

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|--------------------------------|---|
| Inventory No: | SAL.2501 |
| Historic Name: | Lawrence Building |
| Common Name: | Beef and Oyster House |
| Address: | 143 Washington St |
| City/Town: | Salem |
| Village/Neighborhood: | Central Salem |
| Local No: | |
| Year Constructed: | c 1823 |
| Architect(s): | Ballou, James; Boulger, James; Emerson, John V. |
| Architectural Style(s): | Greek Revival |
| Use(s): | Commercial Block; Restaurant; Bank; Business Office; Barber Shop Or Hair Salon; Newspaper Office; Market or Grocery Store; Doctor Or Dentist Office; Photography Or Art Studio; Pharmacy; Other Residential; Abandoned or Vacant; Clubhouse |
| Significance: | Architecture; Art; Commerce; Communications; Economics; Health Medicine |
| Area(s): | SAL.HP: Downtown Salem Historic District SAL.HV: Old Town Hall Historic District SAL.HZ: Downtown Salem Multiple Resource Area |
| Designation(s): | Nat'l Register District (12/04/1972); Nat'l Register District (10/18/1983); Nat'l Register MRA (10/18/1983) |
| Building Materials(s): | Roof: Asphalt Shingle; Slate Wall: Brick; Brown Stone; Granite; Iron; Wrought Iron; Stone, Cut |



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

35-0611-
801-35-
0611-815

Salem

SAL.HP,
SAL.HV,
SAL.HZ

SAL.2501

NRDIS 12/4/1972, NRDIS NRMRA 10/18/1983,

Town/City: Salem

Place: (*neighborhood or village*): Downtown

Address: 143 Washington Street

Historic Name: Lawrence Building

Uses: Present: Commercial

Original: Commercial Block/Restaurant

Date of Construction: c. 1823

Source: Tolles & Tolles (2004); visual assessment

Style/Form: Greek Revival

Architect/Builder: unknown; John Emerson and/or James Ballou (1975 rehabilitation)

Exterior Material:

Foundation: unknown (possibly stone)

Wall/Trim: Brick/ granite

Roof: slate and asphalt shingle

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): Numerous early to mid-20th century alterations, removed when the building was restored in 1975 (see architectural description)

Condition: good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.15

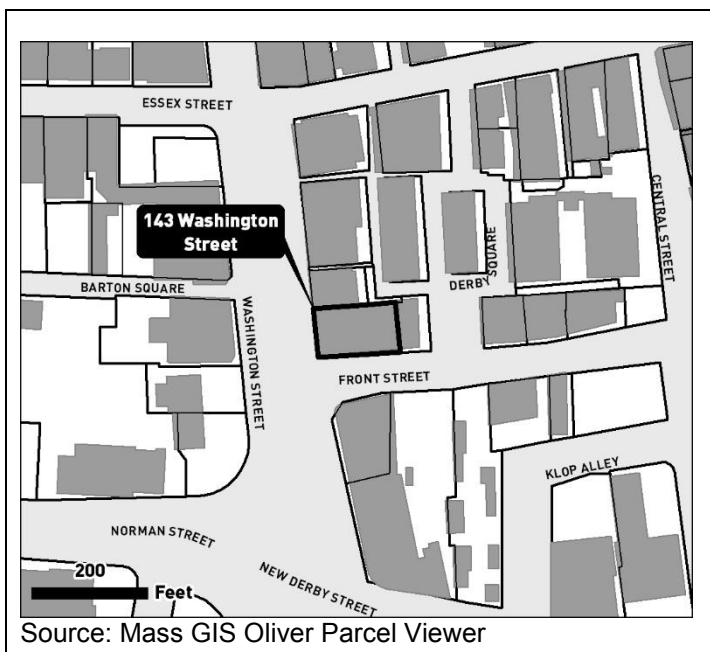
Setting: The building occupies an urban setting principally consisting of brick masonry commercial and mixed-use buildings, in which buildings typically occupy the majority of their lots and have their street facades in line with the street wall.

Photograph



View looking northeast.

Locus Map (north at top)



Recorded by: Walter R. Wheeler
Hartgen Archeological Assoc./Larson Fisher Assoc.

Organization: City of Salem DPCD

Date: June 2017

RECEIVED

DEC 05 2017

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

SALEM

143 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SAL.HP, SAL.HV,
SAL.HZ

SAL.2501

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

A two-story brick and stone masonry mixed use building of L-shaped plan, with prominent intersecting gable roofs. The first floor consists of trabiated granite commercial fronts; display windows and entries vary somewhat in width, and are separated by granite-faced piers. The Washington Street elevation is 10 bays wide and the Front Street façade is 15 bays in width, at the first floor level. The bays of the first floor generally correlate with the window spacing at the second floor level, with some bays lacking the double-hung six-over-six windows that typify those used in the building. Given that there are no obvious vertical construction joints in the facades, the irregular spacing of the windows at the second floor level may reflect a differentiation of space or use patterns when the building was first conceived. Since the first floor storefronts are wholly a product of the 1970s renovation (Figure 5), which replaced other 20th century work, only examination of a 19th century image of the building would reveal to what degree this differentiation extended to the first floor level. As it is preserved today, the northernmost three windows of the Washington Street elevation are separated from the regularly-spaced fenestration of the remainder of that façade; on the Front Street face of the building windows are grouped into pairs at the west end, with a group of five windows of double-hung sash with six-light transoms, sharing a wrought iron balcony located near the center of that wall. A group of three windows is located at the east end of the façade. Each of the windows has simple brownstone sills and lintels. Brownstone plaques with incuse lettering indicating the street names are located at the second floor level at the intersection of the street facades. A third plaque reading, "Lawrence Place", is located at the east end of the Front Street façade, also at the second floor level. The common bond brick wall (with headers at every eighth row) of the second floor is capped with a simple corbelled brick cornice. Ten dormers have been inserted into the broad gable roof on the street faces of the building; four more light the north slope of the roof. The c. 1970 view of the building gives some indication that dormers may have once figured in the building's design, but makes it clear that the current examples were part of the work undertaken in the 1970s (Figure 5). Four brick chimneys with corbeled tops extend above the roof at its ridge.

The north elevation of the building, visible in a courtyard, is detailed much the same as the street elevation, with the exception that the use of brick masonry extends to the ground on that face of the building. An iron porch with stair of the same material provides access to a second floor entrance on this façade.

Renovations made to this building in the 1970s were undertaken under the direction of the Salem Redevelopment Authority and reflect the priorities of the Authority at that time, which sought to promote renovation of existing historic buildings within the Downtown Salem Historic District and the construction of infill that responded in positive ways to the city's architectural legacy.

This property is part of the Downtown Salem Historic District (SAL.HP), the Old Town Hall Historic District (SAL.HV), and the Salem Multiple Resource Area (SAL.HZ).

HISTORICAL NARRATIVE

This building was originally constructed in c. 1823. The original Massachusetts Historical Commission Historic Resource Survey Form for the building (SAL.2501), completed in 1978, attributes a construction date of c. 1855 to the building, and notes that it was "revitalized" by architect John Emerson in 1975. This information contradicts that published by Tolles & Tolles, which attributes the work to Jame Ballou (see below).¹ This work was done under the Urban Renewal program administered by the Salem Redevelopment Authority.

Historically, the building has been called 26-36 Front Street (1874), 36-44 Front Street and 137-143 Washington Street (1897), 38-42 Front Street and 139-143 Washington Street (1911), and 34-46 Front Street and 139 and 143 Washington Street (1950). Presently, the building is known by several different addresses including 34 Front Street, 40 Front Street, 139 Washington, and 143 Washington Street. OLIVER refers to this building as 143 Washington Street.

¹ Massachusetts Historical Commission Historic Resource Survey Form, SAL. 2501, (1979).

INVENTORY FORM B CONTINUATION SHEET

SALEM

143 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SAL.HP, SAL.HV,
SAL.HZ

SAL.2501

According to Bailey, "this building stands on the site of Abel Lawrence's distillery. The distillery was pulled down in about 1855 and the present building then erected soon after that."² The 1851 McIntyre map depicts what is presumably the distillery, a large building along Front Street extending from Washington Street to Derby Square, labelled "Lawrence Place." The 1874 Hopkins map, however, shows the area containing multiple buildings, as it is seen today.

Captain Abel Lawrence (1754-1822) was a successful, wealthy Salem merchant and investor in Salem's maritime shipping, who also owned a distillery at the corner of Washington and Front streets prior to the c. 1860 construction of the extant building. He purchased property next door on Washington Street in 1791, from the family of David Britton, where he built more shops and his residence. The distillery was removed by Lawrence's heirs around 1855, and the current mixed-use building was constructed after that.³ Maps and other records indicate that the Lawrence family owned this property until the early years of the 20th century.

Although they share similar histories, this building is distinctly separate from the building at 32 Front Street, as well as the building at 133 Washington Street. Tolles and Tolles wrote,

According to Salem tax records, Capt. Abel Lawrence, a successful local merchant and distiller, financed the construction of a "brick dwelling and store" in 1808-1809 at what is today 133 Washington Street (photo, left). A rear two-story ell was built c. 1817. For the remainder of the 19th century, the "Lawrence Place," as it was known, remained with Capt. Lawrence's children and their heirs. Evidence suggests that soon after his death in 1822, his original distillery at the corner of Front Street was demolished and replaced by the two-story brick building at 137 Washington and 34 Front (photo, right). During the 19th century no distinction in name was made between this block and the older "Lawrence Place." Visually they are very similar, with medium-pitched roofs penetrated by open-pediment dormers and brick chimneys. In the early 1970s the two blocks were rehabilitated for new adaptive uses with James Boulger (133 Washington) and James Ballou (137 Washington; 34 Front Street) hired as architects.⁴

The 1874 Hopkins map shows the building, referred to as the "Lawrence Block," numbered 26-36 Front Street. This building was not yet mapped as 139 Washington Street. According to this map, the buildings in this area were owned by the Lawrence Heirs, presumably referring to the heirs of the deceased Abel Lawrence (Figure 1).

On July 10, 1880, Caroline Wallace Lawrence of Danvers conveyed property to Ellen E. Peirson of Salem, described as "a fractional share of portion of my undivided fractional share in the real estate situate on the corner of Front and Washington streets in said Salem, and known as Lawrence Place, sufficient to amount with what she already owns, as tenant in common with me, to one undivided half of the whole of said real estate, I remaining the owner and tenant in common with her of the other undivided half of the same."⁵

In the early 1880s, the building at 139 Washington Street was home to William H. Kendall's auctioneer, real estate, and insurance business. William H. Kendall operated his business at this address from about 1880 until the mid-1890s. The *Salem Evening Post* and hairdresser J. F. Full were located at 141 Washington Street, and fruit sellers E. F. & J. W. Roberts conducted business at 145 Washington Street. Other occupants of the building, with Front Street addresses, included fruit seller George W. Crosby, cigar dealer James H. Battis, auctioneer, real estate, and insurance agent William H. Kendall, and Jas. Pickering, "city ex" and "teamster."

In 1890, wholesale fruit sellers Eugene H. Merrill and F. M. Winn, and the provisions store of J. R. L'Africain were new tenants of the building. Teamster James Pickering and tobacconist James H. Battist remained in business here. The space at 36 Front Street was vacant at this time. "E. F. & J. W. Roberts fruit, etc." had operated at 143-145 Washington Street through most of the 1880s, but were replaced by fruit dealer Frank M. Winn by 1890.

² Massachusetts Historical Commission Historic Resource Survey Form, SAL. 2502, (1979).

³ Curley (2011).

⁴ Tolles and Tolles (2004), 96-97.

⁵ SED 1045:18, 7/10/1880.

INVENTORY FORM B CONTINUATION SHEET

SALEM

143 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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SAL.HZ

SAL.2501

In the early 1890s, businesses located in this building included Eugene H. Merrill wholesale fruit, fruit seller F. M. Winn, Club Rooms, storage space, and some vacant space. In 1897, Seth K. Ames also had a produce shop, which was located at "139 Washington Street" and the building along Front Street contained E. A. Merrill & Co. fruit and produce, the Essex Social Club, Salomon & Gould restaurant, a Public Market, and some vacant space. The Salem City Directory for that year listed 44 Front Street as the "same as 141 Washington." At 141 Washington in this year were hairdresser I. D. Johnson, and amusement managers Andrews, Moulton, & Johnson. By this time, the eastern side of this building fronting Washington Street was known as 139-143 Washington Street, and the southern part was referred to as 36-44 Front Street. The building remained in the possession of the Lawrence Estate, with H. P. Pierson serving as the agent (Figure 2).

In 1903, the space at 139 Washington Street had become Wineapple & Levesque hairdressers. Other occupants of the building may have included J. Gould & Co.'s restaurant, the People's Market, the National Furnishing Co., and Arthur Pickering's job wagon along Front Street, and dentist W. P. Swasey, H. P. Brown's cigar shop, Moulton, Thompson & Moulton, amusement park managers, Wineapple & Levasque, boot blacks, and apothecary S. W. Upton.

The 1911 Walker map does not depict any distinctions between the buildings at 133 Washington Street, 143 Washington Street, or 32 Front Street at this time. Instead, these were illustrated as one large L-shaped building, numbered 34-46 Front Street and 139-143 Washington Street (Figure 3). Pierson still served as the Agent at this time. By this time, Wineapple & Levesque hairdresser's shop was run only by A. Levesque. The building also held the fruit and produce shop of J. A. Farley Co., a German restaurant, fruitseller J. Minaglia, Butterworth Bros. provisions, and National House Furnishing Co. on Front Street, and Wineapple Bros. lunch counter, dentist W. P. Swasey, H. P. Brown's cigar shop, photographer W. J. Stickney, bootblacks Stasinopulos Bros., and druggist J. A. Kennedy on Washington Street. Hairdresser A. Levesque continued to run the salon through 1917.

Lawrence building - On May 25, 1920, Edward L. Peirson of Salem conveyed property to William D. Chapple. This was described as property "commencing at the southwesterly bound and running easterly by Front Street 102 feet 2 inches; thence northerly by land now or late of Chamberlain 63 ½ feet; thence westerly by Market Court 39 feet 9 inches; thence northerly by said court about 38 feet 4 inches to land now or late of Daland about 34 feet; thence a little more northerly by said land now or late of Daland about 37 feet to Washington Street; thence southerly by Washington Street about 114 feet to the point begun at." That same day, William D. Chapple of Salem granted the property back to Edward L. Peirson of Salem, Conveying property under the Peirson Realty Trust.⁶

Hairdresser S. Lefthereotis (also seen with the first name Soltereos or Sam, and last name of Lefthercotis or Lefthereotos) had taken over the shop at 139 Washington Street by 1922. According to a WWI draft registration card, his birth name was Sateres Speredon Lefthereas and he was born in Greece in 1884. He was married to Elesavet (Alesavia) Lefthereas, who was later known as Elizabeth Lefthers according to city directories from the late-1930s onward. In 1918, he was already working as a barber and was employed by Nick Raftopoulos at 139 Washington Street a few years prior to taking over the shop. Lefthereotis conducted business here through 1955, though he became known as Samuel Lefthers beginning in the 1930s.

George E. Benson conveyed a portion of the property to Charles Y. Wadsworth as trustee under the will of Caroline Wallace Lawrence on December 31, 1935 in consideration of \$8,400. That same day, Charles Y. Wadsworth of Winchester granted that property back to George E. Benson, as a trustee under Peirson Realty Trust, "being one undivided half thereof, in the real estate in Salem, in the County of Essex with the buildings thereon...those now or formerly known as Lawrence Place referred to in Clause Tenth of the will of Caroline Wallace Lawrence."⁷

According to the 1950 Sanborn map, this building was numbered 34-46 Front Street and 139-143 Washington Street at that time. By 1959, barber Nicholas J. Kremonas had taken over the barber shop at 139 Washington Street, remaining there through 1964. In 1964, addresses in this vicinity, including 34-42 Front Street and 46 Front Street, were listed as residences.

George E. Benson of Salem, succeeding trustee of Peirson Realty Trust through the deed of William D. Chapple to Edward L. Peirson, granted the premises to the Salem Savings Bank on January 15, 1964. On February 4, 1971, the Salem Savings Bank conveyed the premises to the Salem Redevelopment Authority, "the land in said Salem, together with the buildings thereon..."⁸

⁶ SED 2450:356, 5/25/1920; SED 2450:358, 5/25/1920.

⁷ SED 3063:188, 12/31/1935; SED 3063:189, 12/31/1935.

⁸ SED 5142:774, 1/15/1964; SED 5744:113, 2/4/1971.

INVENTORY FORM B CONTINUATION SHEET

SALEM

143 WASHINGTON STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SAL.HP, SAL.HV,
SAL.HZ

SAL.2501

John M. Ingemi, Stephen C. Ingemi, and Joseph R. Ingemi, Trustees of Derby Square Realty Trust, granted the property to themselves as Trustees of the Becket Street Realty Trust on May 10, 1974. On July 16, 1974, John Ingemi, Stephen C. Ingemi, and Joseph R. Ingemi, Trustees of the Becket Street Realty Trust, granted the property to the Salem Redevelopment Authority.⁹

In a deed dated April 15, 2004, Salem Renewal, LLC conveyed two properties to Renewal Real Estate, LLC. The premises seemed to be that which was referred to as "Parcel I" and was numbered 146 Washington Street. This deed conveyed 6,331 square feet of land "with buildings thereon" and stated that "Parcel I and Parcel II (formerly Parcels C and D) are subject to a façade easement granted to Salem Redevelopment Authority in a deed dated July 16th, 1974..."¹⁰ A master deed dated December 31, 2004 indicated that Renewal Real Estate, LLC created the Distillery at Lawrence Place Condominium at "141 Washington Street," which contained seven residential units. This conveyance included both this property (Parcel I) and the property at 32 Front Street. This property was described as "containing 6,331 square feet of land and being shown as Parcel R-7 on a plan entitled 'Property Plan Project No., Mass. R-95, Heritage Plaza-East, Salem Redevelopment Authority, Salem, Mass.'" (Figure 6).¹¹

Presently, this building houses a variety of businesses, including Hair Express at 34 Front Street, Roost and Company at 40 Front Street, Eastern Bank at 139 Washington Street, and ReMax at 143 Washington Street.

BIBLIOGRAPHY and/or REFERENCES

Published Sources

Tolles, Bryant F., Jr., and Carolyn K. Tolles. *Architecture in Salem: An Illustrated Guide*. 2004. UP of New England, Hanover.

Archival Sources

Bailey, Paula. Boston MA. Massachusetts Historical Commission. Historic Resource Survey reports and forms and National Register Nomination Forms for Salem properties. Massachusetts Cultural Resource Information System. 1978. <http://mhc-macris.nrt/index.htm>.

Salem, MA. Southern Essex District Registry of Deeds. Plan and deed records.

Salem, MA. Department of Planning & Community Development. Building Cards.

Washington, D.C. U.S. Bureau of Census. United States Censuses. 1790-1940. www.ancestry.com.

Internet Sources

Curley, Jerome. "Then & Now: Spirits of Salem." *Salem Patch*. <https://patch.com/massachusetts/salem/then-now-spirits-of-salem>.

Genealogy, Family Trees & Family History Records. www.ancestry.com.

Google Books Search. <http://books.google.com>.

Historical Newspapers search. <http://genealogybank.com>.

Maps

1851 *Map of the City of Salem*. H. McIntyre.

1874 *Atlas of the City of Salem*. G. M. Hopkins & Co.

1897 *Atlas of the City of Salem*. L. J. Richards & Co.

1911 *Atlas of the City of Salem*. Walker Lithograph & Publishing Co.

1950 *Atlas of the City of Salem*. Sanborn Map. Co.

⁹ Salem MA, Southern Essex District Registry of Deeds, Book 6065, Page 288, 5/10/1974. Hereafter cited as SED [Book #]: [Page#], [date]; SED 6101:752, 7/16/1974.

¹⁰ SED 6101:752, 7/16/1974; SED 22672:558, 4/15/2004.

¹¹ SED 23817:452, 12/31/2004.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SAL.HP, SAL.HV,
SAL.HZ

SAL.2501

FIGURES:

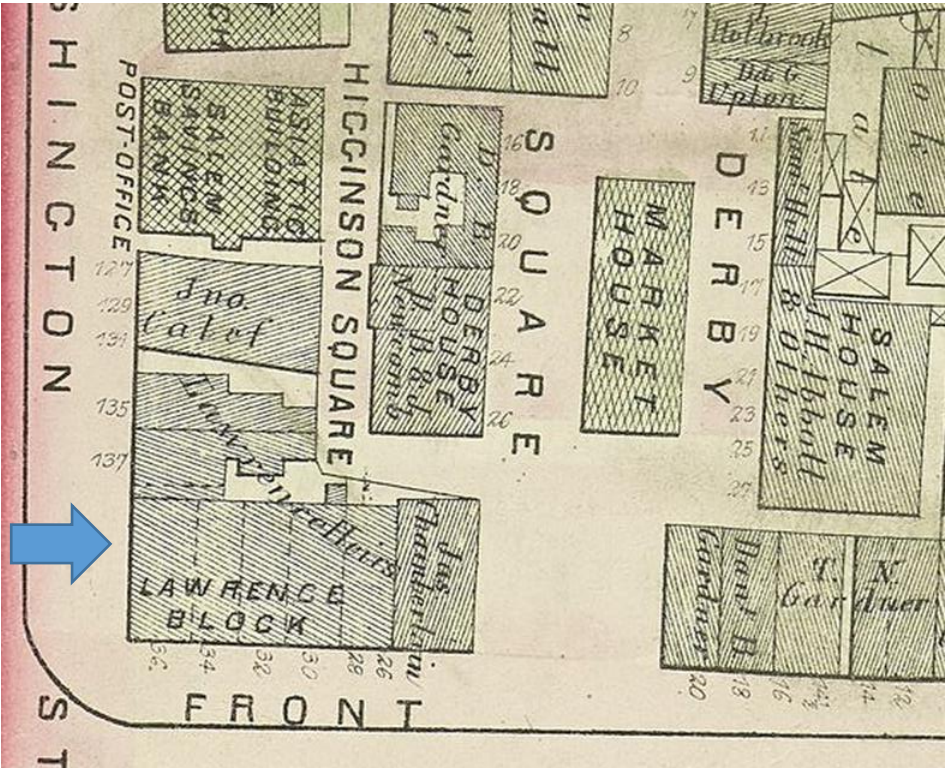


Figure 1: 1874 Hopkins map.

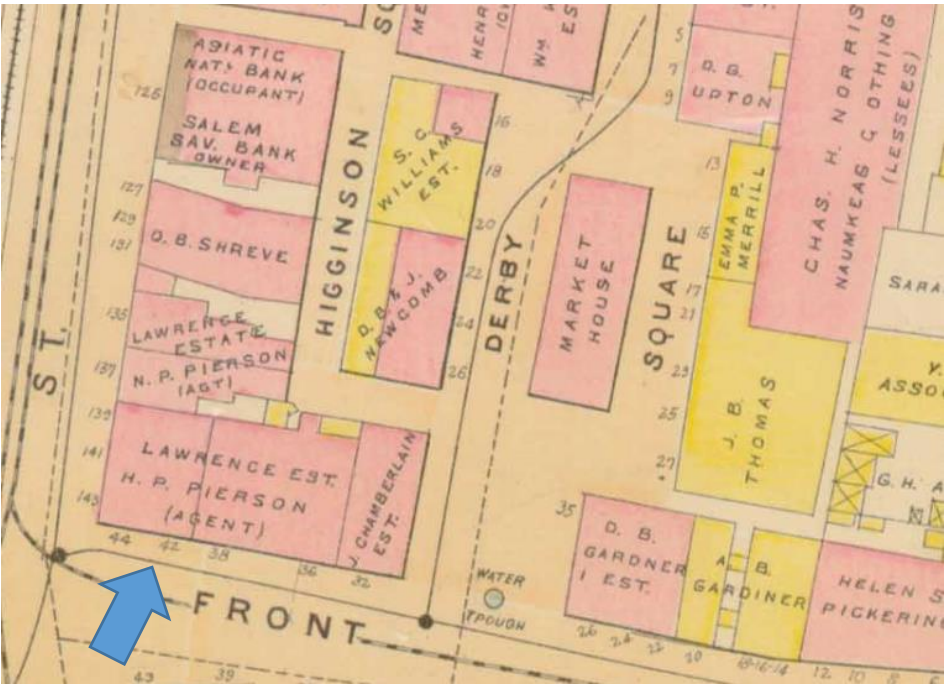


Figure 2: 1897 Richards map.

INVENTORY FORM B CONTINUATION SHEET

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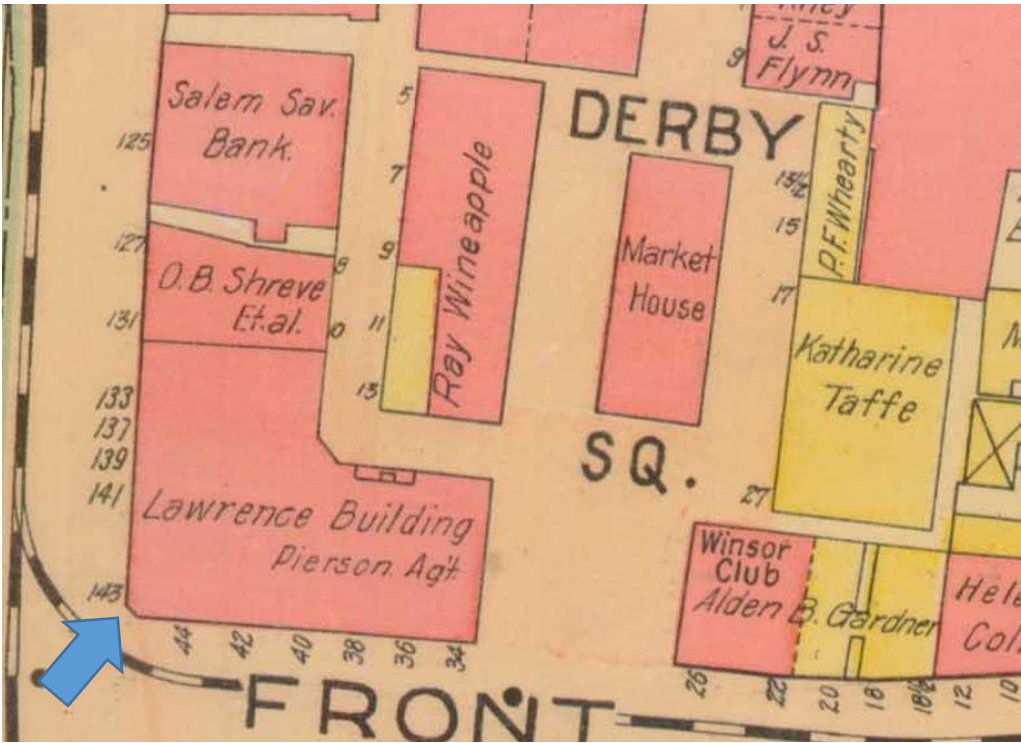


Figure 3: 1911 Walker map.

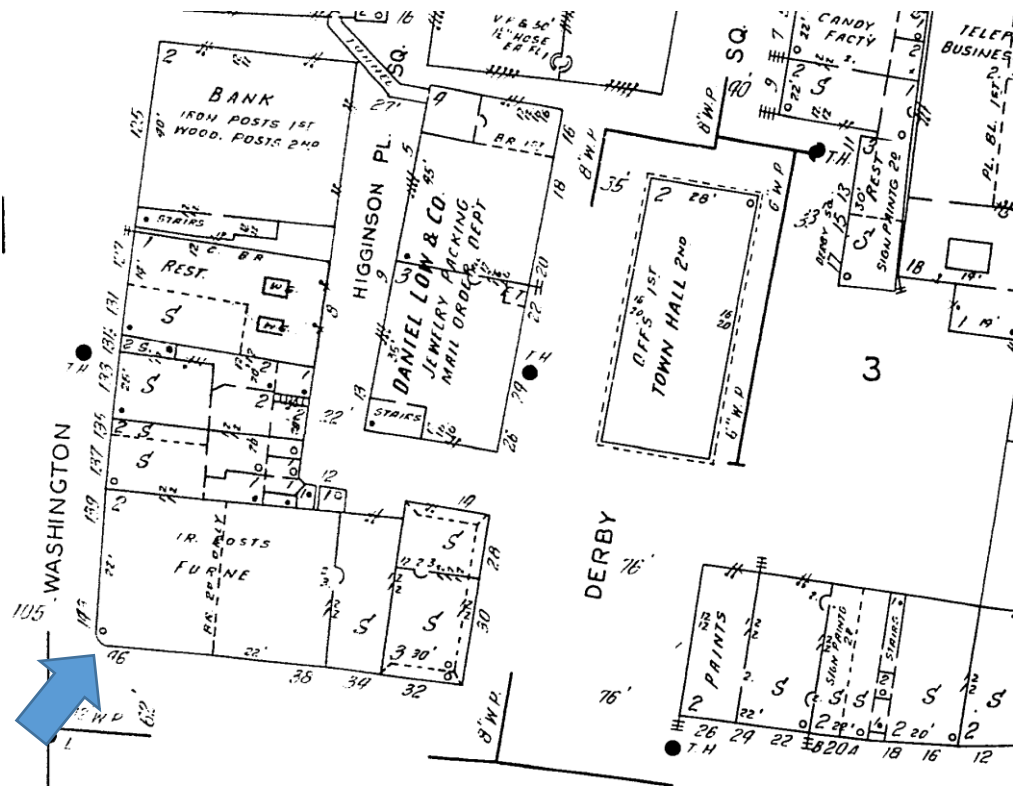


Figure 4: 1950 Sanborn map.

INVENTORY FORM B CONTINUATION SHEET

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Figure 5: Photograph of the building previous to its remodeling, c. 1970 (Collection John F. Collins Society, www.johnfcollins.org).

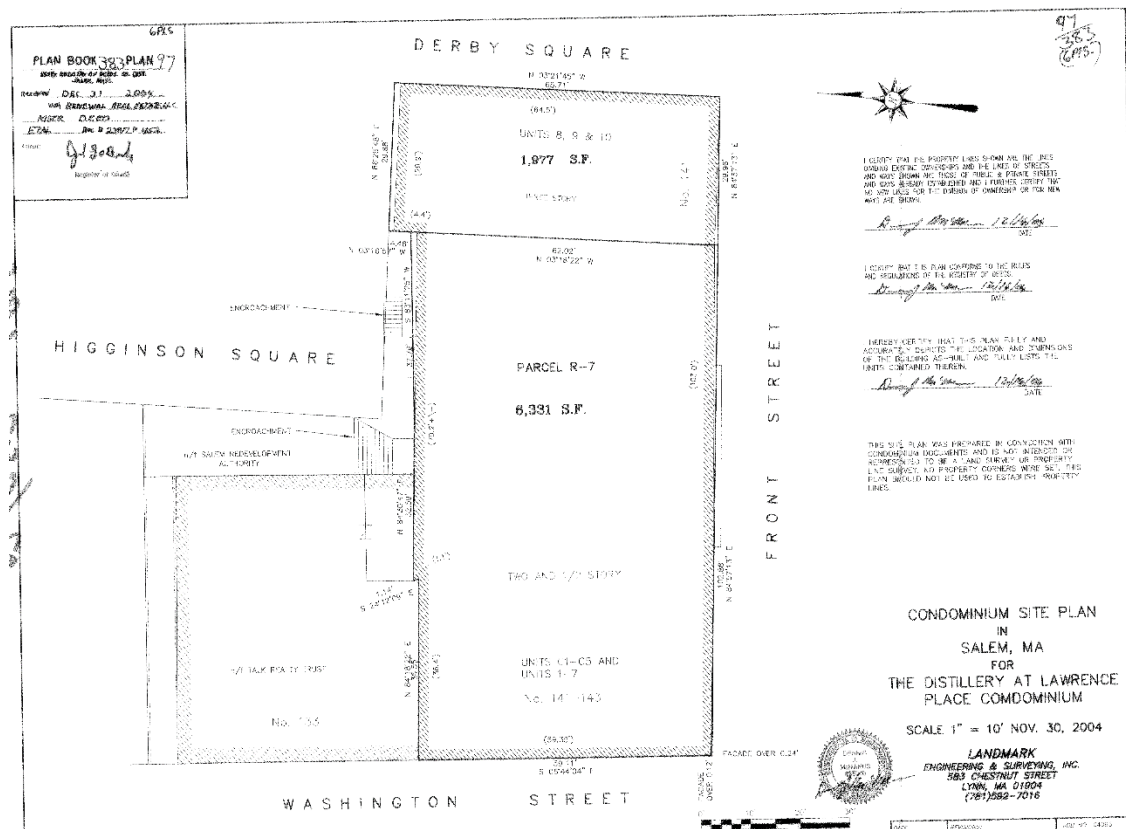


Figure 6: 2004 Condominium Site Plan for The Distillery at Lawrence Place Condominium, SED Plan Book 383, Plan 97.

INVENTORY FORM B CONTINUATION SHEET

SALEM

143 WASHINGTON STREET

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PHOTOGRAPHS: (photos by Neil Larson and Walter R. Wheeler, 2016 unless otherwise indicated).



View looking east.

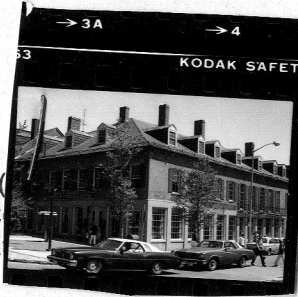


View looking south.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

2. Photo (Staple to Photo n



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.

9x bay 2 story brick commercial bldg.
1st floor - huge 12/8 windows. 2nd floor 6/6 windows.
Dormers (closed pediment hoods) + 6/6 windows in roof.
3 dormer - front - 7 sides)
Balcony 5-8 bay side on front st.
Door in 7th bay front (Double door)

DO NOT WRITE IN THIS SPACE
USGS Quadrant

MHC Photo no.

(over)

SAL. 2501

| | |
|-------------|----------|
| In Area no. | Form no. |
| Lot 611 | Block 35 |

1. Town Salem
Address 143 Washington St.
Name Beef + Oyster House
Present use restaurant

Present owner

3. Description:

Date ca. 1855
Source observation.
Style Federal

Architect

Exterior wall fabric brick & granite

Outbuildings (describe)

Other features

Altered ☒ 1975 revitalized Date

Moved Date

5. Lot size:

One acre or less 633' x 148' Over one acre

Approximate frontage 59 feet

Approximate distance of building from street

adjacent

6. Recorded by Paula Bailey

Organization HSI

Date June 6, 1978

7. Original owner (if known) _____

Original use _____

commercial

Subsequent uses (if any) and dates _____

restaurant.

8. Themes (check as many as applicable)

| | | | | | |
|-----------------------|-------------------------------------|----------------------------|-------|-------------------------|-------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | _____ | Religion | _____ |
| Architectural | <input checked="" type="checkbox"/> | Exploration/ settlement | _____ | Science/ invention | _____ |
| The Arts | _____ | Industry | _____ | Social/ humanitarian | _____ |
| Commerce | <input checked="" type="checkbox"/> | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | _____ | | | | |

9. Historical significance (include explanation of themes checked above)

This building stands on the site of Abel Lawrence's distillery. The distillery was pulled down in about 1855 and the present building then erected soon after that.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Salem Atlases 1851, '74, '97.



ABBOTT
COUNTY

E. H. MERRILL
FRUIT AND PRODUCE

F. M. PAGE & CO.

HEADQUARTERS FOR SOUTHERN TRUCK

ABBOTT & REY

E. H. MERRILL
WHOLESALE DEALER

275

