

HISTORIC
SALEM INC

16-18 Loring Avenue

Built for
Susan B. Moulton
Widow of Nelson H. Moulton
&
Lulu E. Moulton
Music Teacher
c. 1894

Research Provided by
Amy Kellett

September 2018

Historic Salem, Inc.
9 North Street, Salem, MA 01970
978.745.0799 | HistoricSalem.org
© 2018



HISTORIC SALEM, INC.
9 NORTH ST. SALEM, MASSACHUSETTS
WWW.HISTORICSALEM.ORG

16-18 Loring Avenue | Salem, Massachusetts

Historic Property Report

September 2018



16-18 LORING AVENUE | SALEM, MASSACHUSETTS | GOOGLE MAPS | STREET VIEW
IMAGE FROM EASTERN ANGLE SHOWING THE FRONT ENTRY TO THE BUILDING AT 16 LORING AVENUE

HISTORIC PROPERTY REPORT
FOR
16-18 Loring Avenue
Salem, Massachusetts

PREPARED FOR:
Sandra Powers & Family;
Current Residents and Managers of 16- 18 Loring Avenue

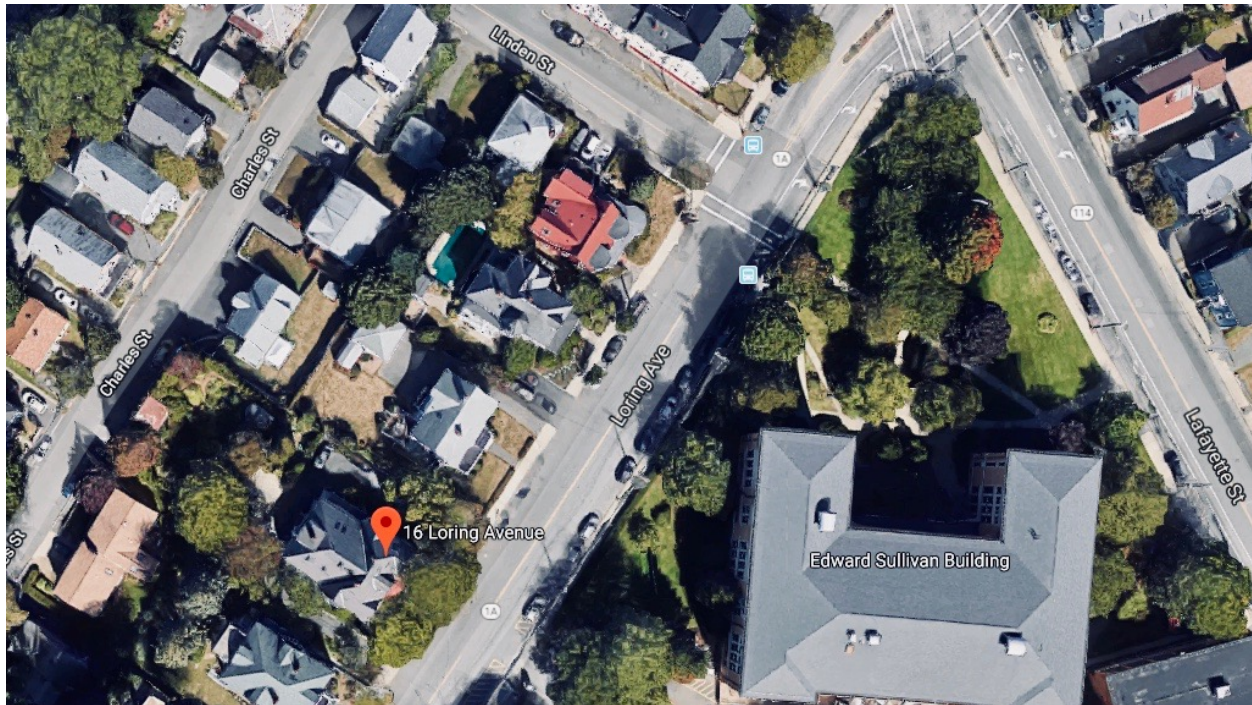


16-18 LORING AVENUE | SALEM, MASSACHUSETTS | GOOGLE MAPS | AERIAL VIEW
IMAGE FROM EASTERN ANGLE SHOWING 16-18 LORING AVENUE, INCLUDING THE BACK GARDENS AND NEIGHBORING PROPERTIES

RESEARCH & REPORT COMPLETED BY SALEM, MASS. HISTORIAN;

Amy E. Kellett

www.amykellett.com



16-18 LORING AVENUE | SALEM, MASSACHUSETTS | GOOGLE MAPS | SATELLITE VIEW
BIRDS EYE VIEW OF THE PROPERTY AT 16-18 LORING SHOWS THE PROPERTY'S PROXIMITY TO SALEM STATE'S EDWARD SULLIVAN BUILDING, AS WELL AS LINDEN, CHARLES, AND LAFAYETTE STREETS

Researcher's Introduction:

The following is a compilation of research conducted by me, Amy E. Kellett, during the Summer and Fall of 2018 for Historic Salem, Inc. of Salem, Massachusetts. The resources for this report were numerous but consistent; all of the evidence accrued to support the timeline of ownership, tenancy, and events at 16-18 Loring Avenue was sourced from Salem City Directories, US Federal and State Censuses, the Massachusetts Cultural Resource Information System (henceforth 'MACRIS'), Atlases and Records from the Essex County Registry of Deeds, and historic documents provided to me by the current owner and resident of 18 Loring Avenue, Sandra Power, who has lived at the property since 1963. This property's history is extensive and complicated, as it has been owned both by single entities and multiple entities at different times in its past. For simplicity sake, I have broken this report into an overview of the property and architecture, followed by a breakdown individual blocks of time as it relates to the ownership history of the property, though the names of residents (according to City Directories) may not correlate to the names of the property owners; such is the nature of a multi-family property. It should be noted, too, that this report is subject to editing by the author should new evidence arise related to the property; while my research has been extensive and exhaustive, I cannot preclude the possibility of new historic evidence being discovered in my continued research of Salem, Massachusetts' history.

— Amy E. Kellett, September 2018



1874 SALEM CITY ATLAS SHOWING AREA OF 16-18 LORING AVENUE, AT THE CORNERS OF LINCOLN STREET AND LYNN ROAD

1874-1893 | Record of land preceding construction of Queen Anne Building at 16-18 Loring Avenue:

The earliest recorded image of the property at 16-18 Loring Avenue is found in the 1874 Salem City Atlas (above), which shows that what is today called Loring Avenue, instead was named Lynn Road (until 1893-4 when it became Loring Avenue). The area that would ultimately become the building and lands at 16-18 Loring Avenue once belonged to John Hurley, an Irish immigrant who came to Salem through Boston in 1852, and was naturalized in 1872. Prior to Hurley's ownership of the property, it had been owned by several of the prominent land-owning families of Salem, including the Almy's, Ives', Putnam's, and Wiggan's. On the 30th of July, 1878 the Essex County Registry of Deeds Index lists the sale of the property at "Lynn Rd. Park & Lincoln Ave. Lots 17, 18 & 20 Pl. Rec. 727-300" (though earlier, Hurley had owned all the property bordered by Lynn, Lincoln, Park, and Maple) to George T. Flint. The sale was the result of a public auction, as Hurley had defaulted on his loan from his neighbors, Almy, Wiggan & Clark.

On July 13, 1878 George F. Flint, an aging Salem farmer won the property auction for \$500. The 1870 US Federal Census lists George Flint as 62 years old, and living with two other Flint men, Charles Flint (presumably George's twin, as he is also listed as 62 years old), and John Flint, who was fifty years old in 1870, logically making him the brother of George and Charles – all are listed as living in the 6th Ward of Salem, all having been born in Maine, and all who made their living as farmers. The deed describes the parcel of land that Flint now owned as follows:

THE LOT OF LAND IN SALEM WHICH IS BOUNDED SOUTHEASTERLY ON THE LYNN ROAD SEVENTY FIVE FEET, SOUTHWESTERLY BY LOT NO. NINETEEN ON THE PLAN HEREINAFTER DESCRIBED TWO HUNDRED FEET SOUTHEASTERLY AGAIN BY SAID LOT NO. NINETEEN SEVENTY FIVE FEET SOUTHWESTERLY AGAIN BY LOT NO. TWENTY TWO ON SAID PLAN TWO HUNDRED FEET NORTHWESTERLY BY PARK AVENUE ONE HUNDRED AND FIFTY FEET AND NORTHEASTERLY BY LINCOLN AVENUE FOUR HUNDRED FEET. BEING LOTS NUMBERED SEVENTEEN EIGHTEEN AND TWENTY ON A PLAN OF THAT PART OF THE DERBY ESTATE RECORDED IN ESSEX REGISTRY OF DEEDS SOUTH DISTRICT BOOK 727 LEAF 300. SUBJECT TO ALL THE RESTRICTIONS AND RESERVATIONS AS TO BUILDING WITH THIN THIRTY FEET OF SAID LYNN ROAD OR SAID PARK AVENUE CONTINUED IN A DEED OF THE PRESSES FROM NATH. WIGGIN ESTATE TO JOHN HURLEY RECORDED IN ESSEX REGISTRY OF DEEDS SO. DISTRICT BOOK 786 LEAF 40.

** Note: The record entitled “Essex Registry of Deeds South District Book 727 Leaf 300” is the recurring reference point that is key to tracing the rest of the property's history at 16-18 Loring Avenue.

September 19, 1878, just a few months later, the land changed hands again from George Flint, et al. to James F. Almy, again for the price of \$500, recorded in the Registry of Deeds Book 1004 Page 195 for “Lynn Rd. Park & Lincoln Avs. Lots 17, 18 & 20 Pl. Rec. 727-300.” The city directory from the same year, 1878, lists James F. Almy as being of the dry goods company *Almy, Bigelow, & Webber* at 188 Essex Street, while his home was located at 56 Lafayette Street. Almy was extensively involved in the buying and selling of land throughout Salem, as evidenced by the baker's dozen index pages filled with transactions with virtually every person and business in the city at the time.

Eventually the land came to be owned by brothers Albert and Joseph Poor, who sold the land in pieces, one parcel to Charles Coulthurst in 1890, and then on 11 April 1892 Land Deed from Albert F. and Joseph H. Poor records the sale of the property to Ira Vaughan, machinist & millwright, owned a business at 4 Broadway called Rood & Vaughan. He was likely also related to the Vaughn Machine Co., “manufacturers of hide and leather working machinery.”

In 1893, mother and daughter Susan B. Moulton and Lulu E. Moulton purchased the properties from both Ira Vaughan and Charles Coulthurst. Thus begins the history of the Queen Anne multi-family home that still stands on the property to this day.



16-18 LORING AVENUE | SALEM, MASSACHUSETTS | 1989

IMAGE FROM MACRIS REPORT, COMPLETED BY A. D. HILBERT WITH NORTHFIELDS PRESERVATION ASSOCIATES FOR THE SALEM PLANNING DEPARTMENT IN JULY 1989.

c. 1894 | Queen Anne home built at 16-18 Loring Avenue

At the end of the 19th century the world was changing rapidly, and Salem's wealth and prominence set her among the forefront of the incoming century. What was once rolling fields of farmland with a path named Lynn Road was now Loring Avenue, and the Salem Normal School was being built at the corner of Lafayette and Loring – Salem's legacy of stunning architecture was expanding southward, beginning with houses such as that of 16-18 Loring Avenue.

Susan B. Moulton and Lulu E. Moulton purchased the property from Ira Vaughan and Charles Coulthurst for *'consideration of One Dollar and other valuable consideration paid'* (a popular price for the time) on March 6, 1893, and mortgaged the property with Salem Five Bank for approximately \$9,000 in November of the same year. One then can deduce that it would have taken the rest of the following year to build the multi-family home, hence the logical conclusion is to date the multi-family home on the property to 1894, making it one of the first homes built on the newly-named Loring Avenue.

Architecturally, the home is one of the finest examples of Queen Anne architecture in Salem. The MACRIS report of 1989 details the architectural design and significance of the building eloquently:

16-18 LORING AVENUE IS [...] 2 1/2 STORIES HIGH, WITH THE COMPLEX ROOFLINE CHARACTERISTIC OF THE STYLE. IT FEATURES A STEEP HIPPED ROOF WITH TWO CROSS GABLES AT THE FACADE, AND ONE AT EACH SIDE, AS WELL AS A LARGE, CENTRAL GAMBREL DORMER. FLANKING THE CENTER ENTRY ARE ONE-STORY paneled BAY WINDOWS CONNECTED BY A TWO-STORY PORCH WITH paneled AND DENTILLED [sic] ENTABLATURE WITH DECORATIVE MOLDING EXISTS AT THE CORNICE. GABLE AND GAMBREL ENDS FEATURE FANS, SHELLS, PANELLING AND VARIOUS WINDOW CONFIGURATIONS. OTHER FEATURES INCLUDED CORBELLED [sic] CHIMNEYS, DENTILLED CORNICES, DECORATIVE SASH. THE FOUNDATION IS GRANITE. THE BACK YARD OF THE HOUSE IS ORNATELY LANDSCAPED AND POSSESS A TERRACE AND PERGOLA ATOP A SIX-CAR CAST-STONE GARAGE.

According to the widely referenced text *A Field Guide to American Houses* by Virginia & Lee McAlester (1984) the Queen Anne style was popularly built between 1880-1910, making the property on Loring Avenue built essentially during the mid-point of this architectural time period:

THIS WAS THE DOMINANT STYLE OF DOMESTIC BUILDING DURING GOT PERIOD FROM ABOUT 1880 UNTIL 1900 [...] IN THE HEAVILY POPULATED NORTHEASTERN STATES THE STYLE IS SOMEWHAT LESS COMMON THAN ELSEWHERE.

THE STYLE WAS NAMED AND POPULARIZED BY A GROUP OF 19TH-CENTURY ENGLISH ARCHITECTS LED BY RICHARD NORMAN SHAW... HAD LITTLE TO DO WITH QUEEN ANNE OR THE FORMAL RENAISSANCE ARCHITECTURE THAT WAS DOMINANT DURING HER REIGN (1702-14). INSTEAD, THEY BORROWED MOST HEAVILY FROM LATE MEDIEVAL MODELS OF THE PRECEDING ELIZABETHAN AND JACOBAN ERAS.

... BY 1880 THE STYLE WAS BEING SPREAD THROUGHOUT THE COUNTRY BY PATTERN BOOKS AND THE FIRST ARCHITECTURAL MAGAZINE, THE AMERICAN ARCHITECT AND BUILDING NEWS. THE EXPANDING RAILROAD NETWORK ALSO HELPED POPULARIZE THE STYLE BY MAKING PRE-CUT ARCHITECTURAL DETAILS CONVENIENTLY AVAILABLE THROUGH MUCH OF THE NATION.

IN THE DECADE OF THE 1890S THE FREE CLASSIC ADAPTATION BECAME WIDESPREAD. IT WAS BUT A SHORT STEP FROM THESE TO THE EARLY, ASYMMETRICAL COLONIAL REVIVAL HOUSES WHICH, ALONG WITH OTHER COMPETING STYLES, FULLY SUPPLANTED THE QUEEN ANNE STYLE AFTER ABOUT 1910.¹

Other features described in this text are also apparent at the home on Loring Avenue, including varying wall textures; shingles, clapboards, and detailed masonry – a few ornamental windows, and features several porches. Also, since the house was designed and built as a multi-family property, we can assume that Susan and Lulu Moulton intended this property to be a source of income, as well as a home, for themselves and future owners.

¹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. 1984. Pages 263-268.

1895-1902 | 16-18 Loring Avenue

The 1895 Salem City Directories list eight different people as living at 16-18 Loring Avenue, to include Susan B. & Lulu E. Moulton, Miss Mabel. A Phillips, Jacob C. Batchelder and Irena B. Carlton at 18 Loring, while Charles A Ketchum and Ellis W. Andrews lived on the 16 Loring side of the house.



1897 SALEM CITY ATLAS

CENTERED IS 16-18 LORING AVENUE, WITH SUSAN B. MOULTON'S NAME LABELING THE LARGE PROPERTY. DIRECTLY ACROSS THE STREET CAN BE SEEN THE 'STATE NORMAL SCHOOL', WHICH IS NOW THE SULLIVAN BUILDING OF SALEM STATE UNIVERSITY.

Susan B. & Lulu E. Moulton were the owners of the entire property as they were the ones to have it commissioned and built in 1894. Susan B. Moulton was born Susan B. Carlton in Claremont, New Hampshire in July of 1840 where she was raised and educated. She was married to Nelson H. Moulton, a Salem clerk turned business owner and dealer of 'ladies furnishing goods' or 'fancy goods' living at 200 Lafayette Street, Salem. The couple welcomed their daughter, Lulu Eva, on January 1, 1874. However, the family unit would not survive long – according to the Massachusetts Death Records of 1875, Nelson H. Moulton passed away in Middleton, though his residence had remained in Salem. Locally, his cause of death is listed as "debility" which is defined as dying from being weak and sedentary. Officially, Mr. Moulton died from 'consumption,' also known as tuberculosis, at the Middleton Campus of the newly-opened (and later infamous) Danvers State Hospital on September 18th, 1875.



C. 1893 PHOTOGRAPH OF DANVERS STATE HOSPITAL
SUSAN B. MOULTON WOULD BECOME A WIDOW AT THE MIDDLETON CAMPUS OF THE HOSPITAL, WHERE HER HUSBAND NELSON H. MOULTON DIED AT ONLY 34 YEARS OF AGE OF TUBERCULOSIS.

At thirty-five years old, Susan B. Moulton found herself a widow and new mother of a 20-month-old daughter, Lulu. It seems that Susan did not despair, but worked through her grief to provide a life for herself and her daughter. Susan and Lulu moved in with Susan's parents, Irena B. Carlton and Rufus Carlton at 20 Lafayette Street, and in 1886 is found in the Salem City Directory as working at 181 Essex Street as a saleswoman.

Lulu Eva Moulton, Susan's daughter, grew up in her grandparent's home at 20 Lafayette Street, where she attended area schools and studied music, specifically piano. She and her mother Susan purchased the property together at 16-18 Loring Avenue in 1893, when Lulu was just nineteen years old. The 1895 Salem City Directory lists Lulu as boarding at 18 Loring, and the 1897 City Business Directory lists her as a local music teacher.

Mouldings.

GIFFORD NATHAN P. 336 to 340 Bridge. *See page 15*
 HAMILTON & BALCOMB, 279 Derby and 76 Lafayette. *See page 1278*
 HARDY BROS. 9 and 11 Washington. *See page 1289*
 KIMBALL JOHN E. & BRO. 16 Carpenter. *See page 15*
 OLIVER & CO. (picture) 63 North. *See page 62*
 THE A. T. STEARNS LUMBER CO. 166 Devonshire, Boston. *See page 1338*

Music Publisher.

Missud Jean M. 106 Washington

Music Stores.

BLAKE CHARLES D. & CO. 16 Harbor. *See page 395*
 BROWN ROGER S. 77 Washington. *See page 1200*
 Ditson Oliver Co. 245 Essex
 LEFAVOUR WILLIAM J. 182 Essex. *See foot lines pages 529 to 1164*

Music Teachers.

Archer Emily W. Miss, 134 Federal
 Bachelder Minnehaha Miss, 63 Ocean ave.
 Barker Mary A. Miss, 17 Becket
 Bill Caleb R., 46 Essex
 Boardman Mabel F. Miss, 20 Hathorne
 Brooks Helen A. Miss, 2 Chestnut
 Cleveland Mabelle F. Miss, 10 Barton
 Cochrane Agnes E. Miss, 13 Collins
 Coffin Lulie G. Miss, 17 Laurel
 Davis Fannie M. Miss, 54 Washington
 Dockham Minnie M. Miss, 2½ Federal
 Durgin Medora F. Mrs. 52 Buffum
 Emilio E. Victor, 245 Essex
 Farmer Elizabeth P. Miss, 15 Webb
 Fenollosa William S. 5 Chestnut
 Fiske Charlotte M. Miss, 187 North
 Goldman Julia Miss, 35 Northey
 GOUDEY T. EUGENE (piano and church organ), 209 Essex, room 15. *See page 1164*
 Hatch Ernest L. 245 Essex
 Holt Georgia E. Miss, 252 Essex
 Keating Lucy A. Miss, rear 161 Federal
 Kelly James F. 7 Barr
 Knight Edward H. 3d, 7 Summit ave.
 Korman James A. 7 1-2 Hathorne
 Lefavour F. Winifred Miss, 175 Essex, room 2
 LEFAVOUR WILLIAM J. 182 Essex. *See foot lines pages 529 to 1164*
 Liebert Katharine S. Miss, 309 Essex
 Lovejoy Edward F. 209 Essex
 Lowd B. Grace Miss, 12 Hathorne
 Luscomb Arthur F. 65 Federal
 Lynch Esther B. Miss, 7 Mead ct.
 Lynch John A. 22 Herbert
 Lynch Thomas P. 9 Mead ct.
 Machado Grace E. Miss, 5 Carpenter
 Mack Henry S. 17 Barr
 Macpherson Murdoch, 3 Lynn
 McCarthy M. Josephine Miss, 7 Lynn
 McGrath Edward A. 10 Oak

Margati Dolores R. Miss, 256 Lafayette
 Moulton Lulu E. Miss, 18 Loring ave.
 Newcomb Alfred W. 1 Cedar
 Packard Henry W. 230 Lafayette
 Perkins Carrie E. Miss, 16 Lynde
 Phippen Joshua, 2 Chestnut
 Poor Anna A. Miss, 165 North
 Preston Ernest, 3 Cambridge
 Reinewald Ralph L. 209 Essex
 RICKARD JARED M. 21 Crombie. *See page 59*
 Robinson A. C. 81 Washington
 Roche Mary E. J. Miss, 12 Hardy
 Rollins Annabel Miss, 2½ Becket
 Smith Helen M. Miss, 13 Federal
 Smith William H. 19 Williams
 Tracey Kate J. Miss, 126 Washington
 Upton Francis T. 7 Dearborn
 Upton J. Henry, 252 Essex
 WINCHESTER CHARLES P. (banjo, guitar and mandolin), 237 Essex. *See page 1319*

Musical Instrument Repairers.

BROWN ROGER S. 77 Washington. *See page 1200*
 LEFAVOUR WILLIAM J. 182 Essex. *See foot lines pages 529 to 1164*

Musicians.

Walker and LeGrande, 57 Endicott and 20 Margin

News Dealers.

Linehan Thomas J. 175 Washington
 MOODY LEWIS B. 131 Washington. *See page 1216*
 Newhall G. A. & Co. 103 Washington
 Radford & Goldsmith, 163 and 165 Washington
 Russell W. D. & Co. 29 Boston

Newspapers.

ESSEX COUNTY MERCURY, Salem Gazette Co. publishers, 223 Essex. *See page 13 8*
 SALEM DAILY GAZETTE, Salem Gazette Co. publishers, 223 Essex. *See page 1318*
 SALEM EVENING NEWS, Robin Damon, publisher, 122 Washington. *See page 1320*
 SATURDAY EVENING OBSERVER, Newcomb & Gauss, publishers, 1 City Hall ave. *See opp. page 976*

Notaries Public.

The date indicates expiration of commission, which is generally renewed.
 AVERILL ARTHUR L. 209 Essex; July 5, 1902. *See page 1256*
 AVERILLE ARTHUR A. 118 Washington; March 5, 1903. *See page 1252*
 BATTIS EDWARD C. 81 Washington; Jan. 14, 1904. *See page 1253*
 Brown Edward H. Salem Neck
 Cahill John J.; Feb. 18, 1904
 CHAPPLE WILLIAM D. 81 Washington; Feb. 20, 1903. *See page 1256*

Save Money { *BY TRADING WITH* **E. H. KNIGHT,**
Clothier, Hatter, Outfitter, 211 Essex Street, Salem.

Jacob C. Batchelder is listed as living at 18 Loring in 1895 and was the proprietor of J. C. Batchelder & Co. at 42 Central Street in Salem. According to the 1880 US Federal Census, Plainfield, Vermont native Jacob Batchelder was a 35 year-old bachelor, boarding from the owners at 20 Lafayette Street, Susan B. And Lulu E. Moulton, who he would later move with to 18 Loring Avenue after the house's construction in 1895. J.C. Batchelder & Co, a wholesale and commission dealer in produce, including butter, cheese, eggs, and the like from the shop on Central Street (now the parking lot area behind the Lafayette Street fire department building. He had formerly been a superintendent at Kernwood, which is likely the Kernwood Estate as of 1893, which would become a private golf club in 1914 (and is still in business today), Kernwood Country Club. (The Kernwood Estate had once belonged to the Peabody family, located on the Danvers River off of Liberty Hill Avenue. Francis Peabody built the estate near the locally-named 'Cold Springs'.) According to the Salem City Directories, Charlie Ketchum both lived and worked at the Estate until he moved to 20 Lafayette and then 18 Loring Avenue (with the Moultons). lived at 18 Loring Avenue until heart disease took his life when he was only 54 years of age.

J. C. BATCHELDER,
Wholesale and Commission Dealer in
BUTTER, CHEESE, EGGS
—AND—
COUNTRY PRODUCE.
42 CENTRAL STREET, - SALEM, MASS.

1895 ADVERTISEMENT IN THE SALEM CITY DIRECTORY FOR J.C. BATCHELDER
BETWEEN A GRANITE DEALER AND CONFECTIONER

J.C. BATCHELDER WAS THE EMPLOYER OF CHARLES A. KETCHUM THE YEAR THAT THIS ADVERTISEMENT WAS PUBLISHED, AND THE
SAME YEAR THAT KETCHUM IS FIRST SEEN AT 16 LORING AVENUE.

Opposite Susan and Lulu Moulton, at 16 Loring Avenue lived Charles A. Ketchum, along with his family, and a boarder named Ellis W. Andrews as of 1895. Charles A. Ketchum worked for J.C. Batchelder & Co. at 42 Central Street, and after Jacob Batchelder's passing in 1898, opened a flour and feed store (at the previous J.C. Batchelder Location) 'Ketchum & Co.'. 1897's Salem City Directory also lists a George Smith as living at 16 Loring, with his occupation noted as 'hostler,' what would today be called a groom, who likely lived and worked at the property caring for the Ketchum family's horses and carriages.

The city directory of 1895 listed Ellis W. Andrews as living at 16 Loring – tracing the family names leads to the logical conclusion that Ellis W. Andrews was likely Carrie Ketchum's uncle, brother of Martin Andrews.

Mr. Ellis W. Andrews is listed as a milk dealer in Lynn, and a boarder at 16 Loring Avenue in Salem. While living at the house on Loring Avenue he would meet his neighbor, nineteen-year-old Mabel Phillips, and introduce her to his son, Ellis M. Andrews, a bookkeeper. The two were married on September 12, 1895, and went on to have a family of their own, eventually moving to 4 Charles Street, just behind the property at 16-18 Loring where they first met.

239	Sept. 11 Haverhill	Sept 13	Henry Oakes Annie Serena True
240	Sept 12 Haverhill	Sept 17	Ellis M. Andrews Mabel A. Phillips
241	Sept 14 Haverhill	Sept 14	James Moskell Lizzie May Davis w. w. Hancock.

1895 MASSACHUSETTS MARRIAGE RECORDS

IMAGE SHOWING RECORD OF MARRIAGE BETWEEN ELLIS M. ANDREWS AND MABEL A. PHILLIPS ON SEPTEMBER 12, 1895, JUST MONTHS AFTER THE TWO LIKELY MET AS NEIGHBORS AT 16-18 LORING AVENUE.

The 1900 United States Federal Census confirms that Susan B. Moulton & Lulu E. Moulton, as well as Charles A. Ketchum and family remained at 18 and 16 Loring Avenue (respectively). Also living with Charles Ketchum was his father-in-law, Martin Andrews, a produce salesman. By 1902 records show that Charles A. Ketchum was owner of a successful flour and feed dealing business, noted in the December 1902 Edition of *Flour & Feed*, “Mr. Ketchum succeeded J. C. Batchelder & Co., and reports a fine business year” J. C. Batchelder, of course, being Jacob C. Batchelder, the Ketchum Family neighbors at 18 Loring Ave. until his death in 1898 – its possible that Charles Ketchum purchased his late neighbor’s business and simply renamed it to ‘Ketchum & Co.’. Later in life Charles became a Freemason at the Essex Lodge in 1906-7. His Mason Membership Card lists his ‘Nativity’ as being born in Barre, Vermont on August 12, 1858, his Residence in 1907 in Salem, and his ‘Occupation’ as ‘Hay & Grain’. Finally, it lists his death date – the 5th of November, 1918.

Salem, Mass., Dec. 8.—C. A. Ketchum & Co., the local flour and feed dealers, are pushing the Buffalo Cereal Company's "horse feed." This is an enterprising young firm, occupying the corner of Front and Central streets, where J. V. & J. Hanson were for forty years. Mr. Ketchum succeeded J. C. Batchelder & Co., and reports a fine business year.

SOURCE: DECEMBER 1902 – FLOUR & FEED

18 Loring Avenue was the primary residence for Susan B. Moulton and Lulu E. Moulton, as well as Susan’s Mother, and Irena B. Carlton (née Batchelder). Florence N. Snell, a 35 year-old single woman, she was an Ohio native who is listed on the Census a teacher at the Normal School (directly across the street from 16-18 Loring). Florence P. Salisbury boarded at 18 Loring as well, and like her roommate Miss Snell was also a teacher at the Normal School. Alice E Barnard is noted in the 1899 City Directory as living at 18 Loring, and then as the head of the household on the 1900 Federal Census. In 1900 she was a 45 year-old widow that found herself in the role of managing 16-18 Loring’s boarders. A Mrs. Lucy S. Magoun lived in the home briefly as well in 1901, she was the widow of Elias Magoun, and had moved to Oxford by 1903. Sophronia Woodward, at eighty-three, was also a boarder at 18 Loring, and was possibly one of Irena B. Carlton’s friends as they were closest in age at the time to anybody else in the home. Unfortunately, Irena passed away later that year, on August 11th, 1900 at the age of 88 after a hip fracture and apparent subsequent heart failure.

Lulu Eva continued to list herself in the local city directory as a music teacher at 16 Loring through 1901, and apparently continued to enjoy success in her endeavors beyond her time at 16-18 Loring Avenue. At the age of 37 on the 17th of August, 1910, Lulu was married to Horace F. Hutchinson, a widower who worked aboard a transportation steamship. After the marriage, Lulu moved just around the corner from her mother to 10 Wisteria Street and continued to teach piano. Susan B. Moulton moved (after the sale of the property at 16-18 Loring to Edward L. Cleveland) to an apartment at 35 Leach Street. After the Great Salem Fire of 1914 in which Susan lost her home, mother and daughter once again moved in together, this time at Lulu's home on Wisteria, where Susan B. Moulton lived out the rest of her life until her passing in 1919.

MOULTON), 141 WASH. D. 74 ESSEX
 Fannie, widow of Isaac K. at Home
 for Aged Women, 180 Derby
 Hannah A. Miss, teacher, Carlton
 school, h. 21 Briggs [Forrester
 Harriet N. widow of Russell, b. 22
MOUULTON HENRY P. lawyer, 114
 Washington, also U. S. District
 Attorney, h. 10 Mall. *See page*
 1238
 H. Phillip jr. teacher (Duxbury), b.
 10 Mall
 John R. student, b. 10 Mall
 John S. (Moulton, Thompson &
 Moulton) 141 Washington, h. 74
 Essex
 Joseph I. apothecary, 128 Washing-
 ton, h. 24 Dearborn
 J. Collins, carpenter, 38 Norman, h.
 5 Osborne
 Laura A. Miss, dept. manager, 188
 Essex, b. 31 Buffum
 Lulu E. Miss, music teacher, 16 Lor-
 ing ave. b. do. [Oakland
 Philena G. widow of Edward P. h. 1
 Susan B. widow of Nelson H. L. h. 16
 Loring ave.

1897 SALEM CITY DIRECTORY – SUSAN & LULU MOULTON

1902-1907 | 18 Loring Avenue

As the 20th century began, the rapid pace of property exchange involving 16-18 Loring Avenue subsided, and historic records indicate that families owned and lived in the home for much longer periods of time. By 1901, both Susan B. And Lulu E. Moulton women are shown as having moved from 18 Loring to 16 Loring (for reasons yet discovered). Approximately one year later Susan B. Moulton and Lulu E. Moulton sold the property to Edward L. Cleveland on July 11, 1902 for \$14,500:

KNOW ALL MEN BY THESE PRESENTS THAT WE, SUSAN B. MOULTON AND LULU
 E. MOULTON, BOTH OF SALEM, IN THE COUNTY OF ESSEX AND
 COMMONWEALTH OF MASSACHUSETTS IN CONSIDERATION OF FOURTEEN
 THOUSAND FIVE HUNDRED DOLLARS PAID BY EDWARD L CLEVELAND OF

HOULTON, IN THE COUNTY OF AROOSTOOK IN THE STATE OF MAINE THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, DO HEREBY GIVE, GRANT, BARGAIN, SELL, AND CONVEY UNTO THE SAID EDWARD L CLEVELAND, THE REAL ESTATE IS SITUATED IN SAID SALEM AND IS BOUNDED SOUTHEAST ON LORING AVENUE...²

Cleveland came to Salem from Houlton, Maine. Houlton is situated on the eastern border of Maine, neighboring New Brunswick, Canada, and was one of the 10 richest communities in the United States at the beginning of the 20th century because of its flourishing logging and potato industries.³ Edward L. Cleveland and his brothers William A. Cleveland and Frederick G. Cleveland likely came to Salem from Maine to expand their fortunes, and considering Salem's economy at the beginning of the 20th century, especially in the South Salem neighborhood of Loring Avenue, one can imagine that the brothers achieved success indeed. In 1903, Edward's brother William A. Cleveland is listed as living at 18 Loring Avenue, while he owned a wholesale produce business at 85-87 Lafayette Street, along with brother Frederick G. Cleveland.

CLEVELAND Charles H. rem. to Gloucester
 Everett C. carpenter, b. 10 Barton
 Everett C. Mrs. bookkeeper, 188 Essex, b. 10 Barton
 Frederick G. (W. A. Cleveland), 85 and 87 Lafayette, b. 88 do.
 Jesse M. Miss, shoemaker, b. 21 Boardman [Barton, b. do.
 Mabel F. Miss, music teacher, 10
 Mary S. Miss, h. 182 Lafayette [ler.
 Warren A. car conductor, h. 6 Fow-
 William A. (W. A. Cleveland), 85 and 87 Lafayette, h. 18 Loring ave.
 William S. foreman carpenter, B. & M. car shops, h. 10 Barton
CLEVELAND W. A. (William A. and Frederick G. Cleveland), wholesale produce, 85 and 87 Lafayette. See page 1267
 see Cleaveland [Hill ave.

1903 SALEM CITY DIRECTORY
 BOTH FREDERICK G. CLEVELAND AND WILLIAM A. CLEVELAND ARE NOTED AS OWNERS OF THE BUSINESS 'W.A. CLEVELAND' - A LOCAL WHOLESALE PRODUCE SOURCE. (NOTE THAT THERE IS NO 'EDWARD L.' CLEVELAND ON THE DIRECTORY)

² Essex County Registry of Deeds : Book 1678; Page 446, 1902.

³ [Maine Office of Tourism Website](http://MaineOfficeofTourismWebsite.com), Aroostook County, Houlton. 2017.



1911 SALEM CITY ATLAS – SHOWING 16-18 LORING AVENUE PROPERTY AS BEING OWNED BY EDWARD L. CLEVELAND

Researcher's Note: Edward L. Cleveland is a bit of a mystery to me as an historian, as I am finding it almost impossible to find any records of him in Salem other than in the Registry of Deeds – otherwise he is seldom found elsewhere; in fact the only other official record that I can find with the name 'Edward L. Cleveland' is on the 1911 Salem City Atlas, where the property is clearly labelled with his name. (See above image.) The logical conclusion, according to the evidence, shows that Edward L. Cleveland owned the property at 16-18 Loring Avenue in Salem, but continued to live in Houlton, Maine. – A.E.K. 2018

William A. Cleveland is listed as living at 18 Loring Avenue in the Salem City Directory only for 1903, and contemporary City Directories continue to list him as a wholesaler working out of 85-87 Lafayette Street.

R. E. EAGAN.

TELEPHONE.

Bay State Creamery Co.,**Light and Heavy Cream and Ice Cream.**

— At Wholesale and Retail. —

SPECIAL RATES TO PARTIES BUYING IN LARGE QUANTITIES.

75 NORTH STREET, SALEM, MASS.

THE H. C. WARE FARM,

George H. Jones, :: Proprietor.

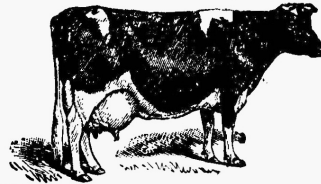
**MILK DEALER.**Fresh Milk Delivered in Salem Daily.
All Orders Promptly Attended to.

119 Highland Ave., - Salem.

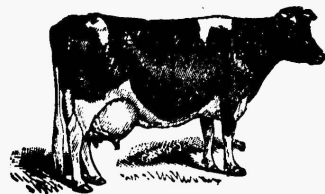
—WARE FARM.—

E. L. SANDS, DEALER INFresh Milk, Delivered Daily in Salem. All Orders
promptly attended to.

Residence, 200 Highland Ave., Salem, Mass.

**C. D. BAILEY,**

—DEALER IN—

PURE MILK.Special attention given to Bottle Milk.
Delivered in Salem Daily. Drop a Card
and I will call.

Residence, 12 Nursery Street, - Salem, Mass.

W. A. CLEVELAND, COMMISSION MERCHANT AND
WHOLESALE PRODUCE DEALER.*Hay and Grain, Eggs and Potatoes, Specialties. Salt of all kinds.
Butter, Beans, Apples, Etc.*Telephone Connection.
P. O. Box 251.

85 and 87 Lafayette Street, Salem, Mass.

1903 SALEM CITY BUSINESS DIRECTORY

AMONG OTHER PRODUCE DEALERS IN THE AREA, W. A. CLEVELAND IS LISTED AS A 'COMMISSION MERCHANT AND WHOLESALE PRODUCE DEALER' LOCATED AT 85-87 LAFAYETTE STREET. THE BUSINESS WAS RUN BY BROTHERS WILLIAM A. CLEVELAND (WHO LIVED AT 18 LORING AVENUE AT THE TIME) AND FREDERICK G. CLEVELAND (WHO LIVED AND WORKED AT THE BUSINESS ON LAFAYETTE)

Salem City Directories list a J. B. Devine as living at 18 Loring from 1905 through 1909, likely J. Benjamin Devine of the Sullivan and Devine law firm at 252 Essex Street. J. Benjamin Devine started his professional career as a clerk, then became an Attorney-at-Law, and Justice of the Peace from as early as 1904. The 1908 Salem City Directory lists J. Benjamin as part of the legal firm, Sullivan & Devine (see image below), located at 256 Essex Street (rooms 3 and 4, to be specific).

M. L. SULLIVAN	J. B. DEVINE	M. J. REARDON
SULLIVAN & DEVINE		
ATTORNEYS AT LAW		
Perley Block, 252 ESSEX ST., Rooms 3 and 4		
TELEPHONE	SALEM, MASSACHUSETTS	

1908 SALEM CITY BUSINESS DIRECTORY
 ADVERTISEMENT FOR M. L. SULLIVAN, J. B. DEVINE, AND M. J. REARDON, ATTORNEYS AT LAW WORKING OUT OF AN OFFICE AT 252 ESSEX STREET IN SALEM (NOW THE LOCATION OF HARRISON'S COMIC BOOK STORE).

Charles Emmett Devine, a native Salem Catholic born c.1877, grew up in the Derby Wharf neighborhood, and is listed as living at 18 Loring Avenue from 1905-1907 according to the Salem City Directories where he would have lived between the ages of approximately 28 through his early 30s. The Devine name would have been known around the city, as Charles' brother was James B. Devine.

The 1905 Salem City Directory lists Charles E. Devine as an employee (and likely owner) of T. A. Devine Co., a multi-location liquor dealer business in downtown Salem. Area directories as early as 1893 show that the business first opened at the Lafayette Street location, and then expanded to include the Front Street location. (See image on next page.) By 1908 Mr. Devine had moved from 18 Loring Avenue, but continued to operate a successful liquor distribution business while boarding at the Hotel Washington.

1910's Federal Census lists all members of the Devine family living at 18 Loring just before they moved, which included J. Benjamin Devine, his wife Catherine D. Devine, and their children, 2-year-old Thomas B. Devine and newborn daughter named after her mother, Catherine.

19	✓	✓	Hannah 2	Mother 0	6	W	26	Ma
18	✓	✓	Devine James B	Father	4	W	37	M
			Catherine 2	Wife	4	W	26	M
			Thomas B	Son	2	W	2	S
			Catherine 2	Daughter	2	W	6	S

1910 US FEDERAL CENSUS | JAMES B. DEVINE & FAMILY AT 18 LORING AVENUE

HARTNETT CO.

Wholesale and Retail

Liquor Dealers

171 and 171 1-2 Boston St., - Salem, Massachusetts

Telephone, Salem 330

T. A. DEVINE CO.

SALEM, MASSACHUSETTS

DISTRIBUTORS OF

Harvard Brewing Co's AlePabst Milwaukee Lager

PROPRIETORS OF

Daniel Webster—**WHISKEY****A. S. Kotarski & Co.**

Wholesale and Retail

Liquor Dealers

Wines and Cigars

167 and 169 Derby Street, - Salem, Massachusetts

Telephone 1088

1909 SALEM CITY BUSINESS DIRECTORY

AMONG THE OTHER LIQUOR DEALERS, BREWERS, AND SELLERS OF ALL VARIETIES OF LIQUOR, THE PROMOTION FOR T. A. DEVINE CO. ADVERTISES THEIR DISTRIBUTION OF HARVARD BREWING CO.'S ALE, PABST MILWAUKEE LAGER (OF COURSE, LATER PABST BLUE RIBBON) AND PROPRIETORS OF DANIEL WEBSTER WHISKEY.

c.1902–1921 | 16 Loring Avenue

Alonzo F. Titus first appears in the Salem City Directory as living at 16 Loring Avenue in 1903, within a year of the property purchase by Edward L. Cleveland from Susan B. & Lulu E. Moulton. For about a year Alonzo would have been neighbors with William A. Cleveland through 1903, after which Alonzo F. Titus continues to be listed as the occupant of 16 Loring, while 18 Loring is listed as ‘Vacant’ in 1904. The 1903 Salem City Directory gives some insight into Alonzo F. Titus and his career: Mr. Titus is listed as the owner of A. C. Titus & Co. at 136 to 142 Washington Street, advertised as ‘house furnishers’ from which he dealt and traded in antique and reproduction antique furniture, carpeting, upholstery, stoves, and other home furnishings throughout the North Shore of Boston and the United States, and incorporated in several locations from Salem, Massachusetts as far as Portland, Maine.

<i>Name</i> Titus, Alonzo Flint			
<i>Residence</i> Salem,	<i>Occupation</i> Furniture Dealer	<i>Nativity</i> Newport, R.I. 1870-4-1	
<i>Lodge</i> ESSEX	<i>Initiated</i> 1897-3-2	<i>Passed</i> 1897-4-6	<i>Raised</i> 1897-5-4
<i>Membership</i> 1897-5-4	<i>Dim.</i> Sus. 1929-9-3 " 1934-3-6 <i>Dis.</i>	<i>Reinstated</i> 1929-10-1	<i>Deceased</i> *
<i>Remarks:</i>			

ALONZO FLINT TITUS – FREEMASON MEMBERSHIP CARD

MR. TITUS’S MEMBERSHIP WITH THE SECRETIVE FRATERNAL GROUP KNOWN AS THE FREEMASONS WOULD HAVE PROVIDED AN EXCELLENT NETWORKING AND SOCIALIZING GROUP FOR ALONZO AND THE OTHER MEMBERS. MASON MEMBERSHIP CARDS ARE ALSO A WEALTH OF INFORMATION FOR HISTORIANS, AS IT DETAILS HIS DATE OF BIRTH AS BEING APRIL 1, 1870, IN NEWPORT, RHODE ISLAND, AND HE JOINED THE MASONS JUST AFTER HIS 27TH BIRTHDAY AND WAS THUS A MEMBER FOR LIFE.



The Habit of Buying by Mail

has developed rapidly, and in no line of merchandising is it of greater advantage than in the purchase of Solid Gold and Sterling Silver. We have been the acknowledged leaders in gold and silver by mail for a score of years, and our

ILLUSTRATED YEAR BOOK, 250 PAGES

is not only the most comprehensive catalogue published in the states, but offers a greater stock to select from than could be found in any one store. *Write for a copy to-day.* It has many suggestions for Easter and Spring Wedding Gifts. All goods sent carriage paid, safe delivery guaranteed. *Send us a trial order.* Money refunded should any selection fail to please.

DANIEL LOW & COMPANY ESTABLISHED 1817 **SALEM, MASS.**
GOLD AND SILVER SMITHS 202 ESSEX STREET

Hotel Westminster

Irving Place and 16th Street, NEW YORK



One block from Union Square, Surface, Elevated and Subway Cars. Midway between leading wholesale and retail Stores and Theatres, and yet far enough from Broadway to insure Comfort and Freedom from the noise and bustle of that thoroughfare. Perfectly quiet locality and homelike in every respect. Excellent Cuisine. European plan. Single Rooms, \$1.00 per day and up. Room with bath, \$2.00 per day and up. Parlor, Bedroom and Bath, \$3.00 per day and up. American Plan, \$3 per day upward. Club Breakfast. Table D'Hôte Dinner. SEND FOR BOOKLET.

THE JOHN F. HOLLINGSWORTH CO.,
C. H. GODFREE, Manager



Modern Antiques

Selected with a scrutiny sharpened by long experience and benefited by the advantage of historical environments. There are gathered together here in this Town Shop of ours Correct Reproductions of Genuine Antiques, that amaze the out-of-town visitor as they look our store over. We ship from Coast to Coast, from Gulf to Canada. Send for our blue prints, and have one piece of furniture from Historic Old Salem.

A. C. Titus & Co., Salem, Mass.

Published in Center of
Population of 100,000

THE SALEM EVENING NEWS

SALEM NEWS PUBLISHING CO., SALEM, MASS.

Circulation Guaranteed
Over 18,500 Daily

Locke Regulator Co.

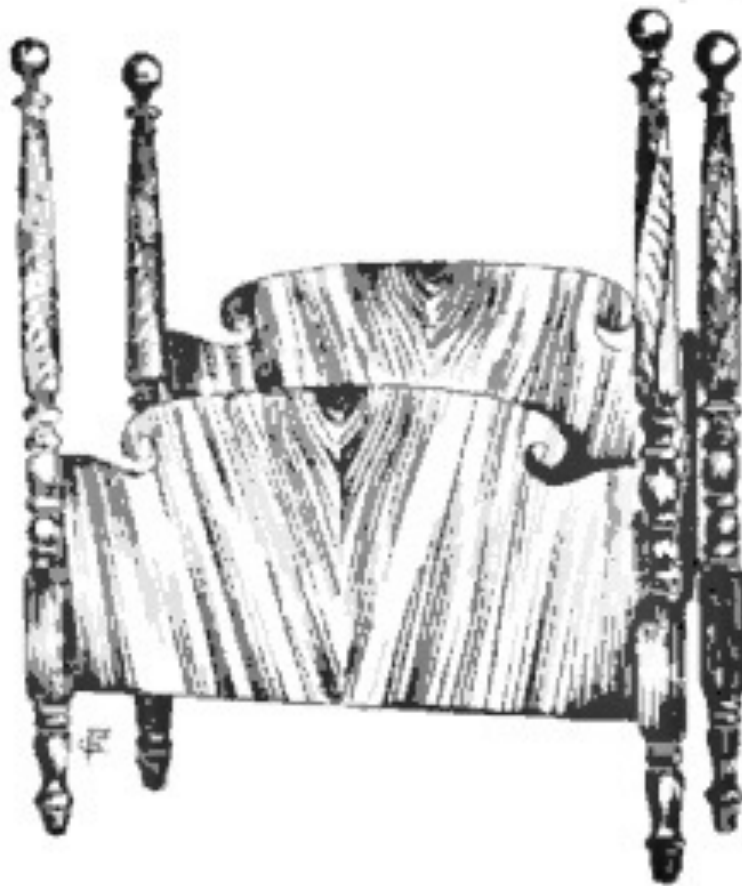
PATENTERS AND MANUFACTURERS OF

Steam Appliances

Damper Regulators, Pump Governors, Steam and Water Pressure Regulators, Steam Traps, Improved Globe Valves, Check Valves, Reducing Valves, Back Pressure Valves, etc. Also manufacturer of the Locke Engine Stop and Speed Limit System

OFFICE AND WORKS

Salem ————— Massachusetts



Modern Antiques

¶ Selected with a scrutiny sharpened by long experience and benefited by the advantage of historical environments.
¶ There are gathered together here in this Town Shop of ours **Correct Reproductions of Genuine Antiques**, that amaze the out-of-town visitor as they look our store over. ¶ We ship from Coast to Coast, from Gulf to Canada. Send for our blue prints, and have one piece of furniture from Historic Old Salem.

A. C. Titus & Co., Salem, Mass.

1909 NEW ENGLAND MAGAZINE

CLIP FROM BUSINESS PAGE INCLUDING A. C. TITUS & CO.'S ADVERTISEMENT FOR 'MODERN ANTIQUES' AND 'CORRECT REPRODUCTIONS OF GENUINE ANTIQUES'.

Alonzo F. Titus and his wife Ramie, as well as their domestic staff including a live-in housekeeper, and a resident 'coachman', George W. Hudson, moved in to 16 Loring Avenue on a lease from Edward L. Cleveland:

...ON LORING AVENUE, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS: THE HALF OF THE HOUSE WHICH IS NUMBERED SIXTEEN LORING AVENUE, ALSO THE STABLE ON SAID ESTATE, EXCEPTING ONE STALL, ALTOGETHER WITH EFFICIENT ROOM FOR HAY AND FEED FOR ONE HORSE, AND ALSO CARRIAGE ROOM FOR ONE CARRIAGE [...] THE LESSEE TO ALSO HAVE THE USE OF LAND ON THE EASTERLY SIDE OF THE STABLE TO CHARLES STREET.

Alonzo F. Titus was not only a furniture dealer, but was also a skilled carpenter and contractor, which is likely why Edward L. Cleveland signed a lease with Titus in 1902: This lease, recorded in 1906, gives detailed instructions that Titus was expected to complete as part of the lease of 16 Loring Avenue, and gives an incredible insight interior architectural detail that was altered by Alonzo F. Titus as directed by Edward L. Cleveland between 1902 and 1910:

IT IS HEREBY AGREED THAT THE LESSEE SHALL MAKE THE FOLLOWING ALTERATIONS, IMPROVEMENTS, AND REPAIRS: INSTALL A LAUNDRY WITH SET TUBS IN BASEMENT WITH ALL NECESSARY PLUMBING, ALSO HOT WATER APPARATUS IN KITCHEN, ALL HARDWOOD FINISH THROUGHOUT TO BE SCRAPPED AND POLISHED; ALL WOOD WORK OTHER THAN HARDWOOD TO BE PAINTED TWO COATS THROUGHOUT, ALL ROOMS OTHER THAN KITCHEN AND BATHROOM TO BE PAPERED WITH SEALINGS TINTED OR PAPERED AND MOULDING, RADIATORS, AND STEAM PIPES REGUILDED, CHANDELIERS LACQUERED, DINING ROOM CUPBOARD DOORS TO BE REPLACED WITH LEADED GLASS DOORS, KITCHEN WALLS TO BE PAINTED, CEILINGS KALSOMINED, WOOD WORK SHELLACKED, AND ELECTRIC BELL INSTALLED, PLUMBING TO BE OVERHAULED AND REFINISHED, BATHROOM WALLS AND CEILING PAINTED, WOODWORK SHELLACKED AND PLUMBING RENICKLED... SAID LESSEE DOES PROMISE TO PAY THE SAID RENT IN MONTHLY PAYMENTS OF THIRTY SEVEN DOLLARS AND A HALF...

The Titus family is listed on the 1910 US Federal Census as living at 16 Loring Avenue, including Alonzo F., Ramie W., Alonzo's wife of 15 years (as of 1910), and their live-in 'servant' Nora Ganley, a 20-year-old Irish (immigrant who was part of a much larger Irish immigrant population of domestic staff in Salem at

the time). Alonzo's occupation is listed as a retail dealer of furniture, while Ramie's responsibility was to the home and community, as was a common marital arrangement at the time. By 1912, Alonzo and Ramie Titus had begun to employ Ethel L. Bassett, a widow, as a live-in maid at 16 Loring Avenue. After the Great Salem Fire of 1914, A. C. Titus & Co. moved to Jefferson Avenue and the Titus family (and staff) continued to live at 16 Loring Avenue through 1921.

1746

SALEM ADVERTISING DEPARTMENT

FRANK E. LOCKE

REAL ESTATE and INSURANCE

Appraiser of Personal and Real Estate. Agent of National Surety
Company of New York City. Notary Public and Justice of the
Peace. Care of Estates a Specialty. Mortgages Negotiated.

Telephone at Office and Residence
Office of the Prospect Hill Syndicate and the Montserrat Syndicate of Beverly
ROOM 6, KINSMAN BLOCK, 81 Washington St., SALEM, MASS.

Oliver and Company

Makers of Fine Picture Frames

Number Sixty-Three North Street
Salem, Massachusetts

Telephone Connection

MISS CECELIA R. BABCOCK

The Oldest Manufacturer of

HAIR GOODS

in Essex County, still continues at

264½ Essex Street, - Salem, Mass.

Shampooing, Cutting and Dressing Ladies' and Children's Hair
Toilet Articles of all kinds for Sale, including my celebrated
Hair Tonic for cleaning the scalp and renewing the
Growth of the Hair

Telephone 2349-W "Call us often"

Titus & Co.

FURNITURE FINE RUGS

We Sell Goods Direct to the People at Wholesale Prices
Our Method of Doing Business Makes "Every Sale a Saver"

Jefferson Avenue, Salem, Massachusetts.

1916 SALEM BUSINESS DIRECTORY

AMONG ADVERTISEMENTS FOR REAL ESTATE, INSURANCE, PICTURE FRAMES, AND HAIR GOODS — ALONZO F. TITUS' FURNITURE RETAIL STORE, TITUS & CO. ENCOURAGES BUYERS TO 'CALL US OFTEN' AND THAT THE BUSINESS MAKES 'EVER SALE A SAVER'

1910-1913 | 18 Loring Avenue

From the end of 1910 until 1911 Alonzo F. Titus worked to update 18 Loring Avenue as part of the terms of his lease. Ownership wise, the property traded hands a couple of times in the same period. Edward L. Cleveland sold the property, including the lease agreement with Titus, to Jean B. Leveille for \$9,500. After the updates, Jean B. Leveille again sold the property to Alfred Audet in 1913. Below is an image from the Essex County Registry of Deeds listing Jean B. Leveille's real estate transactions from 1888 through 1913.

1888	Feb. 24	Jean B.	Mary L. Pickering	"	1217	43	Salem	Congress St.
1890	July 19	"	Alice W. Roberts	"	1284	517	"	"
1898	Jan. 18	"	Salem Five Cts. Sav. Bk.	"	1538	463	"	"
1900	Aug. 27	" et ux	Joseph E. Leveille	Deed	1619	126	"	Leach St.
"	"	"	Arthur Jodoin	Mtge.	"	128	"	"
1910	July 1	" Sr.	Edward L. Cleveland	"	2030	405	"	Loring Av. Lots 23 & 25 Pl. Rec. 727-300
"	" 9	" -	Arthur Jodoin	"	2031	221	"	1st Leach St. 2d Loring Av. Lots 23 & 25 Pl. Rec. 727-300
1911	Apr. 28	"	Alfred Audet	Deed	2081	248	"	Congress St.
"	May 4	"	Adelard Audet	Mtge.	2082	208	"	Leach St.
1912	Dec. 30	"	Salem Five Cts. Sav. Bk.	"	2188	282	"	"
1913	Jan. 16	" Sr.	Alfred Audet	Deed	2193	402	"	Loring Av. Lots 23 & 25 Pl. Rec. 727-300
1921	July 2	" et al. Execs	Jean B. Leveille, Sr.	Deed	2428	428	"	Congress St.

Included in this listing of deeds and mortgages granted by Jean B. Leveille notes the mortgage of 'Loring Av, Lots 23 & 25 Pl. Rec. 727-300' to Edward L. Cleveland in 1910 (as well as an Arthur Jodoin who never appears again in relation to the property), and then the deeded sale of the same property from Jean B. Leveille, Sr. to Alfred Audet on January 16, 1913 recorded in Book 2193, Page 402-3:

KNOW ALL MEN BY THESE PRESENTS THAT I, JEAN BAPTISTE LEVEILLE SR. OF SALEM IN THE COUNTY OF ESSEX AND COMMONWEALTH OF MASSACHUSETTS IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS PAID BY ALFRED AUDET OF SAID SALEM THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, TO HEREBY GIVE, GRANT, BARGAIN, SELL AND CONVEY UNTO THE SAID ALFRED AUDET, A CERTAIN PARCEL OF LAND WITH BUILDINGS THEREON SITUATED IN SAID SALEM AND BOUNDED SOUTHEAST ON LORING AVENUE ... BEING LOTS NUMBERED 23 AND 25 ON A PLAN OF PART OF THE DERBY ESTATE WHICH PLAN IS RECORDED IN ESSEX SOUTH DISTRICT REGISTRY OF DEEDS IN BOOK 727 LEAF 300.

Upon the sale of the entire property (including the Titus' as lessees and tenants) to Alfred Audet (who also happened to be Jean B. Leveille's son-in-law), a new era began at 16-18 Loring Avenue, upon which it would become known as 'The Audet House' and for good reason.

1913–1955 | Becoming ‘The Audet House’ : 18 Loring Avenue

A bit of Audet Family background is necessary to introduce their ownership at 16-18 Loring Avenue: Alfred Audet was born in Québec, Canada in 1875 and immigrated to the United States in 1893, according to the 1900 US Federal Census that lists the Audet Family as living at 40 Congress Street. In 1900 the new family included Alfred, a twenty-five year old contractor, his wife of two years Eugenie, and their daughter, Marie L. Audet, born in 1899.



Residence, 71 Leach St., Salem, Mass.

Alfred Audet,
CONTRACTOR,
Builder and House Decorative
PAINTER.

Jobbing of all kinds promptly attended to.
Drawing of Plans and Estimates Furnished.

Shop, 72 Congress St.
Residence, 40 Congress St., Salem.

1899 SALEM BUSINESS DIRECTORY

IN THE SAME YEAR THAT ALFRED AND EUGENIE AUDET WELCOMED THEIR DAUGHTER MARIE, THIS ADVERTISEMENT APPEARED FOR ALFRED'S CONTRACTING BUSINESS, ANNOUNCING AUDET'S SKILLS AS A BUILDER AND PAINTER, DECLARING: "JOBGING OF ALL KINDS PROMPTLY ATTENDED TO" — ALSO NOTED IS THE AUDET'S RESIDENCE, AT 40 CONGRESS STREET.

Eugenie Audet, née Leveille, was also born in Québec, Canada in 1875 and immigrated to Salem, Massachusetts in 1886 with her family at the age of nine. Eugenie was the daughter of Jean Baptiste Leveille and Demerise Michaud Leveille, making Alfred Audet the son-in-law of 16-18 Loring Avenue's owner from 1910-1913.

The 1910 United States Federal Census records the Audet family's move from Congress Street to 65 Palmer Street, an apartment building owned by Alfred and Eugenie, where they were neighbors with the extended Audet family, including 21 different aunts, uncles, cousins, and grandparents for a total of 24 Audet family members under the same roof.

After the death of Eugenie's mother, Demerise, in 1907, J. B. Leveille purchased 16-18 Loring from Edward L. Cleveland in 1910, updated the home (the work for which was completed between 1902-1921 by Alonzo F. Titus), and presented the property (probably intended as a source of income) for his daughter Eugenie, son-in-law Alfred, and granddaughter Marie. Jean B. Leveille subsequently deeded the property to Alfred for the proverbial 'one dollar and other valuable consideration' (as noted on the previous page) in 1913.

After renovations had been completed, 18 Loring was occupied by several boarders from 1912 through 1915. In this 3 year period there were at least seven different boarders including Elizabeth T. Smith, a clerk who is listed as boarding at the address in 1912 and 1913, and again in 1914 as a bookkeeper. Harry H. Hames, a traveling salesman, is listed as boarding at 18 Loring only for 1912 (which might not come as a surprise, given his occupation). Helen W. Lund, Howard C. Lund, and their mother Martha J. Lund (widow of Henry Lund) resided at 18 Loring from 1912 through 1913, and presumably into 1914.

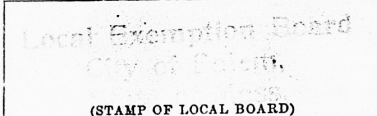
June 25, 1914 changed everything for Salem – the Great Salem Fire burned more than 250 acres of the city, leveling entire neighborhoods to their foundations and chimney stacks, transforming Salem's tree-lined-streets into empty, skeletal remnants of what they once were. The Audet family lost thousands of dollars in property throughout the city, Alfred Audet in particular lost 9 buildings, including their own residence, as well as stores, apartments, and multi-family properties and the homes of their neighbors, made mostly of their extended family, as well as other tenants. Fortunately for the Audet family, although they had suffered an enormous financial loss due to the conflagration, they still owned several dozen properties throughout Salem, including at 16-18 Loring Avenue on the South end of the city, which must have seemed a world away from the piles of ash to be found less than a mile down the road.

Audet, Alfred. 2 Res. (W), 42-42½ Congress, A. L. \$1200, A. B. \$6000, I. B. \$7700.
Audet, Alfred. 2 Res. (W), 46-46½ Congress, A. L. \$800, A. B. \$3500, I. B. \$3500.
Audet, Alfred. Apts & Stores (W), 98 to 104½ Lafayette, A. L. \$3800, A. B. \$15,500, I. B. \$13,500.
Audet, Alfred. 2-2 Family Houses (W), 106-110 Lafayette, A. L. \$3700, A. B. \$4300, I. B. \$5500.
Audet, Alfred. Res. (W), 35 Leach, A. L. \$3000, A. B. \$3800, I. B. \$6000.
Audet, Alfred. Res. (W), 38 Naumkeag, A. L. \$700, A. B. \$2000, I. B. \$500.
Audet, Alfred. Apts. (W), 55 Palmer, A. L. \$1100, A. B. \$6500, I. B. \$6000, I. C. \$500.
Audet, Alfred. Apts. (W), 65-67 Palmer, A. L. \$1200, A. B. \$5500, I. B. \$2500, I. C. \$1400.
Audet, Alfred. Apts. (W), 38 Prince, A. L. \$800, A. B. \$6500, I. B. \$4000.

1914 DATA ON THE BURNED DISTRICT OF SALEM
THIS CLIP FROM THE OFFICIAL REPORT NOTES THE VARIOUS
TYPES, MATERIALS, VALUES, AND INSURANCE ON THE
BURNED BUILDINGS OWNED BY ALFRED AUDET.

Alfred, Eugenie, and 15-year-old Marie likely lost many of their possessions in the loss of their home, but were fortunate to not lose their lives. By 1915 Alfred Audet's home address is listed at 18 Loring Avenue, along with a painter named Edward Brochu (only in 1915) and Eugenie's aging father, Jean Baptiste Leveille still resided with his daughter and son-in-law until his passing in 1918.

REGISTRATION CARD	
SERIAL NUMBER 3702	ORDER NUMBER 4688
1 <i>Alfred Audet</i> <small>(First name) (Last name)</small>	
2 PERMANENT HOME ADDRESS: <i>18 Loring Ave. Salem</i> <small>(City or town) (County) (State)</small>	
Age in Years 3 <i>43</i>	Date of Birth 4 <i>May 17 1875</i> <small>(Month) (Day) (Year)</small>
RACE	
White <input checked="" type="checkbox"/>	Negro <input type="checkbox"/>
Oriental <input type="checkbox"/>	Indian <input type="checkbox"/>
Citizen <input type="checkbox"/>	Non-citizen <input type="checkbox"/>
5 <input checked="" type="checkbox"/>	9 <input type="checkbox"/>
U. S. CITIZEN	
Native born <input type="checkbox"/>	Alien <input type="checkbox"/>
10 <input type="checkbox"/>	14 <input type="checkbox"/>
11 <input checked="" type="checkbox"/>	12 <input type="checkbox"/>
13 <input type="checkbox"/>	14 <input type="checkbox"/>
15 If not a citizen of the U. S., of what nation are you a citizen or subject?	
PRESENT OCCUPATION 16 <i>Gen. Contractor</i>	EMPLOYER'S NAME 17 <i>Myself</i>
18 PLACE OF EMPLOYMENT OR BUSINESS: <i>64 Lafayette Salem Mass</i> <small>(City or town) (County) (State)</small>	
Name 19 <i>Eugenie Audet</i>	Address 20 <i>18 Loring Ave. Salem</i> <small>(City or town) (County) (State)</small>
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE P. M. G. O. <i>Alfred Audet</i> Form No. 1 (Red) (3-6171) (Registrant's signature or mark) (OVER)	

20-5-16 REGISTRAR'S REPORT							
DESCRIPTION OF REGISTRANT							
HEIGHT			BUILD			COLOR OF EYES	COLOR OF HAIR
Tall	Medium	Short	Slender	Medium	Stout		
21	22	23	24	25	26	<i>Brown</i>	<i>Brown</i>
29 Has person lost arm, leg, hand, eye, or is he obviously physically disqualified? (Specify.)							
<i>No</i>							
30 I certify that my answers are true; that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark, and that all of his answers of which I have knowledge are true, except as follows:							
<i>Arasni Dube</i> <small>(Signature of Registrar)</small>							
Date of Registration: <i>Sept 12 1918</i>							
 (The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)							
(OVER)							

1918 WORLD WAR I DRAFT REGISTRATION | ALFRED AUDET

AT 43 YEARS OLD, ALFRED AUDET WAS NOT LIKELY TO BE CALLED INTO SERVICE FOR THE GREAT WAR, BUT WAS REQUIRED TO REGISTER REGARDLESS. THIS REGISTRATION CARD GIVES A WEALTH OF INFORMATION ABOUT MR. AUDET, INCLUDING HIS HOME ADDRESS OF 18 LORING AVENUE, SALEM, MASS.

The First World War required Alfred to register for the draft, even though he was forty-three years old in 1918, the insight that the report gives us into Mr. Audet's physical appearance is intriguing at the very least – I like to imagine the brown-eyed, brown-haired, 5'10" contractor, fit from his years of hard labor; a man of great integrity and sense of community that drove him to help in the effort to rebuild Salem after the Great fire of 1914, and continued to dedicate his life to the city he so clearly loved.

Alfred Audet was a prolific real estate contractor and developer in early 20th century Salem; there is not a main street in Salem that Audet did not own or build property at one point or another. According to the Essex County Registry of Deeds, Audet owned property on every main road in Salem, including

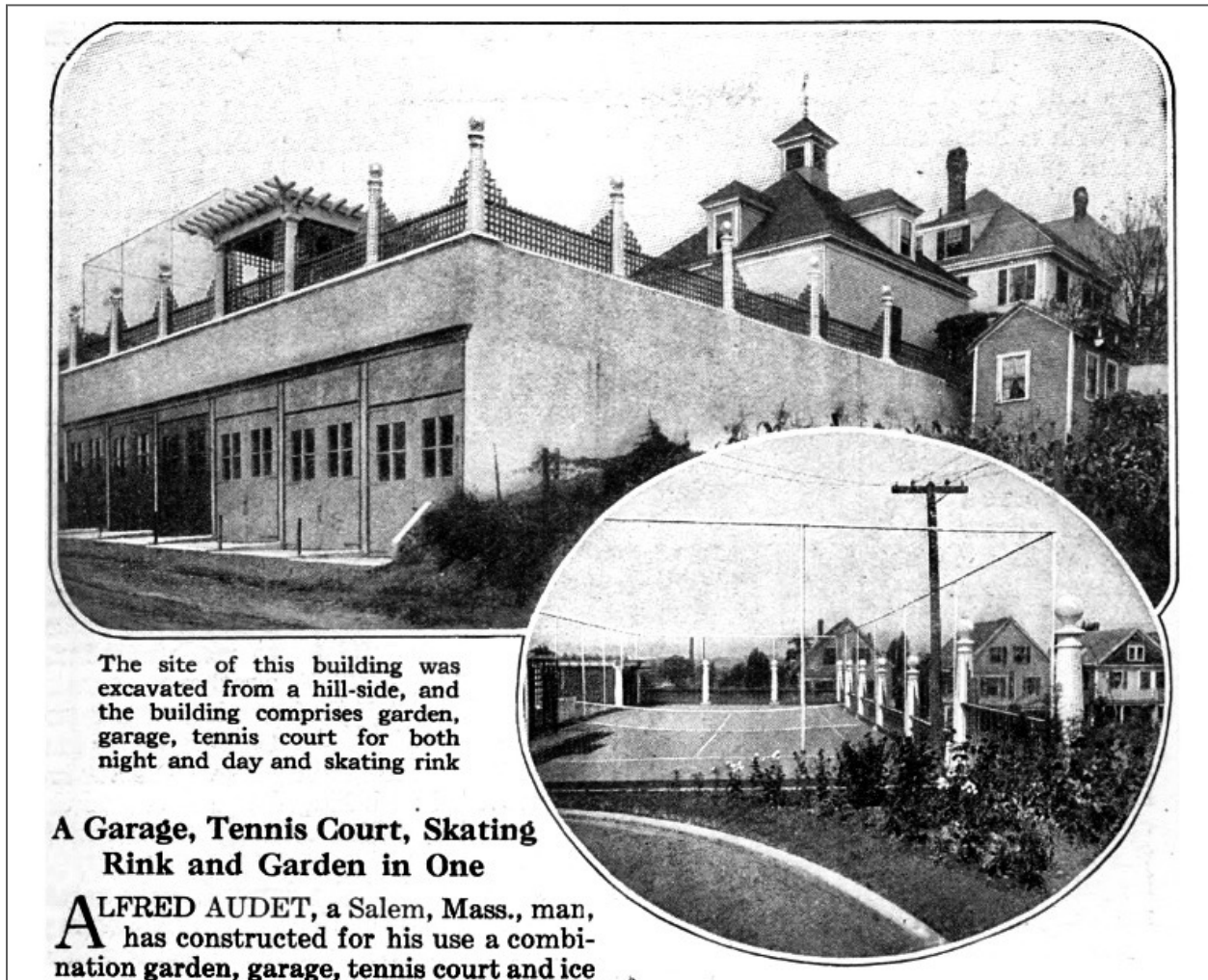
Lafayette Street, Dodge Street, Congress Street, Dow Street, Derby Street, Palmer & Naumkeag Streets, Hancock Street, Leach Street, Washington Street, and Ocean Avenue – the list is virtually endless as it is nearly impossible to trace each and every property that Audet owned, sold, rented, or otherwise had a hand in constructing. Quite literally, the architectural landscape of Salem today would not be what it is without Alfred Audet and his work throughout the city.

Even in his own back yard, quite literally, Alfred Audet was innovative and built structures to last. The six-car garage that faces Charles Street is the back side of the property at 16-18 Loring (pictured below) – this was installed after the Salem fire, largely using rubble from the city’s ruins, and served as not only a place to store automobiles, but at 35 feet deep, it serves for storage space, and was rumored to be a neighborhood bomb shelter after its completion in 1937. The surface that functions as a roof to the six-car garage has served many purposes, but was originally intended to be a garden of repose for a city with all the growing pains of an industrial revolution; while the space was intended to be functional, it also was important to the Audet’s to have a quiet space for nature on their property.



16-18 LORING AVENUE GARAGE | CHARLES STREET – SALEM, MASSACHUSETTS | 1989
IMAGE FROM MACRIS REPORT, COMPLETED BY A. D. HILBERT WITH NORTHFIELDS PRESERVATION ASSOCIATES FOR THE SALEM
PLANNING DEPARTMENT IN JULY 1989.

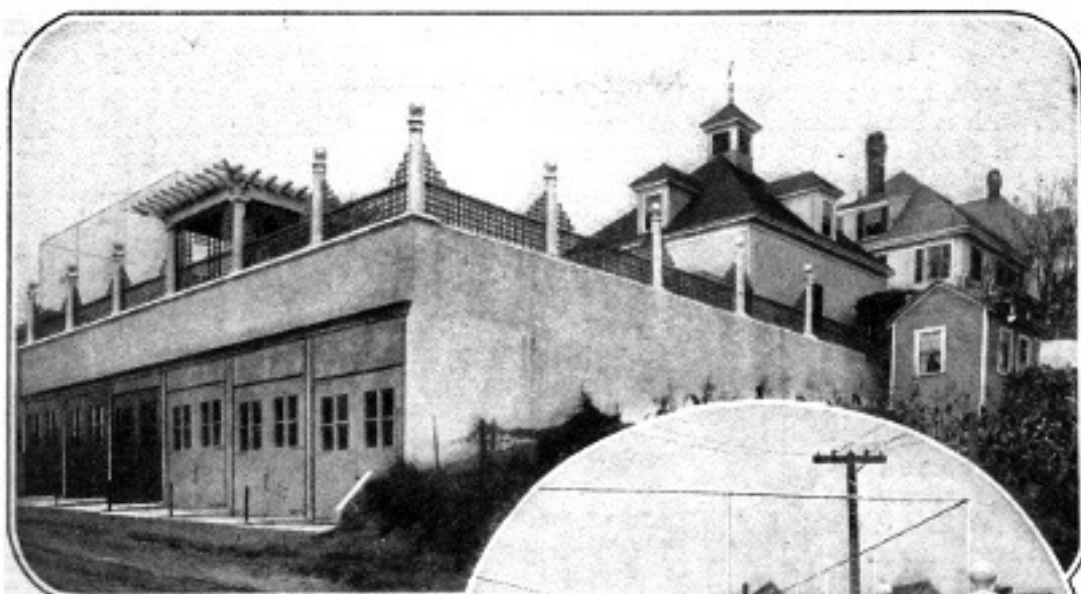
The uniquely designed garage-gardens proved to be popular enough to gain the attention of *Popular Science Monthly* – a May 1918 article featured the technological advancements utilized in the building and maintenance of the six-car garage and the gardens (and at one time tennis court). Coincidentally, these are also likely the earliest images to exist of the garage and yard of 16-18 Loring Avenue.



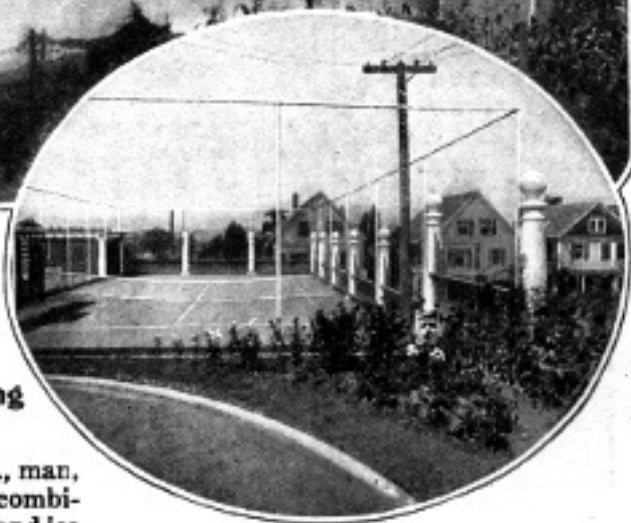
POPULAR SCIENCE MONTHLY | MAY 1918

DETAIL VIEW OF ARTICLE IMAGES FEATURING THE GARAGE-GARDENS ENGINEERED AND
CONSTRUCTED BY ALFRED AUDET AT 16-18 LORING AVENUE.

(PLEASE SEE NEXT PAGE FOR FULL 'POPULAR SCIENCE MONTHLY: MAY 1918' ARTICLE)



The site of this building was excavated from a hill-side, and the building comprises garden, garage, tennis court for both night and day and skating rink



A Garage, Tennis Court, Skating Rink and Garden in One

ALFRÉD AUDET, a Salem, Mass., man, has constructed for his use a combination garden, garage, tennis court and ice skating rink. This roof garden is built into the side of a hill in the rear of the dwelling. The hill was apparently a barrier to further development of the property, but it was eventually an advantage. The garage space is hollowed out of the hill. The garage measures thirty-eight by seventy-seven feet and comprises six separate houses to accommodate three cars each. Every compartment is thirteen by thirty-eight feet, with electric lights and hot water heating.

The dirt taken from the hill was placed on the roof of the garage for the tennis court and garden. Electric lights permit play at night. A wire netting thirteen feet high set in the large cement posts prevents balls from landing in the street below.

Besides the tennis court there is a spacious garden which makes a veritable bower of beauty. A pergola thirteen feet square and lighted by electricity is a feature of the garden.

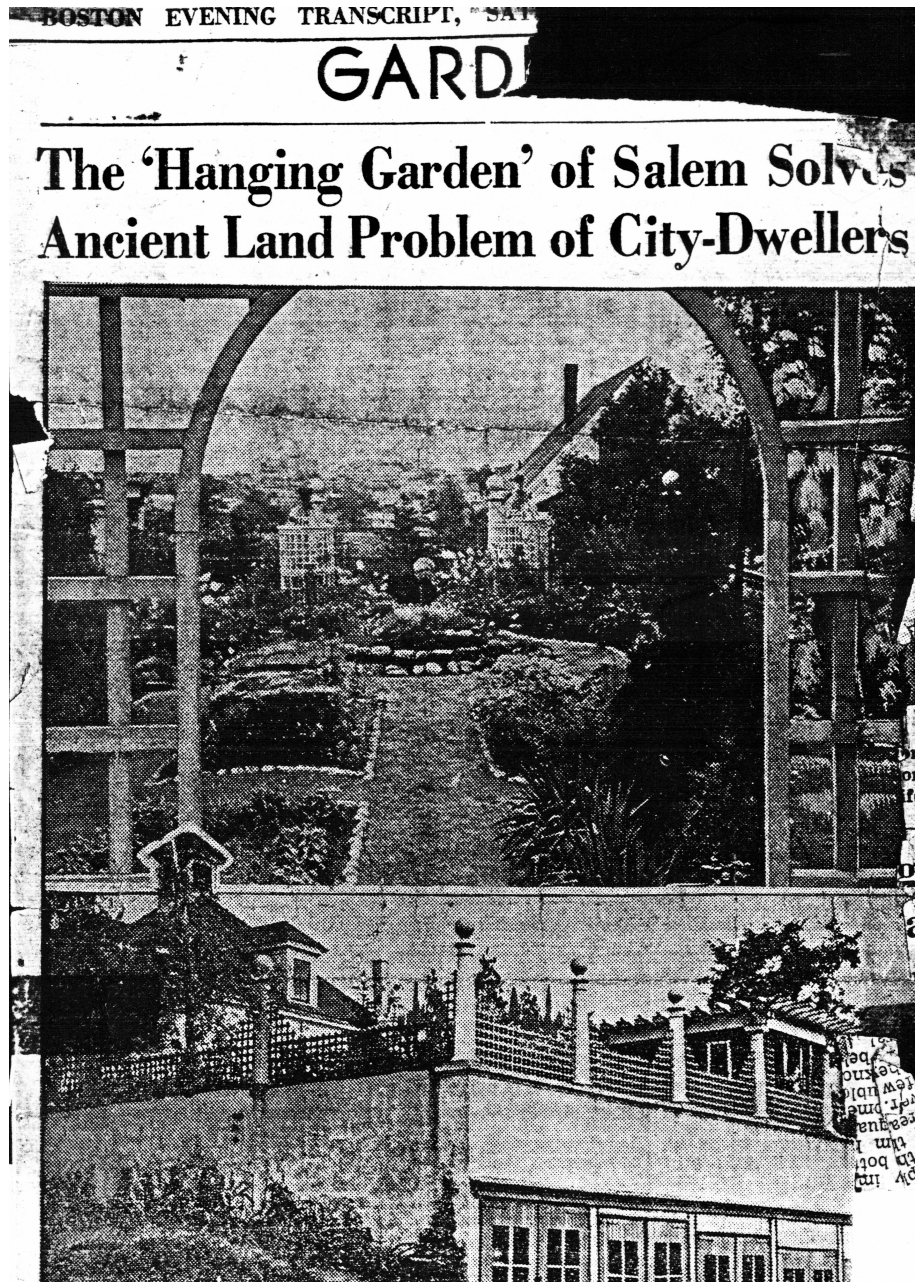
The roof of the garage and the base of

the tennis court and garden are of cement, ten inches thick. The whole makes a novelty in construction that is a delight to the many suburbanites who have seen it.

Utilizing the Waste Heat from a Gas-Engine

FOR a long time the waste steam from steam-engines has been turned to good account, but there have been difficulties in the way of using the exhaust gases from a gas-engine as they readily attack the metal of the conduits. However, the difficulty is being overcome, for a New Jersey candy factory has an installation in connection with a sixty horsepower engine which is used to heat the factory. The gases pass through an economizer made of cast-iron, with the passages to the different sections staggered so that all parts are heated for the whole length. Water circulates in jackets surrounding the gas passages.

The Audet gardens were of particular interest for many years, enough so that the regional newspaper, *Boston Evening Transcript*, featured an article by Elizabeth Messer that gives a beautiful contemporaneous description of the ‘hanging gardens’ to be found behind the Queen Anne home at 16-18 Loring Avenue (see image below).



BOSTON EVENING TRANSCRIPT — IMAGE FROM ARTICLE WRITTEN BY ELIZABETH MESSER (EXACT DATE UNKNOWN, POST=1937)
ORIGINAL IMAGE CAPTION: THE TWO VIEWS ABOVE SHOW SALEM'S UNIQUE GARAGE- GARDEN LOOKING FROM THE HOUSE TOWARD THE PER-GARDEN. THE UPPER PICTURE IS A VISTA OF THE GODS. THE LOWER SCENE SHOWS THE GARAGE FROM A LOWER LEVEL IN BACK OF THE PERGOLA.

Alfred and Eugenie's only child, a daughter they named Marie Laure A. Audet, was born at the tail end of the 19th century, on December 14, 1898, and would have been a young lady of about 16 years old when she and her family moved in at 18 Loring Avenue, after having lost many of their worldly possessions in the 1914 fire. It is possible (if not probable) that she had a hand in designing, planting, and maintaining the garden behind the home her parents owned, and where she lived through 1932. As a child of means she would have been well educated and expected to develop her talents, hers being in the field of music. As late as 1931, Marie L Audet is listed among the Music Teachers in the Salem Business Directory at 18 Loring Avenue.

Mr. Audet seems to have decided it was time to expand his real estate and contracting business to include owning 'National Bowling Alleys' as of 1929 – what had once been the garage of legendary Salemite Zina Goodell at 92-96 Lafayette Street became Audet's bowling alley (and later a furniture store). The building still remains at its original address on Lafayette Street, near the Point neighborhood of Salem, and has housed dozens of businesses throughout the last century.



92-96 LAFAYETTE STREET | c.1979
ONCE THE SITE OF ALFRED AUDET'S 'NATIONAL BOWLING ALLEY' IN THE 1930S AND 40S

In addition to general contractor, Salem real estate mogul, and bowling alley owner, Audet added 'liquor store owner' to his repertoire by 1934 with his store at 11 Front Street in Downtown Salem:

28

BOOKBINDERS

ROBERT BURLIN & SON

Bookbinders Paper Rulers

Specialize in Embossed College and School Year Book Covers

Edition and Leather Flexible Binding

301 CONGRESS ST.

BOSTON, MASS.

Telephones Hancock 6790 — 6791

BOTTLED GOODS

RETAIL LIQUOR BOTTLE STORE—PHONE 2498

ALFRED AUDET

ALL OBTAINABLE LIQUORS

High Grade and Popular Brands

11 FRONT STREET

SALEM, MASS.

W. J. LESLIE CO.

The Finest Assortment of

Wines - Liquors - Beers - Ales

JUST OFF ESSEX STREET

Delivery Service

11 DERBY SQUARE
IN THE MARKET

SALEM, MASS.
TEL. 2335

BOX MANUFACTURERS

Irving Box Company, Inc.

Estab. 1890

Wood & Paper Boxes

PACKING CASES, CORRUGATED CASES, KINDLING WOOD
TACKING BOARDS, SHOOKS, CANDY TRAYS

340 BRIDGE STREET

SALEM, MASS.

(1933-34) R. L. POLK & CO'S

1934 SALEM CITY BUSINESS DIRECTORY | ALFRED AUDET LIQUOR STORE ADVERTISEMENT
LISTED FIRST UNDER 'BOTTLED GOODS' IN THE 1934 EDITION OF THE SALEM CITY DIRECTORY, IT SEEMS THAT ALFRED AUDET MAY HAVE BENEFITED FROM THE FACT THAT BOTH HIS FIRST AND LAST NAME ALWAYS ARRANGE HIM AT THE FRONT OF ANY ALPHABETICAL LIST, THUS MAKING HIS MANY BUSINESSES OFTEN THE FIRST LISTED UNDER ANY SERVICE HE PROVIDED, OF WHICH THERE WERE MANY.

SALEM CITY HALL "FAMILY" CHANGED

Pelletier Becomes Secretary to Cong. Bates

SALEM, Dec. 10—Some slight changes in the official family at City Hall this week gave the local political students something to ruminate about. With Paul N. Chaput, Park Commissioner for many years, resigning because of ill-health, Alfred Audet succeeded him. Wilfred A. Pelletier, for the last two years a member of the Board of Assessors, resigned to take a secretaryship with Congressman George J. Bates. Mr. Audet, taking the post of Park Commissioner, resigned his berth as a member of the Appeal Board. His successor is Norman R. Auger.

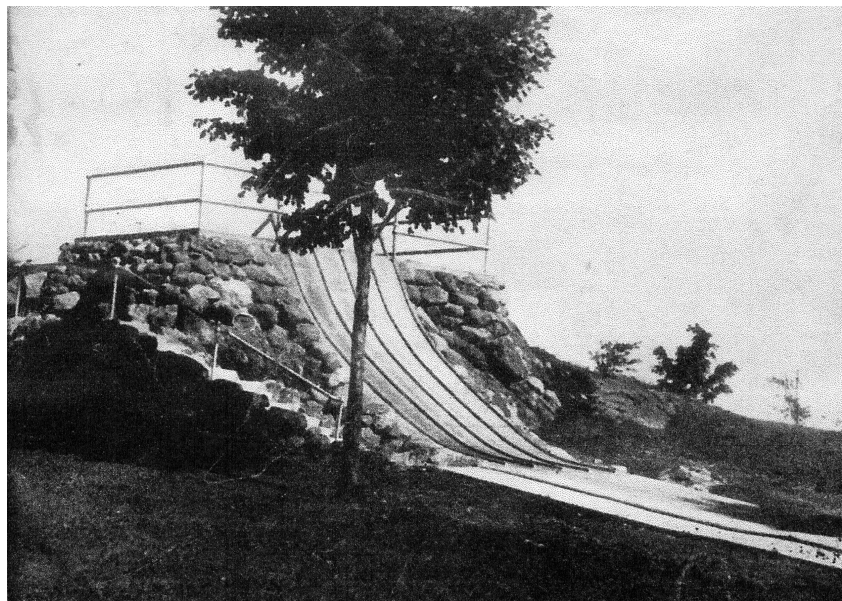
Mr. Pelletier who goes to Wash.

DECEMBER 10, 1938 BOSTON GLOBE ARTICLE |
SALEM CITY HALL "FAMILY" CHANGED
DETAILS OF THE CHANGE OF POWER FROM PAUL N.
CHAPUT TO ALFRED AUDET AS PARK
COMMISSIONER OF SALEM

After several decades of being a general contractor and entering into his retirement years, Alfred Audet succeeded Paul N. Chaput as Salem's Park Commissioner in early 1939, according to a 1938 Boston Globe article published on December 11, 1938.

Contemporary City Directories also list Mr. Audet and Eugenie as the owners of the liquor store on Front Street, and as Alfred Park Commissioner, a position which he served in for the rest of his life.

Audet had a hand in the expansion of more than 25 public parks all around the city of Salem, including architectural landscaping, and installation of picnic tables and benches throughout. Alfred Audet was also responsible for building one of the most unique pieces of playground equipment this side of the Mississippi: the concrete slide at Forest River Park.



1940S IMAGE OF THE SLIDE AT FOREST RIVER PARK, BUILT BY ALFRED AUDET

FEBRUARY, 1945

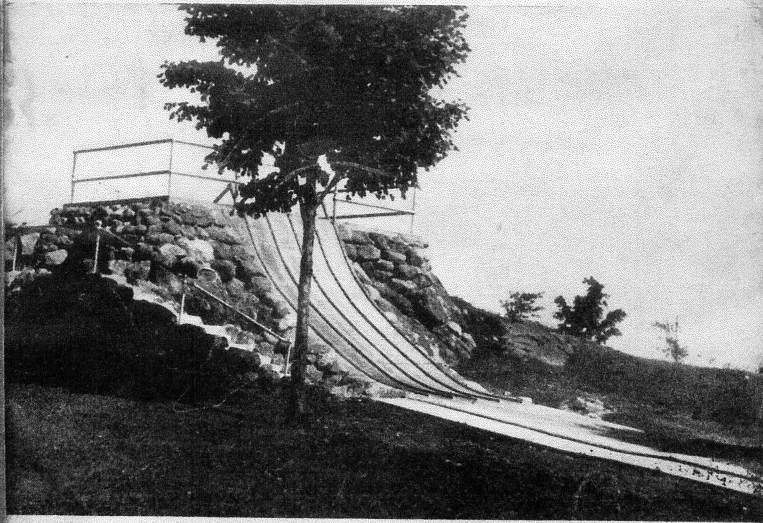
The American City

Recreational Innovations at Salem

A PERMANENT cement slide, planned and built under the direction of Park Commissioner Alfred Audet at Forest River Park, has proved one of the most popular innovations in the park system at Salem, Mass. In 1943, Salem improved and expanded its 26 public parks at a cost of \$71,210. Picnic tables were erected, open air theatres were repaired and painted, additional trees and flower beds were planted, playground equipment was relocated, skating areas were enlarged, and additional benches and cement settees were installed.

As a consequence, Salem offers ample

recreational space to its citizens. During the past summer a director of play with a staff made possible instruction in the arts and crafts, dramatics, storytelling, knitting, embroidery, sewing, and beadwork. Baseball, softball, squashball, and horseshoe teams were organized and tournaments conducted. A "Learn to Swim" program was carried out with the help of the Red Cross. Throughout the entire program, the recreational director and his staff had the help and cooperation of the citizens of Salem in making it a success, and in establishing it as a project for the whole community.



Cement Slide, Forest River Park, Salem, Mass.

After their daughter Marie grew up and moved on from 16-18 Loring Avenue, Alfred and Eugenie moved to the Audet Apartments at 259 Washington Street (still standing today), until Alfred's passing in 1960. The Boston Globe featured an honorary article about the legendary Salem contractor and carpenter upon his passing:



1960 BOSTON GLOBE ARTICLE | RITES FOR AUDET SATURDAY IN SALEM CHURCH HE BUILT

1922–1926 | 16 Loring Avenue

For the first eight years of their time at 18 Loring Avenue, the Audet's neighbors remained the Titus family, including Alonzo and Ramie Titus along with their domestic staff. Then, in 1922, Thomas M. Richards and Isabella G. Richards appear on the Salem City Directory at 16 Loring Avenue. Thomas is listed as a 'general agent' working from 141 Milk Street, and later at 80 Federal Street in 1926. Effie M. Bodfish served as as maid for the Richards, according to the 1922 Salem Directory, and Annie F. Gilbert is listed at 16 Loring Avenue in 1924. Isabella and Thomas Richards moved on from Loring Avenue, according to contemporary records, by 1928-9.

c.1929–c.1955 | 16 Loring Avenue

John V. Downing, Maebelle A. Downing, and their 19-year-old daughter Zelia B. Downing are found in the Salem City Directory as early as 1929 at 16 Loring Avenue. The 1930 US Federal Census taken the

16	210	344	Downing John V	Head
			Maebelle A	Wife - H
			Zelia B	Daughter
			J. Voepel	Son
18		345	Audet Alfred	Head
			Eugenie	Wife - H

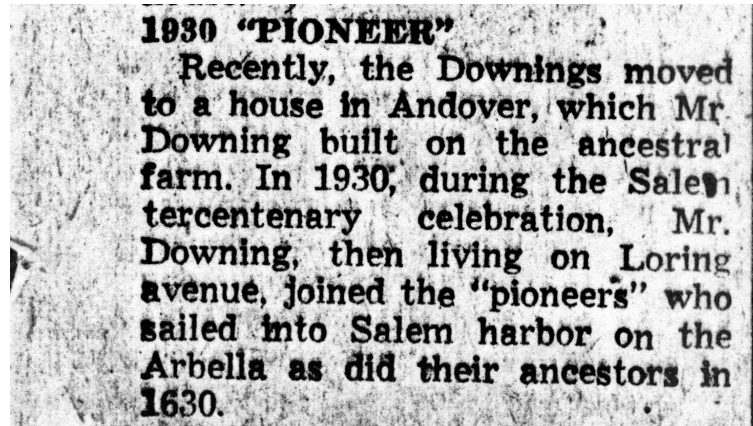
1930 US FEDERAL CENSUS | CLIP SHOWING 16-18 LORING AVENUE NEIGHBORS INCLUDING: JOHN V. DOWNING, MAEBELLE A DOWNING, ZELIA B. DOWNING AND J. VOEPER DOWNING AT 16 LORING, AND ALFRED & EUGENIE AUDET AT 18 LORING AVENUE.

next year gives more specific details about the Audet’s new neighbors at 16 Loring Avenue:

John Downing’s father had come from England to Massachusetts, and his mother was a Massachusetts native. In 1930 he was 51 years old, while his wife Maebelle was 47. He and his wife were married at ages 30 and 26 (respectively), and had been married for more than two decades by the time they took up residence at 16 Loring Avenue. Also listed as living at 16 Loring Avenue in 1930 were the two Downing children: Zelia B. Downing, 20, and J. Vasper Downing (first name ‘John’), who was just 10 in 1930. John V. Downing’s occupation is listed as a Superintendent at the Power Company as of 1930, and by the 1940 Census he is listed as a superintendent for a construction company.

The Downing children likely had two very different sets of memories from their time at 16 Loring Avenue as Zelia was nearly an adult by the time the family relocated to Loring Avenue, and at the time was listed as a student. Younger brother J. V. Downing Jr., alternatively, was only 10 years old and would likely have remembered his time at 16 Loring as the place where a better part of his growth took place. By 1936 Zelia had become a Clerk working for a company in Boston, though still living at 16 Loring Avenue. J. V. Downing Jr. is listed as being among those enlisted in the United States Army in 1943, during World War II, when he was just 23 years old.

The Downing family left a lasting impression on the property at 16-18 Loring Avenue, and when the house sold from the Audet's to the Jalbert's in 1955, the Salem Evening News published an article about the property's history, a paragraph of which describes the Downing's history in the city.⁴



1955 CLIP FROM SALEM EVENING NEWS ARTICLE | 60-YEAR-OLD SOUTH SALEM HOUSE SOLD – DESCRIBES MR. DOWNING'S PARTICIPATION IN THE REENACTMENT OF THE LANDING OF THE ARBELLA IN 1930.



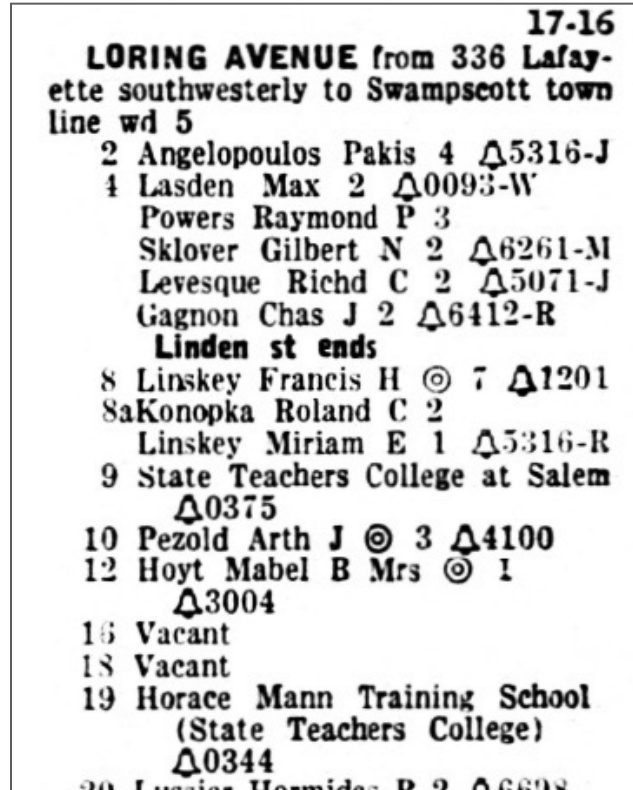
1930 LANDING OF THE ARBELLA REENACTMENT | SALEM, MASS. | PHOTO BY LESLIE JONES
AMONG THOSE ABOARD THE REPLICA ARBELLA WOULD HAVE BEEN JOHN V. DOWNING, RESIDENT OF 16 LORING AVENUE, AND A DESCENDENT OF ONE OF THE ORIGINAL ARBELLA'S PASSENGERS THAT ARRIVED IN SALEM IN 1630, THREE HUNDRED YEARS EARLIER.

⁴ Photo Source: Jones, Leslie. "The Arbella in Salem." Photograph. June 1930. *Digital Commonwealth*.

1955–1963 | 16-18 Loring Avenue

Alfred Audet and his wife Eugenie owned the property at 16-18 Loring Avenue for a total of forty-two years, and lived there for nearly four decades, appropriately giving the property a neighborhood nickname of ‘The Audet House.’ (The Downing family’s time at 16 Loring Avenue holds an impressive second-place title having lived there from 1929 until 1955: twenty six years; more than a quarter century.

Alfred Audet sold 16-18 Loring Avenue to Robert J. Jalbert on May 23, 1955 (see document image on next page). The sale of the Audet house prompted the Salem Evening News to write a column about the house’s history, (the images and transcription for which can be found on the pages following the image of the Deed from Audet to Jalbert,) that beautifully illustrates the transformation of Lynn Road to Loring Avenue in the mid-20th century: “Horses plodded over dusty Loring avenue, hauling hay wagons and produce wagons, some going to Boston market. Now autos almost exclusively use the avenue.” It’s a nice reminder of what the area that has become so developed and laden with buildings, was once pasture land for the local farmers, and before that part of the Derby Estate.



1955 SALEM CITY DIRECTORY | 16-18 LORING AVENUE
THIS CLIP FROM THE CITY DIRECTORY IN 1955 IS
CONTEMPORANEOUS TO THE SALE OF 16-18 LORING AVENUE FROM
ALFRED & EUGENIE AUDET TO ROBERT J. JALBERT, AND THE
SUBSEQUENT UPDATES TO THE PROPERTY

4167

I, Alfred Audet of Salem, Essex County, Massachusetts, being unmarried, for consideration paid, grant to Robert J. Jalbert and Jeanne I. Jalbert, husband and wife, as tenants by the entirety, both

of Salem in said County of Essex with quitclaim covenants the land in said Salem, with the buildings thereon, bounded and described as follows:

(Description and encumbrances, if any)

Southeast on Loring Avenue, one hundred fifty (150) feet; Northeast on Lot #21 on plan hereinafter referred to, two hundred (200) feet; Northwest on Lots #24 and #26 on said plan, one hundred fifty (150) feet; and Southwest on Lot #27 on said plan, two hundred (200) feet.

Being Lots #23 and #25 on plan of part of the Derby Estate recorded with Essex South District Registry of Deeds, Book 727, Leaf 300.

Excepting from this conveyance so much of the above described premises as was conveyed to Alfred Carroll by deed of Susan B. Moulton et al. dated August 26, 1898 and recorded with said Registry of Deeds, Book 1555, Page 432. Also excepting from this conveyance so much of the above described premises as was excepted in deed from Edward L. Cleveland to Jean Baptiste Leveille Sr., dated June 1, 1910 and recorded with said Registry of Deeds, Book 2030, Page 403.

Subject to restrictions, reservations and conditions set forth in deed recorded with said Registry of Deeds, Book 729, Leaf 276 in so far as in force and applicable.

Being the same premises conveyed to me by deed of Jean Baptiste Leveille Sr. dated January 1, 1913 and recorded with said Registry of Deeds, Book 2193, Page 402.

Subject to taxes assessed January 1, 1955 which have been apportioned as of this day.

I, Eugenie Audet husband of said grantor, wife

release to said grantee all rights of tenancy by the courtesy dower and homestead and other interests therein.

Witness our hands and seals this 23rd day of May 1955

Mass. Excise Stamps \$ 35.65 affixed and cancelled on back of this instrument

Alfred Audet Eugenie Audet

The Commonwealth of Massachusetts

Essex ss. May 23, 1955

Then personally appeared the above named Alfred Audet

and acknowledged the foregoing instrument to be his free act and deed, before me

U. S. Docum. Stamps \$ 35.20 affixed and cancelled on back of this instrument

J. Andrew Foley Notary Public Justice of the Peace

My commission expires December 8, 1955

Essex ss. Recorded May 24, 1955. 13 m. past 9 A.M. #30

60-Year-Old South Salem House Sold

Built in '90s by Storekeeper's Wife, Loring Avenue Dwelling Long Home of Alfred Audet

By FRED A. GANNON

The large house at 16-18 Loring avenue, opposite the State Teachers college, was sold recently. It is commonly called the Audet house. Alfred Audet had his home in it until he moved to the small house that he built at 259 Washington street, on Mill hill. Recently he sold the Audet house.

Mrs. Susan Moulton earlier lived in the house. She had it built in 1894. Mr. Audet, then a journeyman carpenter, stopped his wagon on Loring avenue, and watched mechanics frame the Moulton house. He also looked on the other side of Loring avenue and watched masons building the Normal school, now the Teachers college.

After the big fire of 1914, Mr. Audet, in need of a house for his dwelling place had been burned, bought the Moulton house and made his home in one half of it. Alonzo Titus, of the furniture store, lived in the other half. Later Mr. Titus moved to Swampscott and Mr. and Mrs. John V. Downing moved into the Audet house.

1930 "PIONEER"

Recently, the Downings moved to a house in Andover, which Mr. Downing built on the ancestral farm. In 1930, during the Salem tercentenary celebration, Mr. Downing, then living on Loring avenue, joined the "pioneers" who sailed into Salem harbor on the Arbella as did their ancestors in 1630.

William Cleveland owned the house in the '90s, lived in it and

THE SALEM EVENING NEWS— SALEM, MASS., WEDNESDAY, JULY 15, 1955

60-Year-Old South Salem House Sold

Built in '90s by Storekeeper's Wife, Loring Avenue Dwelling Long Home of Alfred Audet

By FRED A. GANNON

The large house at 16-18 Loring avenue, the opposite the State Teachers college, was sold recently. It is commonly called the Audet house. Alfred Audet had his home in it until he moved to the mall house that he built at 259 Washington street, on Mill hill. Recently he sold the Audet House.

Mrs. Susan Moulton earlier lived in the house. She had it built in 1894. Mr. Audet, then a journeyman carpenter, stopped his wagon on Loring avenue, and watched mechanics frame the Moulton house. He also looked on the other side of Loring avenue and watched masons building the Normal school, now the Teachers college.

After the big fire of 1914, Mr. Audet, in need of a house for his dwelling place had been burned, bought the Moulton house and made it his home in one half of it. Alonzo Titus, of the furniture store, lived in the other half. Later Mr. Titus moved to Swampscott and Mr. and Mrs. John V. Downing moved into the Audet House.

1930 "Pioneer"

Recently, the Downings moved to a house in Andover, which Mr. Downing built on the ancestral farm. In 1930, during the Salem tercentenary celebration, Mr. Downing, then living on Loring avenue, joined the "pioneers" who sailed into Salem harbor on the Arbella as did their ancestors in 1630.

William Cleveland owned the house in the '90s, lived in it and kept his horses in the stable. He was in the wholesale produce bus-

nessments in The News.

Mr. Audet kept his automobiles in the carriage shed of the barn and transformed the hay loft into a workshop in which he experimented with inventions. He fitted up a recreation room in which friends gathered to play games, some of them being of Mr. Audet's invention.

He later built a garage of concrete on the Charles street side of the property. On its roof he planted a rose garden and to it added a fish pool and a swing. During World War Two he built a bomb shelter and invited the neighbors to seek its protection if the enemy started to drop high explosive on the city.

ROOMS LARGE

When the house was built in 1894 it was one of the largest in the city. Its 21 rooms and the hall ways were of ample size. Mrs. Moulton, its builder, was the wife of Nelson Moulton, who kept a store on Essex street.

Houses were few and far between on Loring avenue in 1894. John West lived in the old homestead on the corner of Lafayette street and Loring avenue. The ancestral lands extend to the shore at Forest River park. "Wes's field," on West avenue, was sold a few years ago and houses are now on it.

The Kelly farm, a landmark of South Salem for a century and more, is now the site of a veterans' settlement of houses of brick and of 100 and more families.

The Sylvania factory and the Atwood & Morrill machine shops are on marsh lands over which the sea flowed when tides were high long ago.

St. Chrietienne academy rises on the Loring farm and Pickman park, site of many houses, was the Pickman farm a century ago.

Horses plodded over dusty Loring avenue, hauling hay wagons and produce wagons, some going to Boston market. Now autos almost exclusively use the avenue.

William Cleveland owned the house in the '90s, lived in it and kept his horses in the stable. He was in the wholesale produce business. Old timers recollect Bill Cleveland for his witty criticism of politicians in Salem. He had one of his advertisements in The News.

Mr. Audet kept his automobiles to the carriage shed of the barn and transformed the hay loft into a workshop in the he experimented with inventions. He fitted up a recreation room in which friends gathered to play games, some of them being of Mr. Audet's invention.

He later built a garage of concrete on the Charles street side of the property. On its roof he planted a rose garden and to it added a fish pool and a swing. During World War Two he built a bomb shelter and invited the neighbors to seek its protection if the enemy started to drop high explosive[s] on the city.

Rooms Large

When the house was built in 1894 it was one of the largest in the city. Its 21 rooms and the hall were of ample size. Mrs. Moulton, its builder, was the wife of Nelson Moulton, who kept a store on Essex street.

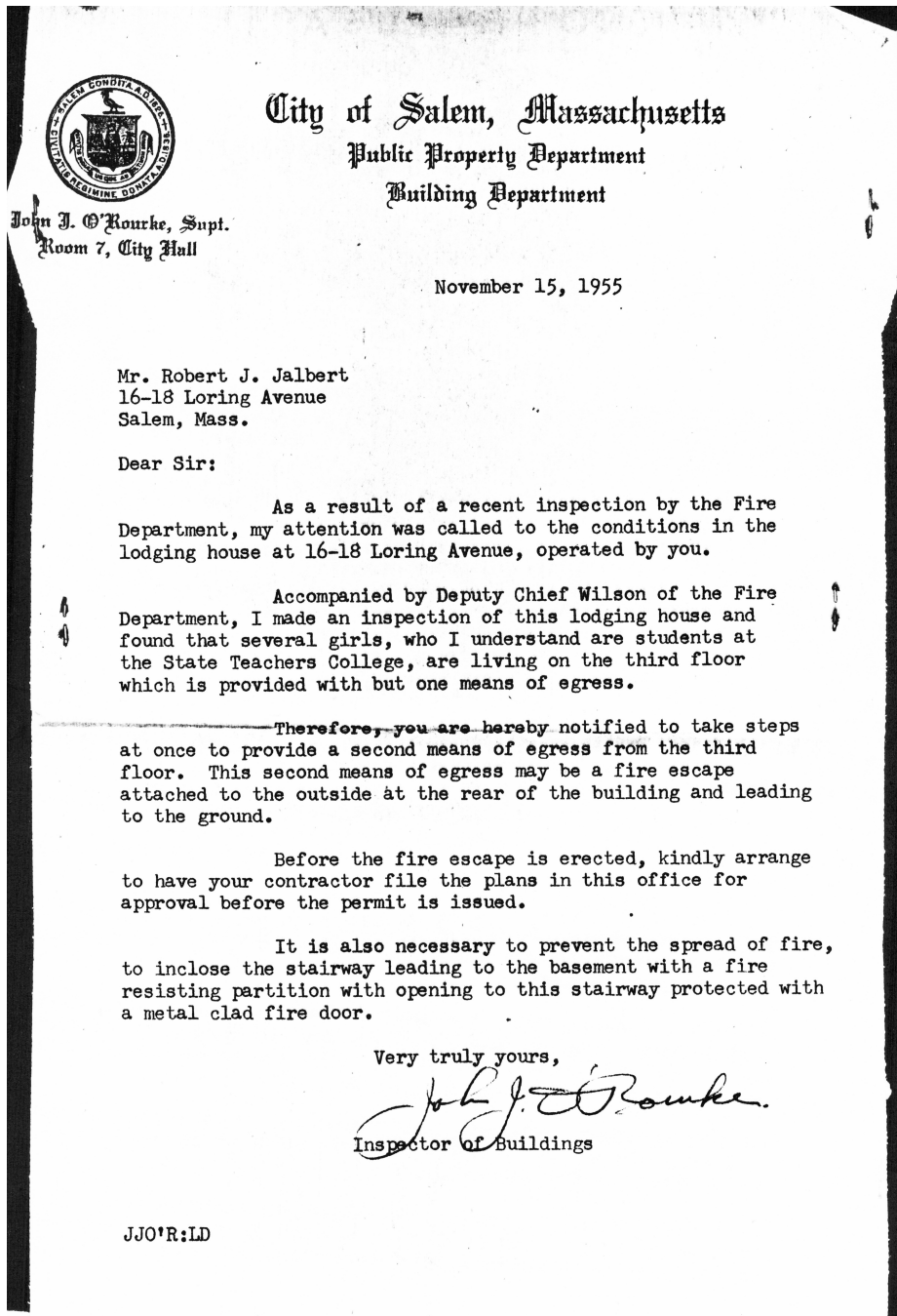
Houses were few and far between on Loring avenue in 1894. John West lived in the old homestead on the corner of Lafayette street and Loring Avenue. The ancestral lands extended to the shore at Forest River park. "Wes's field," on West avenue was sold a few years ago and houses are now on it. The Kelly farm, a landmark of South Salem for a century and more, is now the site of a veterans' settlement of houses of brick and of 100 and more families.

The Sylvania factory and the Atwood & Morrill machine shops are on marsh lands over which the sea flowed when tides were high long ago.

St. Chrietienne academy rises on the Loring farm and Pickman park, site of Amy houses, was the Pickman farm a century ago.

Horses plodded over dusty Loring avenue, hauling hay wagons and produce wagons, some going to Boston market. Now autos almost exclusively use the avenue.

In August 1955 the Jalbert's request to have 16-18 Loring Avenue to function as a lodging house (although the house had already been home to many boarders over the years) for the Normal School students and teachers was granted. However, come November of the same year, the Salem Fire Department decided that a second means of egress was necessary for the third-floor lodging space, and thus the fire escape was added to the back of the building at 16-18 Loring (see document image below).



The house remained a lodging house for dozens of local students and teachers, as well as the home address for Robert J. Jalbert, his wife Jeanne I. Jalbert, at 18 Loring, as well as Robert's parents Emile J. Jalbert, and Ida Jalbert at 16 Loring Avenue from the completion of the 1955 renovations until c.1962-3. An article in the local newspaper detailed the vivacious energy of the 23 students of the Salem State Teachers' College living at 16-18 Loring Avenue at the time:



DORMITORY ATMOSPHERE FOR TEACHERS COLLEGE STUDENTS

Although the Salem State Teachers college does not provide living accommodations for its students, the need for dormitory space has been partially met this year by the boarding house with needs geared to the life of students by Mr. and Mrs. Robert Jalbert, 16 Loring avenue. Students, left to right, are: Elaine Coccione, Clinton; Ellen Dowling, Springfield; Ann Manzi, Webster; Dorothy Urban, Fall River; Claire

Victoria, Plymouth; Roberta Scott, South Barre; Diane Casali, Natick; Brnice Medeiros, New Bedford; Jo Ferigno, Westboro; Lorraine Gacek, New Bedford; Christine Prejs, Easthampton; Dolores Almeida, Plymouth; Pat Lange, North Brookfield; Lucille Gilbert, Webster; Carol Brown; Helen Flynn, Barre, and Maxine Sealund, Hingham.
(Salem News Photo)

In an atmosphere long dreamed of by students of the Salem State Teachers' college, 23 girls are enjoying the privileges of a dormitory-like atmosphere at 16 Loring avenue, in proximity to college activities.

Responsible for the ambitious project are Mr. and Mrs. Robert Jalbert, both former students of the college.

Mrs. Jalbert, the former Jean Mercier of Salem, who is only 24, admits that the idea was born when, even as a student, she recognized the problem for out-of-town students. Other than single rooms available in the neighborhood of the school it was necessary for the students to take rooms at business clubs where it was essential to add transportation costs to their other expenses.

The present "house mother," who was married in 1951 at the conclusion of her sophomore year, returned last year to complete her junior year. It was at that time that she first realized the possibilities of the former Audet

portionally, she re-scheduled plans for her senior year for a later date and last May she and her husband, a teacher at the Pickering school, bought the property and spent the summer preparing for the first college season.

Mrs. Jalbert prepares and serves breakfast and dinner each day during the week and three meals week-ends for 21 girls, while her mother-in-law, Mrs. Ida Jalbert, who has an apartment in the same house, gets meals for the other two girls.

In addition to the large bedrooms, each shared by two girls, the house contains a large well-lighted and comfortable study room. A large room over the two-car garage is designated as a recreation room, and television and a ping-pong table afford an opportunity for relaxation. The large tree-filled yard, which was once a tennis court, has a future date with a badminton net.

The Jalbert's own enthusiasm for the future of the project is shared by all the girls and their willingness to help has made the new dormitory-like accommoda-

SALEM NEWS ARTICLE | c.1957-62

FEATURING A PHOTO OF THE GIRLS THAT WERE BOARDING AT 16-18 LORING WHILE OWNED BY THE JALBERT'S. PLEASE SEE NEXT PAGE FOR FULL TRANSCRIPTION OF ARTICLE TEXT.

DORMITORY ATMOSPHERE FOR TEACHERS COLLEGE STUDENTS

Although the Salem State Teachers college does not provide living accommodations for its students, the need for dormitory space has been partially met this year by the boarding house with needs geared to the life of students by Mr. and Mrs. Robert Jalbert, 16 Loring avenue. Students, left to right, are: Elaine Coccione, Clinton; Ellen Dowling, Springfield; Ann Manzi, Webster; Dorothy Urban, Fall River; Claire

Victoria, Plymouth; Roberta Scott, South Barre; Diane Casali, Natick; Bernice Medeiros, New Bedford; Cristine Preis, East-hampton; Dolores Almeida, Plymouth; Pat Lange, North Brookfield; Lucille Gilbert, Webster; Carol Brown; Helen Flynn, Barre, and Maxine Sealund, Hingham.
(Salem News Photo)

In an atmosphere long dreamed of by students of the Salem State Teachers' college, 23 girls are enjoying the privileges of a dormitory-like atmosphere at 16 Loring avenue, in proximity to college activities.

Responsible for the ambitious project are Mr. and Mrs. Robert Jalbert, both former students of the college.

Mrs. Jalbert, the former Jean Mercer of Salem, who is only 24, admits that the idea was born when, even as a president, she recognized the problem for out-of-town students. Other than single rooms available in the neighborhood of the school it was necessary for the students to take rooms at business clubs where it was essential to add transportation costs to their other expenses.

The present "house mother," who was married in 1951 at the conclusion of her sophomore year, returned last year to complete her junior year. It was at that time that she first realized the possibilities of the former Audet house and, as her idea grew proportionally, she re-scheduled plans for her senior year for a later date and last May she and her husband, a teacher at the Pickering school, bought the property and spent the summer preparing for the first college season.

Mrs. Jalbert prepares and serves breakfast and dinner each day during the week and three meals week-ends for 21 girls, while her mother-in-law, Mrs. Ida Jalbert, who has an apartment in the same house, gets meals for the other two girls.

In addition to the large bedrooms, each shared by two girls, the house contains a large well-lighted and comfortable study room. A large room over the two-car garage is designated as a recreation room, and television and a ping-pong table afford an opportunity for relaxation. The large tree-filled yard, which was once a tennis court, has a future date with a badminton net.

The Jalbert's own enthusiasm for the future of the project is shared by all the girls and their willingness to help has made the new dormitory-like accommodations a dream come true.

Researcher's Conclusion:

As an historian, it would be presumptuous and wrong of me as a professional to write the history of the home of residents who still live, manage, and maintain the home at 16-18 Loring Avenue. I have intended this report to be as complete as possible, but do reserve the right to change this report should new historic documentation come to my attention. History is often viewed as a finite subject of study, but in reality is much more fluid than most give it credit for. The story of 16-18 Loring Avenue has been a complicated and at times confusing one, but fascinating through every generation to have called this address 'home'. I look forward to witnessing the history still to be made there.

— Amy E. Kellett, September 2018