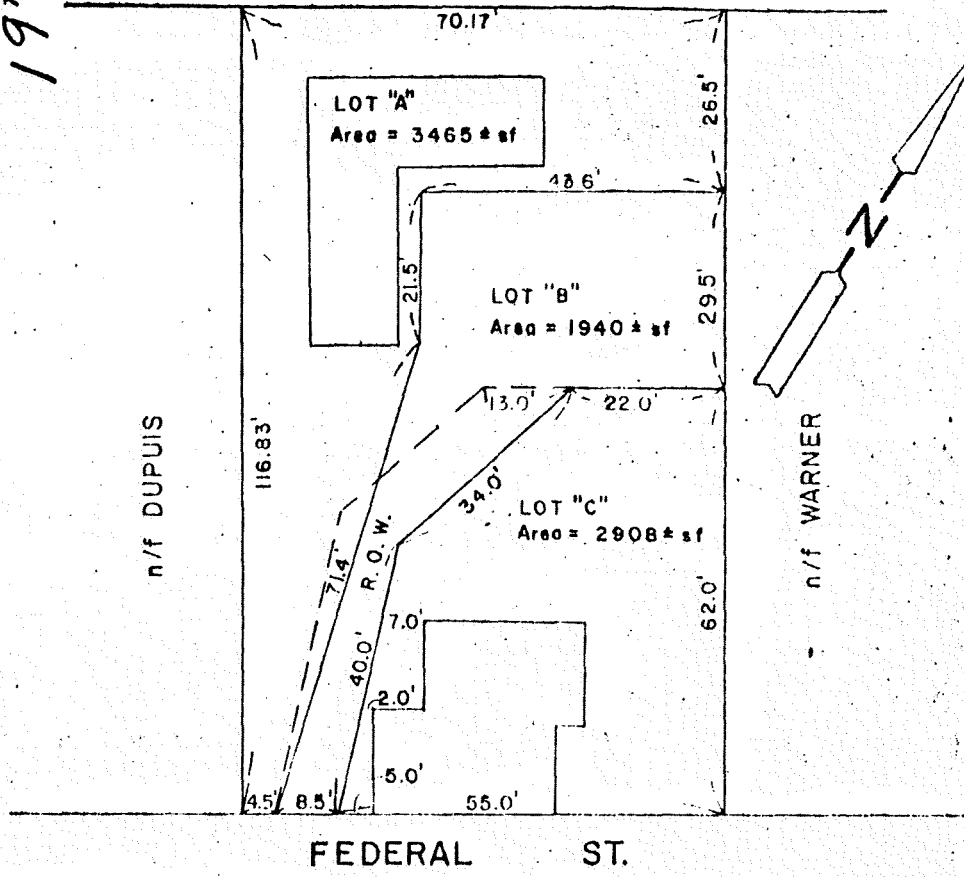
WELLMAN

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.

250
1976

G. T. E. SYLVANIA



Note: Lot "B" to be combined with Lot "A" to form one lot.

I hereby certify that the rules and regulations of the Registry of Deeds have been conformed with in the preparation of this plan.

[Signature]
REG. ENGINEER

Approved under the Subdivision Control Law as required under Chap. 41, GL. Sec. 81P.

SALEM PLANNING BOARD
[Signature]
[Signature]
[Signature]
[Signature]

DATE: _____

ESSEX REGISTRY OF DEEDS, 50 EAST SALEM MASS.
Received Aug. 6, 1976 with
Pac B'ad 66 P. 1 Filed as No 250 1976
Attest: *Lev H. Jones*
Register of Deeds

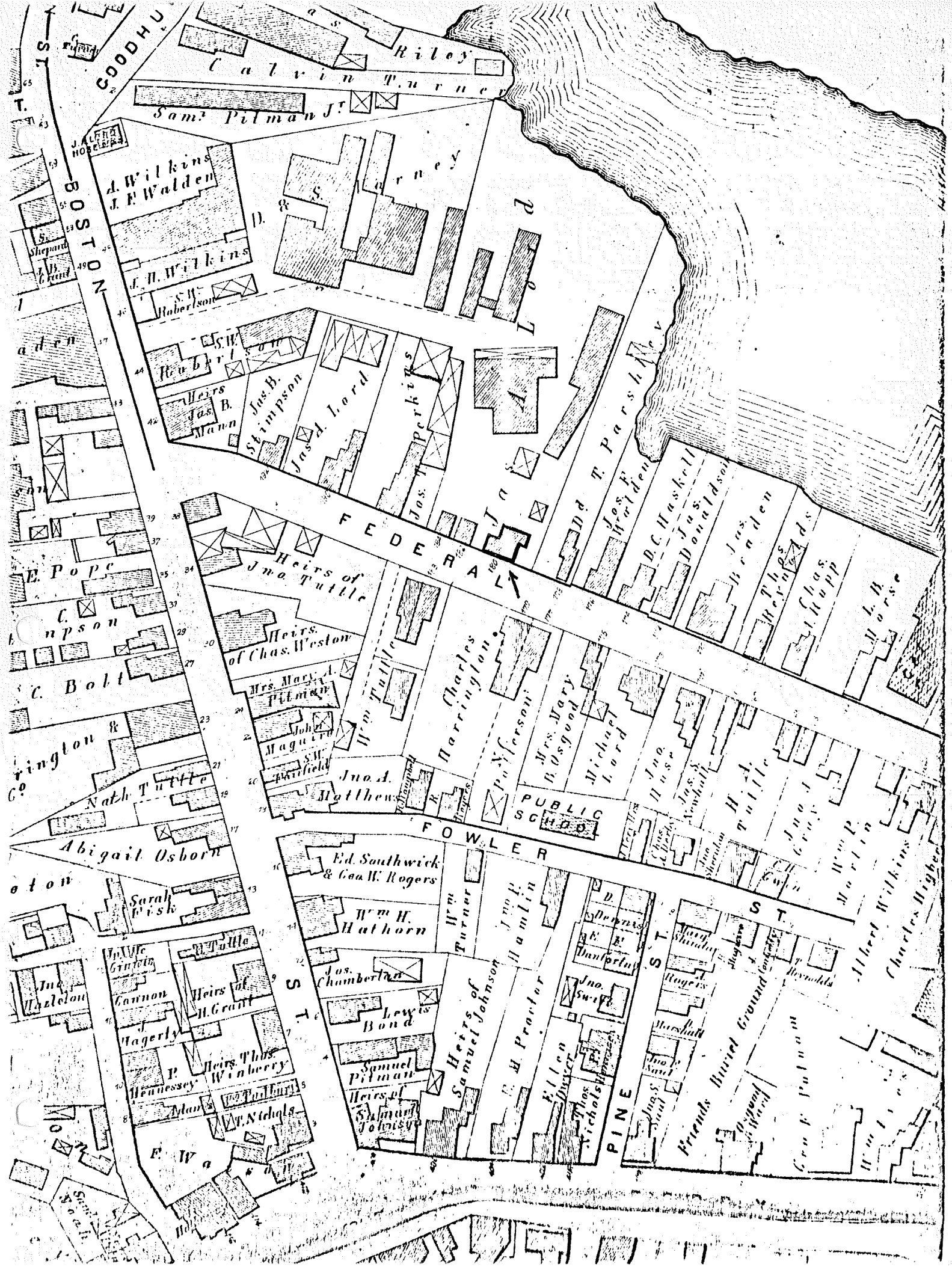
THIS PLAN HAS BEEN REDUCED, FOR CORRECT SCALING SEE ORIGINAL ON FILE.

PLAN OF LAND
in
SALEM

Property of
JOHN J. CONNELLY
Scale: 1" = 20' July 21, 1976



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COODHU
Riley
Calvin Turney
Sam'l Pilman J.

A. Wilkins
J.F. Walden
J.H. Wilkins
Roberts

Hughes
Jas. B. Mann
Stimpson
Jas. Lord
John Perkins

Shepard
G. Wood

E. Pope
C. P. Benson
C. Bolt

M. S. H. &
Nathl Tuttle
Abigail Osborn

Sarah Pisk
Jas. Ginn
Gannon
Heirs of M. Grant
Wagerly
P. Heirs of Thos. Winberry
Hennessey
Mason
F. W. A.

Jos. Chamberlain
Lewis Bond
Samuel Pitman
Heirs of Samuel Johnson
F. W. A.

D. S. Carney
Jas. T. Parshley

Charles Harrington
Pufferson
Mrs. Mary B. Osgood
Michael Ward
John A. Tuttle
Jas. S. Vanhook
John Sherman
Charles Gray
Wm. P. Martin

Heirs of Jna. Tuttle
Heirs of Chas. Weston
Mrs. Mary A. Pitman
John Maguire
Jna. A. Tuttle
Matthew

Ed. Southwick & Geo. W. Rogers
Wm. H. Hathorn
Wm. Turner
Jno. P. Hamlin

Heirs of Samuel Johnson
Wm. M. Prator
Ellen Dwyer
Jno. Nichols
D. M. Rogers
Jno. Swift
Marshall
Jno. S. Wood

Friends Burial Ground
Geo. Putnam
Wm. L. B. Horse
Charles Higher

Boston
FEDERAL
FOWLER
PINE
ST.
Church
Public School
Wm. L. B. Horse
Charles Higher
Jna. Tuttle
Jna. A. Tuttle
H. A. Tuttle
Jno. S. Vanhook
John Sherman
Charles Gray
Wm. P. Martin
Albert Wilkins
Charles Higher

Given, ss. By the honorable Daniel A. White Esquire, judge of probate for said county. February 28.

L.S. To William Lang and Benjamin Cheever, junior, both of Salem, and Ward Pool, of Danvers, all in said county, greeting. You are hereby appointed a committee, to appraise on oath all the estate of Ezekiel Wellman, late of Salem in said county, leatherdresser, deceased, intestate; and, when you have completed your inventory, deliver the same, together with this warrant, to the administratrix; who is required to exhibit the same into the registry of the court of probate in and for said county within three months from the date hereof. Given under my hand and seal of office, this seventh day of January in the year of our Lord one thousand eight hundred and seventeen. Attest, Nath. Lord Jr., register. D. A. White.

Recorded from the original, and examined by Nath. Lord Jr., register.

An inventory of the estate of Ezekiel Wellman, late of Salem in the county of Essex, leatherdresser, deceased, appraised upon oath by us the subscribers, duly appointed to that service by the honorable Daniel A. White Esquire, judge of probate of wills &c. for said county.

Real estate.

- Homestead of said deceased, situated in Salem, with the buildings thereon \$3166.00
- One house lot in Federal street in ditto \$1150.00 one lot tillage land ditto \$255.00 1405.00
- One small house and land, situated in Cambridge in the county of Middlesex 400.00

Personal estate.

- 1 maple desk \$250.00 easy chair \$3.00 looking glass \$6.00 4 chairs \$11.00 1550.00
- 6 chairs \$3.00 6 kitchen ditto \$150.00 arm chair \$1.00 shovel, tongs and andirons \$175.00 1725.00
- 2 pair bellows \$50.00 Bible and other books \$2.00 old carpet 50c. knives and forks \$125.00 1150.00
- China, glass and crockery ware \$5.00 iron ware, pots, kettles &c. \$6.00 11.00
- 4 1/2 lb. pewter at 12c. \$564.00 3 copper kettles \$2.00 4 old brass kettles \$5.00 1261.00
- Warming pan 50c. 3 flat irons \$1.00 shovel, tongs and andirons \$2.00 350.00
- Griddle, trawler, hammer, hooks &c. \$2.00 candlesticks and lantern \$1.00 3.00
- 222 nails and tines \$50.00 3 pewter cans \$1.00 tin ware \$375.00 2 old tables 7/6 675.00
- 2 small looking glasses 50c. old case drawers, meal chest &c. \$350.00 2 sheets iron \$2.00 700.00
- 2 brushes \$150.00 1 trunk, old chest and wooden ware \$575.00 725.00
- 222 nails for looms \$3.00 clothes horse 50c. feather bed, stand, bolster &c. \$825.00 1175.00
- 1 straw bed \$250.00 1 pillows \$250.00 10 linen sheets \$750.00 9 ditto cotton \$450.00 1700.00
- Feather bed, stand and quilt \$5.00 sheet \$5.00 ditto \$10.00 Scot and wool sheets \$9.00 35.00
- 1 pair checked sheets \$2.00 1 pair wool blankets \$250.00 1 quilt \$3.00 pillow case \$2.00 255.00
- 3 old quilts \$3.00 table linen and towels \$1150.00 7 pillow cases \$175.00 1278.00
- Wearing apparel of deceased \$35.00 mahogany secretary \$8.00 113.00
- Stove and funnel \$14.00 tin barrel and jar \$350.00 beam 50c. 18.00
- 1 silver watch \$10.00 silver shoe and knee buckle and buttons \$2.00 mist. 4c. 50c. 1250.00 16325.00

- David Davis's note . . . \$3232.00 Daniel Carter's ditto . . . \$58.00 9032.00
- Josiah Webber's ditto and interest 1939.00 Joseph Hodgkins and interest 1630.00 3569.00
- Samuel Wellman's . . . 18171.00 Jonathan Osborn's . . . 13.00 19471.00

[Continued.]

254 1817. Stephen Wellman's \$628.25. Thaddeus Wellington's 4 notes \$79. ... \$707.25

February 18. Cash on hand \$220. pocket book 50c. fire buckets and bag \$1.50 222.
 Coffee mill 25c. old casks \$2. 6 1/2 lbs. sheep's wool \$13.40. 143^{lb}. do. \$4.79 12.84
 93^{lb}. sheep's wool \$44.64. 20^{lb}. waller's wool \$7. 3^{lb}. merino \$1.50 53.14
 91^{lb}. merino 2d sort \$21.30. 7 1/2 lb. black wool \$2.33. 8^{lb}. refuse \$1. Cedar posts 34.29 \$1400.24
 \$3.66 \$1633.63

Silver spoons \$6.00. money scales and weights 50c. fine table 50c. \$7.60
 Lot pine boards \$8. oak and maple plank \$4.50. cart rope 1/5c. timber \$2.10 15.65
 Waggon \$10. carriage \$8. sleigh \$4. horse cart \$20. cow \$20. 72.
 Records bark \$119. horse \$25. ditto \$25. hand cart \$5. harness \$2. 176.
 Block and falls \$2. saddle \$3. plough \$3. cask and saw \$3. 11.
 Pigeons' dung \$6. 7^{lb}. wool \$2.45. 7 1/2^{lb}. do. in rolls \$33.55 42.
 Salt \$1. cotton wool and yarn \$1. Shower bath 50c. alum \$1. 3.50
 3 old barrels and boxes 50c. stove and funnel \$10. bags \$2. 3 rolls paper 15c. 13.25
 A pair scales and weights \$22. old baskets \$3. shovels and hoes \$4.55. } 31.05 372.05
 2 crow bars and pair steel yards \$5. wood horse and saw \$1.20 }
 old iron, tea kettle &c. \$1. } 6.
 Plectle, wedges and axes \$1.50. chains \$7. 2 brooms 3c. chalk and 3 stone 50c. 9.33
 A bark house on land of William Frye \$235. stake and beam 7/6 236.25
 Tools and draw \$2. black's mill's tools \$10. 12.
 2 scales 40c. iron and draw \$2. scythes and snailies \$1.50 3.90
 Writing desk \$1.25. hemp twine and net 1/5c. old knives \$2.50 4.50
 1 ewt. logwood \$4. slate table \$12. wood ditto \$1.50. old iron \$2. 19.50
 4 old barrels and earthen ware \$1.50. 2 penknives 25c. wheelbarrow \$2. 3.75
 13 gullers \$3. 4 tubs \$1.75. 3 benches \$1.50. funnel 50c. 6.75 301.98
 Eastern \$3. 2 hogsheads and 10 beams \$6. 2 quindstones and crank \$8. 17.
 238 horns \$15. wheel stones 50c. 2 bark boxes \$1.25. pump and gear \$3. 19.75
 Lime \$1. rakes 50c. rope, black and spun yarn \$1. 2.50
 34 spruce poles \$3.40. horse hide \$2.50. 29 sheep skins \$11.69 18.
 5 refuse sheep skins 60c. 5 deer skins \$2.50. 13 goat ditto \$1.50 4.60
 5 deer skins finished \$3. 3 calf do. \$6. 1 sheep do. 60c. 4.60
 1 wide calf leather \$2.50. 5 calf skins \$12.50. 7 ditto \$12.25 27.25
 1 hog and musquash skins \$1. 9 sheep skins \$3.60. hog skin 50c. 5.10
 1 drum heads \$8. 3 tons hay \$75. 10 deer's hair \$8. 11. 194.80
 10 calf skins \$20. 70 sides slaughter leather 1325 lb. at 21c. \$218.25 298.25
 15 sides ditto 193^{lb}. \$38.60. 73 do. 1107 lb. \$116.05. 34 calf skins \$34. 298.65
 25 green hides \$100. 250 hides in the bark at \$5.40. \$1350. 1450.
 337 sheep and lamb skins in ditto \$126.31. 29 calf ditto \$50.75 177.12
 1 hog in sty \$20. 1 shed in field \$4. 1 24 lb. shot 25c. 24.25
 3 leather aprons \$1. lot of hair 75c. 1.75 2190.02
 \$4692.48

Salem, January 13th, 1817.
 Witness to her mark. } Elizabeth her }
 Wm Ellingwood, } mark. }
 Saml. E. Wellman. }
 William Sang, }
 Ward Pool, } committee.
 Benj. Cheever jr. }

Essex,

To the Honorable Daniel A. White 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

Michael Pitman,

late of Salem in said county; tanner, deceased, in testate, as shewn to us by the administrator.

Real Estate.

The farmstead, fronting Federal street, and extending back
 to North river, with all the buildings thereon and ten yard } \$3300.
 a tan yard and smoothing mill, called the Hackey yard 800.
 A house and land, formerly the deceased's father's, subject to his mother's } 600.
 A lot of land on the southerly side of Federal street, with }
 two work shops thereon } 400.
 An old house and land on the south side of Benson street 600.
 Amount of real estate \$4200.

Personal Estate.

One set of 10 one card table 73. work table 22. 95.
 six chairs 6. looking glass 5. brass fire set 4. 15.
 China ware 10. 2 waiters 30c. old carpet 43. 13.50
 Crockery ware 44. one castor 3. glass ware 43. 8.
 Britannia and tin ware 2. brass kettles 3. iron ware 2.50 7.50
 coffee mill 25c. knives and forks 1. secretaries and book case 12. 16.25
 Six floor bottom chairs 6. old umbrella 50c. 6.50
 Two kitchen boxes and 7 old chairs 2. study chair 1. 3.
 leather ware 4. old chair carpet and rods 4. bureau 65. 7.
 Dressing table 1.50 looking glass 1. brass fire set 43. 5.50
 Looking glass 1.50. yellow chairs 3. gold chair 50c. 5.
 one leather bed, straw bed and bedstead 22.
 Mattie bedstead and straw bed 2. pie buckets, bag and key } 5.
 One bedstead 45. bureau 3. wash stand and } 124.25
 bowl 1. 49.
 Work table 50c. cradle 75c. 2 small chairs 50c. 1.75
 One rubber and straw bed, bedstead and cord 8.
 leather bed and straw beds and bedstead and cord 5.

[Continued.]