

THE
HISTORY AND
DOCUMENTATION OF:

25 & 27 Buffum St.,
Salem, Mass.

1818

Compiled by:
David T. Gavenda
17 Buffum St.
Salem, Mass.

Copy no. 3

December, 1968

SEARS & PLUNKETT

ATTORNEYS AT LAW
70 WASHINGTON STREET
SALEM, MASSACHUSETTS

CLARK S. SEARS
BARRY W. PLUNKETT
WILLIAM J. TINTI

745-3030

April 24, 1969

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

RE: 25-27 Buffum Street
Salem, Massachusetts

Dear Joan:

Enclosed please find Historic Salem report on the above property compiled by David T. Gavenda.

A building had been erected on the property in question by the date of death of Jonathan Buffum on March 21, 1835. It seems that this house was not in existence in 1796 at the time of the acquisition of this property by Jonathan Buffum.

Thus the time spread during which the house might have been built is quite extensive, from 1796 to 1835.

Mr. Gavenda, in his search for other sources of information, found a manuscript in the Essex Institute entitled, "An account of the Buffum Family" and a reference in the manuscript to Jonathan Buffum. It was stated that he and his sister built a house on Federal Street but that "he afterwards sold out to (his sister) and built a two story double house" in Buffum Street. Mr. Gavenda found reference to this transaction in a deed to the sister from Jonathan Buffum of one half of a house on Federal Street in 1818.

It seems to me that the date of the house cannot be accurately fixed from the records. The manuscript does not state that the house on Buffum Street was erected in the same year as the transfer of the Federal Street property, although this is probable.

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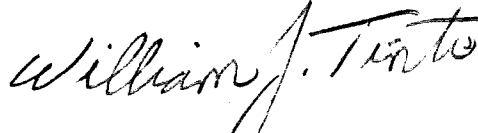
April 24, 1969

In any case, the manuscript cannot be taken alone to support the date of 1818.

Therefore, I would suggest a viewing of the property by an architectural historian in order to establish the date of the house.

I have completed my examination of the two remaining reports, covering 54 Buffum Street and 343 Essex Street, but I would appreciate the opportunity of going over them with you before turning them in. I would appreciate it if you could arrange to come in some afternoon to discuss them.

Very truly yours,



William J. Tinti

WJT:cc
Encl.

DEED TITLES

concerning No. 25 & 27 Buffum St.,
Salem, Mass.

<u>Book</u>	<u>Leaf</u>	
5480	420	Naumkeag Trust Co., Nathalie L. Ashworth and James E. Farley, trustees, to William W. (Louise A.) Lambert -dated: 2. October 1967 -\$ 11,000.
No. 283561		Will of Harry A. Bliss of Peabody -dated: 1965 -To trustees: Nathalie L. Ashworth James E. Farley Naumkeag Trust Co. of Salem
4047	121	Ione E. Story to Harry A. Bliss -dated: 16. February 1954
4047	115	Harry A. Bliss and Marion L. Bliss to Ione E. Story of Salem -dated: 16. February 1954
3278	105	John M. Raymond to Harry A. (Marion L.) Bliss -dated: 14. November 1941 -"\$1. and other considerations" -"one half interest" -"for title, see Probate No. 135729"
3278	105	William B. Hadley to Harry A. Bliss -dated: 19. November 1941 -"one half interest" -"for title, see Bk. 3207 Lf. 555"
3207	555	Henrietta Hadley (mother) to William Hadley (son) -dated: 25. January 1940

No. 135729

Probate of the estate of John M. Raymond

-Will: filed: March 15, 1920

dated: September 16, 1915

-"To my son, John M. Raymond:

-one half interest in the house
and land at 25 Buffum St.

value: \$ 2250.

-House and land at 5 Harmony St.

value: \$ 2800."

2290

384

William B. Hadley, Charles P. (Sarah)
Pierce to Henrietta Hadley

-dated: 2. March 1915

-"meaning to transfer any possible inter-
est we may have in the premises"

No. 93858

Probate of the estate of Martha J. Buffum

- Will: filed: 20. February 1904

dated: 23. February 1882

-"To my adopted daughter, Henrietta
Hadley I give one half of all my
real estate and to my nephew John
M. Raymond, I also give one half".

-vale of 25 & 27 Buffum: \$ 2,900.

No. 33977

Probate of the estate of William P. Buff-
um

-Will: filed: 16. December 1878

dated: 10. May 1875

-To Martha J. Buffum (wife):

-"House and land at 27 Buffum valued
at: \$3500."

-"Household furniture: \$ 100."

-Inventory dated: 1. January 1879

313

245

John (Mercy) Alley to William Buffum

-dated: 2. October 1838

-boundaries: 9 1/2 rods X 5 1/2 rods X

(136.75) 9 1/2 rods X 5 1/2 rods (90.75)

-\$ 1600.

281

262

William Buffum & heirs to John (Mercy)
Alley

- dated: 24. July 1835.
- \$ 746.67
- boundaries: 9 rods X 5 1/2 rods X 9 rods X 5 1/2 rods
- "being the homestead on which said Buffum [Jonathan] lived with the buildings thereon standing"

No. 3961

Probate of the estate of Jonathan Buffum

-see next page

-Heirs (sons and daughters):

- Jonathan Buffum
- Israel Buffum
- Anna Frye
- Edward Buffum
- William Buffum
- Mercy Alley

4.

Probate Court, Salem, Mass.
Docket # 3961
1835. May 19.
Buffum, Jonathan, Salem, yeoman

*date of death
Mar. 21, 1835*

"To the Honorable Daniel A. White, Esquire, Judge
of probate for the County of Essex.

Pursuant to a warrant from your honor, we, the sub-
scribers, the Committee therein named, having been
first sworn, have made the following:

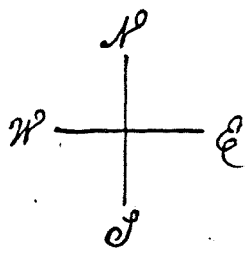
INVENTORY AND APPRAISEMENT OF THE ESTATE OF
Jonathan Buffum
late of Salem in said county, Yeoman deceased, intes-
tate, as shewn to us by the administrator.


REAL ESTATE

14 acres pasture land (more or less)	\$ 700.00
1 1/2 acres land west of the House	225.00
House, Barn ye, with all the priv- ileges and appurtenances (90 feet front)	1400.00
1 acre land east of the House - (more or less) - - -	200.00
Lot of land in Middleton (about 2 acres)	30.00
	<u>\$ 2555.00</u>

PERSONAL ESTATE

Feather Bed, Bedding and Bedstead -	\$ 16.00
1 Desk 5.00 - lot books 4.00 - 9 chairs 3.00 -	12.00
1 Bureau 4.00 - 1 looking glass 2.00 -	
Cash 37.00 -	42.00
7 Tea spoons 3.00 - 6 large spoons 9.00 -	12.00
3 Table Cloths and 10 napkins - 3.00 -	
22 pillow cases 3.50 -	6.50
Bellows and fire sett 1.50 - 17 sheets 6.00 -	7.50
5 Blankets 5.00 - 1 quilt 1.50 -	6.50
Wearing Apparel of dec.d 10.00 -	
2 setts curtains 3.75 -	13.75
2 old Carpets 3.00 - 3 Trunks 5.00 -	8.00
1 Bureau 5.00 - 1 old Chaise 5.00 -	10.00
	<u>\$ 135.25</u>



12.	- to William Buffum
11.	- to Jonathan Buffum
10.	- to Israel Buffum
9.	- to Anna Frye
8.	- to Edward Buffum
7.	- to Mercy Alley
	- sold by heirs to John Alley jr., July 24, 1835
6.	- to Mercy Alley
5.	- to Edward Buffum
4.	- to Jonathan Buffum
* 3.	- to Israel Buffum
2.	- to Anna Frye
1.	- to William Buffum

DIVISION OF THE ESTATE OF JONATHAN BUFFUM OF SALEM
 dated: April 18, 1836

160 216 Agreement between Jonathan and Caleb Buffum, sons and heirs of Jona. Buffum, dec'd.
 -dated: 14. April 1796
 -partition of 12 acres of land in North Fields, held by both as tenants in common.
 -Boundaries of the lot taken by Jonathan:
 NW by a cross-road
 SW by land of James Barr
 NE by land of several parties
 SE by land taken by Caleb Buffum in this partition

No. 3960 Probate of the estate of Jonathan Buffum of Salem, taylor
 -dated: 15. November 1793
 -Inventory taken: 25. December 1793
 excerpt: "about twelve acres of tillage land in the North Field, so called - £200-0-0"
 -no buildings mentioned as standing in the North Fields

No. 3954 Probate of the estate of Caleb Buffum of Salem
 -Will dated: 4. February 1731
 -all property given to son: Jonathan

 Agreement: Tamison Buffum (mother) assigns her property to Caleb Buffum (son)
 -dated: -----, 1679

No. ---- Probate of the estate of Robert Buffum of Salem.
 -dated: -----, 1669
 -all property assigned to Tamison Buffum (wife)

--- --- Land grant: Town of Salem to Robert Buffum
 -dated: -----, 1649
 -40 acres of land

25 & 27 Buffum Street: Built 1818

On the following page is an excerpt taken from a manuscript account book found at the Essex Institute. It is the only existing source to my knowledge which gives any kind of theory or evidence as to the builder or the building date of the two and a half story, hip-roofed, double-house at the above address.

The story retold in the quotation states that the house was built by Jonathan Buffum after he sold out to his sister Peace, his half of "a two story double house in the same [Federal] street". The following deeds, duly recorded, concern that house and property on Federal Street:

- 218 1 Jonathan Buffum to Peace Buffum
 - dated: 19. September 1818
 - price: \$1000.
 - land "on north side of Federal Street"
 - "with westerly half of house"
 - "part of lot to me from Peace: 159-207"
- 159 207 Peace Buffum to Jona. Buffum
 - dated: ----, 1795
 - same lot as above only probably larger,
 - "with the dwelling house and other buildings thereon"

Therefore the above evidence together with the architectural style and construction of the Buffum St. house points out the 1818 date as probable as well as possible.

The hip-roofed style of construction is certainly early-19th-century and was employed by some of the finest architects of the period. An unusual feature of the house is the presence of two identical cellar kitchens, each equipped with its own fireplace, boiler (for laundry), and brick oven. These features still exist in the house, even down to the wrought iron oven and ash-pit doors.

-David T. Gavenda

AN ACCOUNT OF THE FAMILY OF JONA. BUFFUM

The following account is a direct quotation taken from a manuscript by Caleb Buffum in 1856, entitled, "An Account of the Buffum Family." *'

"Jonathan Buffum was born in Salem October 15, 1753 he was married to Anna Purrington of Lynn daughter of James and Anna Purrington, at the Friends Meeting House in that town April 28, 1778. He learned the tailors trade but never worked much at it, having considerable land he followed farming and teaming for a livelihood he lived part of the time in a small house on Federal St. belonging to his father. Afterwards he and his sister Peace built a two story double house in the same street. He afterwards sold out to Peace and built a large three story house on the street now called Buffum Street which was laid out by him and Caleb through their land. The same house is now owned by the Widow of a descendent of his. He lived here until he and his wife went to live with their daughter Anna, where they died.

Anna his wife was eminently faithful in all relations of Wife, Mother and a Christian life. He died March 21, 1835, leaving six children, forty grandchildren, four great-grandchildren. Anna his widow, died February 5, 1842.

They had four sons. viz. William, Edward, Israel and Jonathan. Two daughters, Mercy who married John Alley of Lynn. Anna, who married William Frye of Salem."

*' Buffum Family Mssc., Essex Institute, Salem, Mass.