

FORM A - AREA

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

Photograph



L-R: 5 Alder, 9 Alder, 15 Alder and 21 Alder Street

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

25-0-167 through
25-0-178

Lowell

K

See Data Sheet

Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Name of Area: American Woolen Company Worker
Housing: Alder-Spare Streets Area

Present Use: Single-Family Dwellings; Multiple-
Family Dwellings

Construction Dates or Period: 1900-1910

Overall Condition: Fair to Good

Major Intrusions and Alterations: Vinyl Siding;
Replacement Windows; Replacement Roofing

Acreage: 1.72 acres

Recorded by: Brian Knight

Organization: Town of Dracut

Locus Map

☒ *see continuation sheet*

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Dracut AWC ALDER-SPARE STREETS AREA

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☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The American Woolen Company Worker Housing: Alder-Spare Streets Area consists of twelve duplex houses constructed to house Beaver Brook Mills employees. The buildings are located on the south side of Spare Street and the north side of Alder Street. The two streets terminate on the west end at Catherine Street and the east end at Myron Street. The housing complex is approximately 100 feet from the nearest mill building. The houses are gambrel-roofed, 1½ story double houses. They have a uniform, moderate setback from the street with a paved driveway on each building side. They are all 27-feet by 22-feet, rectangular-plan buildings with gambrel roofs and a brick foundation. They have two eaves front entries accessed by a stoop, interior brick chimneys symmetrically positioned, and broad gabled dormers and flat hoods over the entrance doors on the front of each tenant apartment. On some of these houses, the door hoods still retain trim work beneath the hood consisting of a pair of curving scroll-sawn boards ornamented with a scroll at the front end. The layout allows for the lots to share a common interior space, although fences delineate individual yards. The lots are maintained primarily in turf with foundation plantings.

A 1992 floorplan (**Figure #10**) illustrates the first floor containing a large living room, kitchen, bath, and pantry on the first floor and three bedrooms on the second floor. Each unit had a full basement as well.

The south side of Alder Street and the north side of Spare Street consist of houses built in different periods. Myron Street, which forms the eastern terminus of this area, was formerly known as Pine Avenue or Street before the Town of Dracut laid out new roads in the 1930s (**Figure 4**). According to a 1907 Sanborn Map, Alder and Spare Streets were unnamed and were given the provisional names of A and B (**Figure 2**). The original street numbering system was sequential. The houses were numbered #87 through #98 on B Street (Alder Street) and #99 through #110 on A Street (Spare Street). During the 1930s and 1940s, Spare Street was known as Spruce Street (**Figure 4**). These houses were all painted a dull green, and the houses were known as the "greenhouses."¹ The white cottages were reserved for upper management employees. In 1938, a Works Progress Administration program allocated \$100,000 to pave Dracut's streets, with Alder and Spare both being part of the program.

¹ Gunther, Katherine Kiernan, *Collinsville Memories 1903-1988*. Unpublished manuscript available at the Dracut Historical Society, 1997.

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American Woolen Company Worker Housing: Alder-Spare Streets Area, #3-5 Alder Street (Photo 1), DRA.154

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely placed windows. The entry doors are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There is a single-window centered in the gable peaks. There is a 12-foot by 22-foot, two-story addition extending from the north elevation.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #9-11 Alder Street (Photo 2), DRA.155

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys rise from the gable ridge. There is a shed in the rear of the house. See **Figure #10** for a c.1992 floorplan.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #13-15 Alder Street (Photo 3), DRA.156

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with a fiberglass railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have a single 1/1 window and smaller bathroom windows on the first story and two evenly spaced windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #17-19 Alder Street (Photo 4), DRA.157

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The first story, front (south) fenestration pattern consists of a set of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a brick stoop with an iron railing.

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There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have a single 1/1 window and a smaller bathroom window on the first story, and two evenly spaced windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #27-29 Alder Street(Photo 5), DRA.158

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a wooden stoop with a fiberglass railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have a single 1/1 window and a smaller bathroom window on the first story, and two evenly spaced windows on the second story. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #33-35 Alder Street (Photo 6), DRA.159

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors have a canvas awning and are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has two evenly spaced windows on the first and second stories. A one-story gable roof addition extends from the west gable end, and there are two evenly spaced windows on the second story. There is a single gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #2-4 Spare Street(Photo 7), DRA.160

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 6/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a brick stoop with an iron railing. Each door has a flat-roofed hood with scrolled brackets extending over the stoop. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has one large and one small window on the first story and two evenly spaced windows on the second story. There is a window centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #10-14 Spare Street(Photo 8), DRA.161

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This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard & shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with a fiberglass railing. Each door has a flat-roofed hood with vinyl brackets extending over the stoop. The vinyl-covered the original scrolled brackets. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has two large and one small window on the first story and two evenly spaced windows on the second story. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #16-18 Spare Street(Photo 9), DRA.162

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard/shingle siding, and a composite shingle roof. Fenestration consists of 6/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a concrete stoop with an iron railing. Each door has a flat-roofed hood with vinyl brackets extending over the stoop. The vinyl covered the original scrolled brackets. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has two large and one small window on the first story and two evenly spaced windows on the second story. The west gable end has two 1/1 windows and a small window on the first story, and two evenly spaced windows on the second story. There is a single elliptical gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #22-24 Spare Street (Photo 10), DRA.163

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The first story, extending from the front (north) elevation is a closed-in porch with two entrances and a bank of windows. There is a single window flanking each side of the projecting porch. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two large and one small window on the first story and two evenly spaced windows on the second story. There is a rectangular gable vent centered in the gable peaks. Two interior corbelled brick chimneys rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #28-30 Spare Street(Photo 11), DRA.164

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl clapboard, and vinyl shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. The front (north), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of three closely arranged windows. The entry doors are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have one large and one small window on the first story and two evenly spaced

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windows on the second story. There is a gable vent centered in the gable peaks. Two interior brick chimneys with metal caps rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, #36-38 Spare Street(Photo 12), DRA.165

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, wood shingle siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. Projecting from the front (north) elevation is a closed-in porch with a bank of windows. The west end of the porch is recessed with an entry door towards the west. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The east gable end has one tripartite window, one large window, and one small window on the first story, and one paired window and a small window on the second story. The west gable end has a bay window and two fixed windows on the first story and two evenly spaced windows on the second story. There is a gable vent centered in the gable peaks. Two interior corbelled brick chimneys rise from the gable ridge.

American Woolen Company Worker Housing: Alder-Spare Streets Area, 1959 Lakeview Avenue (Photo 12), DRA.166

This is a 1½ story, 30-feet by 50-feet, gambrel roof, eaves entry duplex with a coursed granite block foundation, vinyl clapboard siding, and a composite shingle roof. As the building served as the superintendent's home, it is nearly twice the size of the buildings on Alder and Spare Streets. Fenestration consists of 1/1 replacement windows. The front (south), 1st story fenestration pattern consists of two central bay windows flanked by a pedestrian entrance. Each unit has a doorway and a bay window. The entry doors are accessed by a concrete stoop with an iron railing. Centered on the south roofline is a pedimented gable with four evenly spaced windows. A hipped roof gable flanks the center gable on each side. The gable ends have a large multi-pane window, a triple window on first story and two evenly spaced windows on the second story, and a smaller window centered in the gable dormer. A one-story flat roof addition projects from the east and west ends of the north elevation. A porch connects the two additions. A single interior brick chimney with a metal cap rises from the gable ridge.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The American Woolen Company built this housing complex for mill employees about 1905. The housing district possesses the characteristics of early 20th-century mill housing. The units in the multi-family buildings were rented by numerous families over the fifty years they were in use by the American Woolen Company. These dwellings share similar characteristics with another housing complex located southwest of the mill complex.

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The building materials, technologies, and house types document typical period Massachusetts mill housing. The buildings on Alder and Spare streets share several architectural traits, including a gambrel roof, brick foundation, front dormers, and symmetrically positioned interior brick chimneys. When initially built, the front entrances all had a flat hood supported by scroll brackets.

American Woolen Company

In 1876, Michael Collins (1839-1922) leased the neighboring mill complex and purchased the property four years later. Collins continued to improve the facility, expanding the 1884 mill, building a seven-story bell tower, and a new weave shed, a boiler room, and a dye-house. After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."²

Collins sold the mill to the American Woolen Company (AWC) in 1899, and the facility became known as Beaver Brook Mill. Founded in Lawrence, Massachusetts, the AWC was one of the world's largest wool manufacturers. Incorporated in March 1899, William M. Wood, treasurer of the suffering Washington Mills of Lawrence, conceived the new venture. Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of other mills, joined Wood and formed a conglomerate of small wool operations. The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."³

Upon purchase of the property, the AWC "made extensive improvements" to Beaver Brook Mills "and more than doubled the capacity of the plant."⁴ At its peak, the firm had 60 mills accounting for one-sixth of the industry's gross product. The company employed 40,000 workers and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."⁵

In addition to improving the industrial plant, the AWC built several housing units for its workforce c.1905. The AWC favored the Colonial Revival Style house with a gambrel form for its worker housing. The AWC used a similar building for the "New Village" housing area for the Assabet Mills in Maynard, Massachusetts. Following a similar timeline to Dracut, the AWC acquired the Assabet Mills in 1899 and expanded the plant exponentially, including over 180 housing units. The AWC rented most units to mill employees until 1934 when AWC sold its residential holdings. In March 2000, consultants Karen Davis and Joan Rockwell Associates identified the c.1903 "Type M. Gambrel Duplex" for this complex. This building type is almost identical to the houses on Spare and Alder Streets. There were 25 examples of this archetype in Maynard. The standard form was 1½ stories, eight bays across with two street entries, each approached by a flight of steps.

² Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

³ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

⁴ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁵ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*.

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Two-bay dormers pierced the lower slope of the roof immediately above each entry; a chimney rose above the roofline a few feet from each of the end walls. They were initially clapboard-sided and had "nearly flat, prominently projecting canopies supported by massive scrolled brackets (about 6 feet long)" above each of the entries. Similar 1906 "Type M" Gambrel duplexes were constructed for the AWC's Puritan Mill in Plymouth.⁶ It is likely that the buildings followed designs by an architect employed by the AWC, considering the amount of new construction being undertaken by the firm in its first decade and the similarity of the Alder-Spare buildings to other AWC housing in other communities.

During World War One, the AWC profited tremendously due to significant government contracts. As a result, the AWC built up enormous cash reserves following World War I, the last considerable boom period for the New England woolen industry. This surplus capital enabled AWC to survive many lean years following World War One. The AWC turned a profit until 1924 when losses totaled \$6,900,000 and marked the beginning of the end of the AWC.⁷ By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials" contributed to the decline of the New England textile industry.⁸ In 1933, AWC arranged with the Textile Realty Company and began divesting 43 worker houses and the large multiple-unit building (**Figure 4**). In the early winter of 1933, several of the properties on Spare and Alder Street were put up to auction, making many employees first-time homeowners. Soon after, the Town of Dracut officially incorporated both Alder and Spare Roads, changing the latter from Spruce Street.

The mill prospered during World War Two and the immediate postwar period, but then there was a steady decline. Except for the 1951 Korean War, the company lost millions of dollars between 1949 and 1954. In 1955, Textron forcibly took over AWC's parent company, forming Textron American. This conglomerate funded other enterprises by selling AWC assets. Textron liquidated all of its New England mills within two years of the merger, which essentially "delivered the coup de grace to the New England woolen textile industry."⁹ Dracut's once-thriving textile industry resulted in empty mill buildings and a decaying village center. The collapse of the AWC followed the pattern of many of the heavy manufacturing companies that dotted the New England landscape.

The units in the multi-family buildings were rented by numerous families over the fifty years they were in use by the mills. Since they were leased units and there was a high turnover in the workplace, there is very little information on the tenants until the houses were sold to individuals in the 1930s.

#3-5 Alder Street, c.1905

⁶ Davis, Karen L. & Joan Rockwell Associates. Town of Maynard, New Village Area Form (MAY.G) Massachusetts Cultural Resource Information System, Massachusetts Historical Commission, Boston, Massachusetts.

⁷ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

⁸ Ibid.

⁹ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

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This is Lot #39 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.¹⁰ In 1933, Forrest and Lillian Calhoun purchased the property from the Textile Realty Company.¹¹ Forrest Calhoun (1895-1972) emigrated from Quebec with his father in 1900. In 1920, his father was a carpenter, and Forrest worked as a hosiery shipper in the mill. By 1938, Forrest lived in #5 and worked as a fixer at the mill.¹² By 1940, he rented the other unit to Edward O'Brien and his family. O'Brien worked as a printer.¹³ In 1946, Arthur and Rosanna Fratus purchased the property.¹⁴ Arthur Fratus was a hospital attendant.

#9-11 Alder Street, c.1905

This is Lot #38 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. Mary C. Degnan of Nashua, New Hampshire, purchased this building in 1933. In 1938, Angelo and Hilma Collipi lived here with their two children. Both of the Collipis worked in the mill. William Jennings and his family occupied the other side. Jennings worked as a machine operator and then a laborer for the moth project. During the 1940s, most Massachusetts towns, in conjunction with the Works Progress Administration, had a moth department to address the gypsy moth and the elm leaf beetle. Jennings' son, Frances, worked in the mill as a car stripper. Henry McGrath, a machine operator, also lived in the building.¹⁵ This building was made into a condominium in 1992 (**Figure 10**).¹⁶

#13-15 Alder Street, c.1905

This is Lot #37 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. MCRD, Plan: 58/19. In 1940, John Madden, a weaver at the mill, lived in #13 with his wife. Leo and Alice Champagne lived next door. Leo was a salesman for a brewery, and Alice was a clerk at the mill.¹⁷

#17-19 Alder Street, c.1905 (Present-day #21)

This is Lot #36 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. MCRD, Plan: 58/19. In 1938, Herbert Abbott, a spinner, lived one half and Daniel Hilliard, a machinist, lived in the other half.¹⁸ In 1940, Frank and Gladys Sandy lived in one half, and Dennis Beliveau and his family lived in the other half. Both Sandy and Belliveau worked in the weaving room at the mill.¹⁹

#27-29 Alder Street, c.1905

This is Lot #35 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁰ By 1938, the Langlois family, originally from Canada, lived in one half and the Hubert family in the

¹⁰ MCRD, Plan: 58/19, 1933.

¹¹ MCRD: 835/506, 1933.

¹² Lowell, Massachusetts City Directory, (R.L. Polk & Company: Lowell, Massachusetts)

¹³ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

¹⁴ MCRD: 1056/467, 1946.

¹⁵ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

¹⁶ MCRD: 06069/0115, 1992.

¹⁷ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

¹⁸ Lowell, Massachusetts City Directory, (R.L. Polk & Company: Lowell, Massachusetts)

¹⁹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²⁰ MCRD, Plan: 58/19, 1933.

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other. Joseph Langlois was a farmer, while his son, Wilfred, was a milkman. The Langlois were still in the building in 1940. Leo Hubert was a truck driver.²¹

#33-35 Alder Street, c.1905

This is Lot #34 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. In 1938, William Collins, an operative and a weaver, and John Hurst, a cutter, lived on the premises. In 1940, Raymond Laird was a weaver, and Patrick Finnegan was a truck driver.²²

#2-4 Spare Street, c.1905

This is Lot #40 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933. By 1938, the Horman family lived in the other half. Harry Horman was a watchman at the mill. He was also a fireman. His children worked as a boxer, folder, and roping carrier at the mill. His son, Raymond H., worked with the Works Progress Administration. In 1940, Noe Prescott, a granite cutter from the quarry, lived in the other half with his family.²³

#10-14 Spare Street, c.1905

This is Lot #41 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁴ In 1938, Paul Berwick, a weaver, and Robert Blakely, a mill operator, lived on the premises. In 1940, Alexander Sharp, an engineer at the mill, lived in one half with his wife. The other half was occupied by Joseph LaBranche, a picker at the mill.²⁵

#16-18 Spare Street, c.1905

This is Lot #42 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁶ In 1938, John L. Bonzey, a clerk, lived here. The other half was occupied by Paul Stanaski, who found work with the Works Progress Administration. In 1940, William Tessier, a carder, lived in #16 with his wife. William Jay, a weaver, lived in the other half with his family.²⁷

#22-24 Spare Street, c.1905

This is Lot #43 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.²⁸ In 1938, George Gillette, a truck driver, and William Jelly, a machine operator, lived in the building. Henry and Maude Hart lived in one half in 1940. James Cassidy, a weaver, lived in the other half.²⁹

#28-30 Spare Street, c.1905

²¹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²² Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²³ Ibid.

²⁴ MCRD, Plan: 58/19,1933.

²⁵ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²⁶ MCRD, Plan: 58/19,1933.

²⁷ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

²⁸ MCRD, Plan: 58/19,1933.

²⁹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

INVENTORY FORM A CONTINUATION SHEET

Dracut AWC ALDER-SPARE STREETS AREA

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This is Lot #44 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.³⁰ In 1937, Charles Valarose, who worked at the American Woolen Mill, lived at #30 Spare Street. In 1940, Loretta Belanger, a spinner, lived in one half with her family. Aurora Sandy and her son lived in the other half. The son, Leo Sandy worked as a laborer on the roads.³¹

#36-38 Spare Street, c.1905

This is Lot #45 of the Textile Realty Company's plan for divesting the American Woolen Company's properties in 1933.³² In 1940, Thomas and Eva Cox lived in one half. Thomas was a mill operator and an overseer in the finishing department, and Eva was a boxer at the mill. They had three sons and a daughter. Raymond Neade lived in the other half with his sister and mother. They worked at the mill as a picker, folder, and berler at the mill, respectively.³³

#1959 Lakeview Avenue, c.1905

This is the Superintendent's House. While similar in style, this house is almost double in size to the duplexes on Alder and Spare Streets. The 1907 Sanborn map identifies the address of this building as 2087-2089 Lakeview Avenue. In the 1910 census, 2087 Lakeview was occupied by John T. Kaye, a 45-year old New Hampshire-born boss dyer, and his wife Jennie.³⁴ 2089 Lakeview was occupied by Edward D. Tetley and his wife Mary, two sons, and two daughters. A "boss weaver" in the woolen mill, the 55-year old Tetley was born in New York to Welsh parents.³⁵

Unlike the other residential properties that the American Woolen Company divested in the 1930s, the AWC retained this residence until 1950. In 1945, Hubert McAnespie lived at #1961 Lakeview Avenue. McAnespie was a veteran of World War Two, paymaster at the mill, and Dracut postmaster. Members of his family lived across the street at 1960 and 1962 Lakeview Avenue. In 1949, McAnespie lived at #3 Cottage Street. In 1948, Kenneth Crandall and his wife and son lived at the extant house. Crandall was the production manager/superintendent at the mill. He was also a member of the Knights of Columbus and the Elks Lodge. In 1953, Fred Habib Farris owned the building. Fred Habib Farris (1924-2001) was born in Lowell.³⁶ His father, Habib Farris (1894-1975) was born in Syria.³⁷ He arrived in the United States in 1912, and his wife, Elizabeth, emigrated from Greece in 1917. The *Lowell Sun* reported the father's death at 1853 Lakeview Avenue and his birth in Saidnoya.³⁸ It only reported that "he had been employed at the American Woolen Company in

³⁰ MCRD, Plan: 58/19,1933.

³¹ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

³² MCRD, Plan: 58/19,1933.

³³ Massachusetts Census Data, Ancestry.com. Date accessed: May 27, 2021.

³⁴ 1910 US Federal Census, Enumeration District 799, sheet 10,

https://www.ancestry.com/imageviewer/collections/7884/images/31111_4330076-00465?pld=11060314

³⁵ 1910 US Federal Census, Enumeration District 799, sheet 9,

https://www.ancestry.com/imageviewer/collections/7884/images/31111_4330076-00463?pld=11060411

³⁶ U.S., World War II Draft Cards Young Men, 1940-1947; Massachusetts, U.S., Birth Index, 1860-1970; U.S., Social Security Death Index, 1935-2014

³⁷ 1930 United States Federal Census

³⁸ Ibid.

INVENTORY FORM A CONTINUATION SHEET

Dracut AWC ALDER-SPARE STREETS AREA

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Dracut.³⁹ In the 1937 Dracut Street Directory, "Habbe Ferris," was a "texwkr" at the AWC, and resident at 1863 Lakeview Ave. They both worked at the American Woolen Mills, and by 1949, Habib was an overseer at the mill.⁴⁰

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³⁹ "Habib Farris," *Lowell Sun* 10 May 1975, p. 8

⁴⁰ Massachusetts Census Data

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MHC #	Assessor #	Street #	Street	Historic Name	Date	Style	Acre	Photo #
DRA.154	25-0-178	3-5	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	1
DRA.155	25-0-177	7-9	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	2
DRA.156	25-0-176	13-15	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	3
DRA.157	25-0-175	19-21	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	4
DRA.158	25-0-174	25-27	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	5
DRA.159	25-0-173	35	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.2	6
DRA.160	25-0-172	2-4	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	7
DRA.161	25-0-171	10-14	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	8
DRA.162	25-0-170	16-18	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	9
DRA.163	25-0-169	22-24	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	10
DRA.164	25-0-168	28-30	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.13	11
DRA.165	25-0-167	36-38	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.21	12
DRA.166	25-0-182	1959	Lakeview Ave	American Woolen Company Worker Duplex	c.1905	Colonial Revival	0.57	13

Dracut AWC ALDER-SPARE STREETS AREA

Area Letter Form Nos.

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Locus Map

INVENTORY FORM A CONTINUATION SHEET

Dracut AWC ALDER-SPARE STREETS AREA

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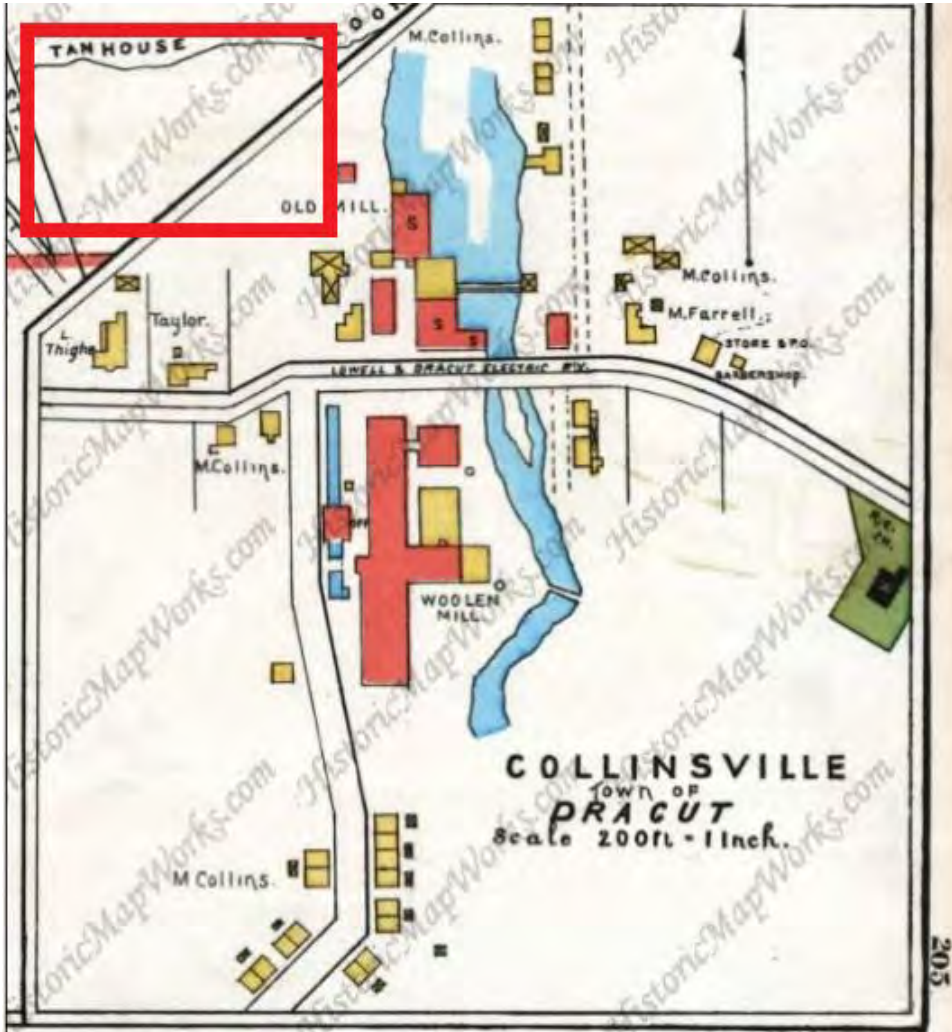


Figure 1 Detail from Walker Atlas of Middlesex County (Boston, 1889). Annotated to show the approximate location of future Alder and Spare Streets. (Dracut Historical Society)

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Dracut AWC ALDER-SPARE STREETS AREA

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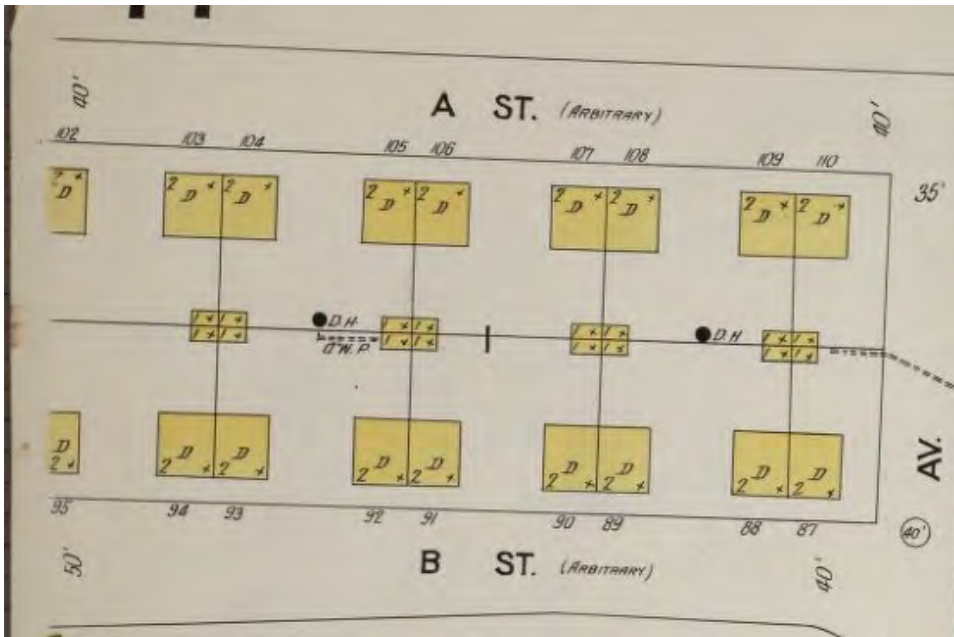


Figure 2 Detail from Plate 77, Sanborn Fire Insurance Map, 1907 (LOC). As part of the mill campus, the streets did not have names, as shown in the Sanborn Map

INVENTORY FORM A CONTINUATION SHEET

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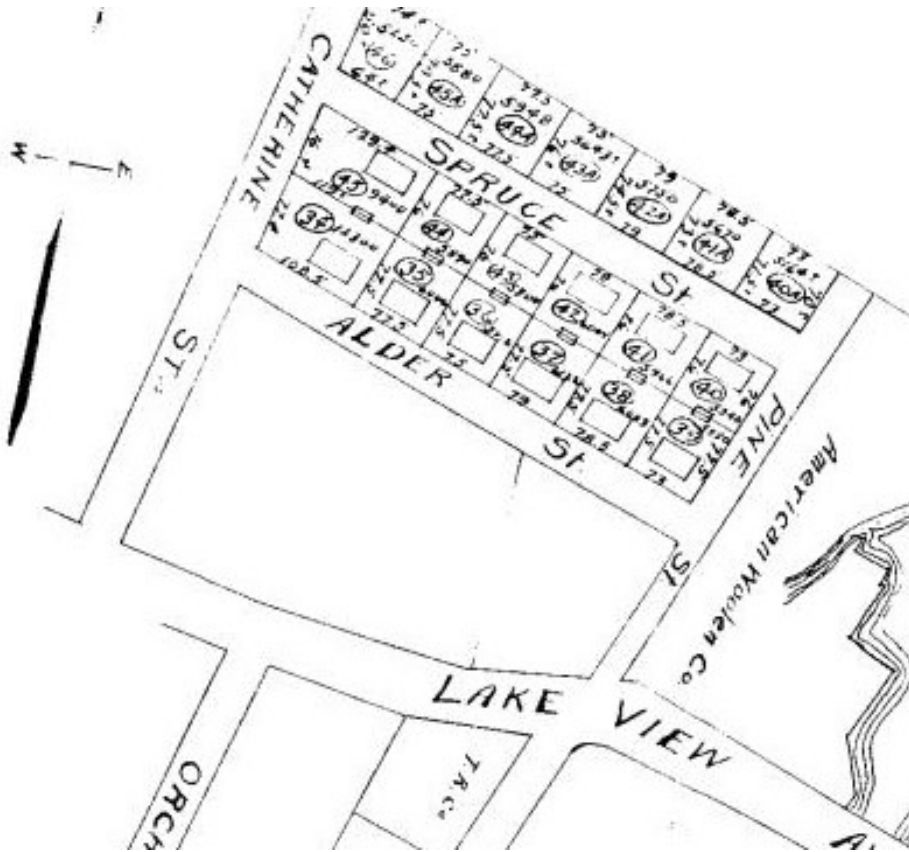


Figure 3 Detail of 1933 Textile Realty Company Plan (MCRD: 58/19,1933)

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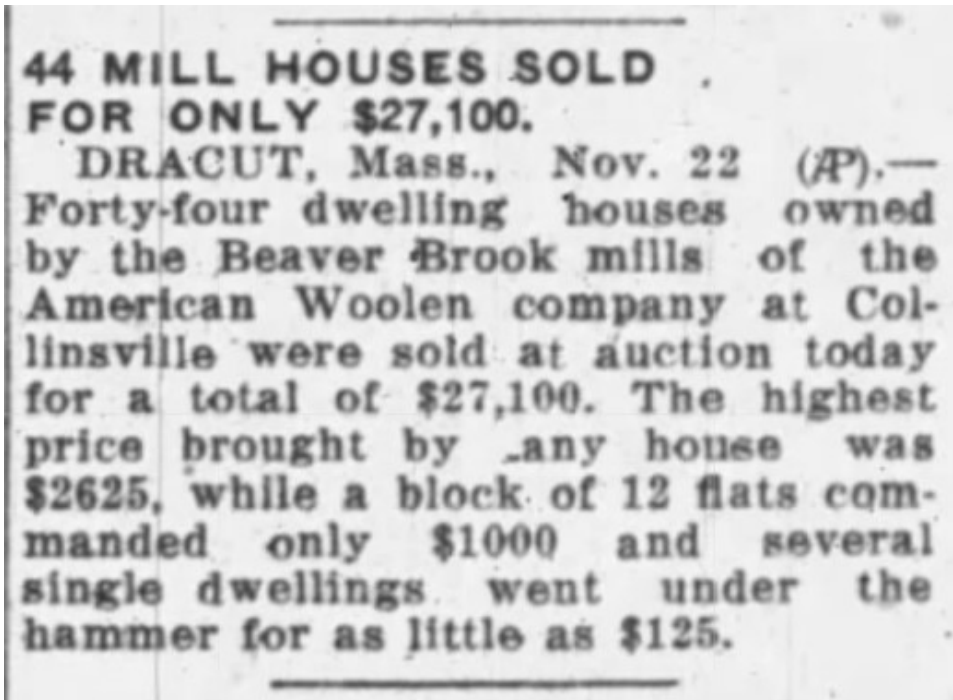


Figure 4 *Bennington Banner*, Bennington, Vermont, November 23, 1933 (newspapers.com)

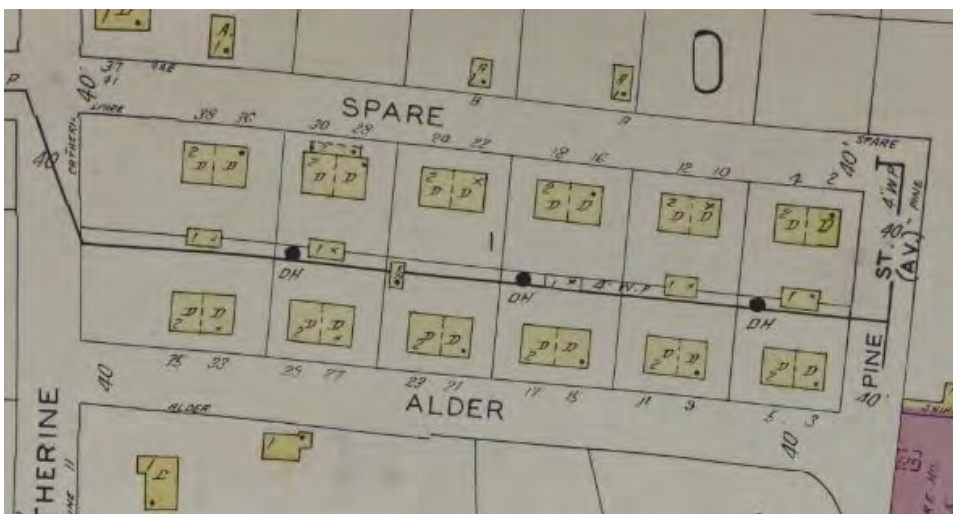


Figure 5 Detail from Plate 77, Sanborn Fire Insurance Map, Survey in 1941. (LOC.)

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Figure 6 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division. Annotation depicts proximity to mills (LOC.)

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Figure 7 1941 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division. Annotation depicts 1959 Lakeview Avenue. Annotation showing the location of #1959 Lakeview Avenue

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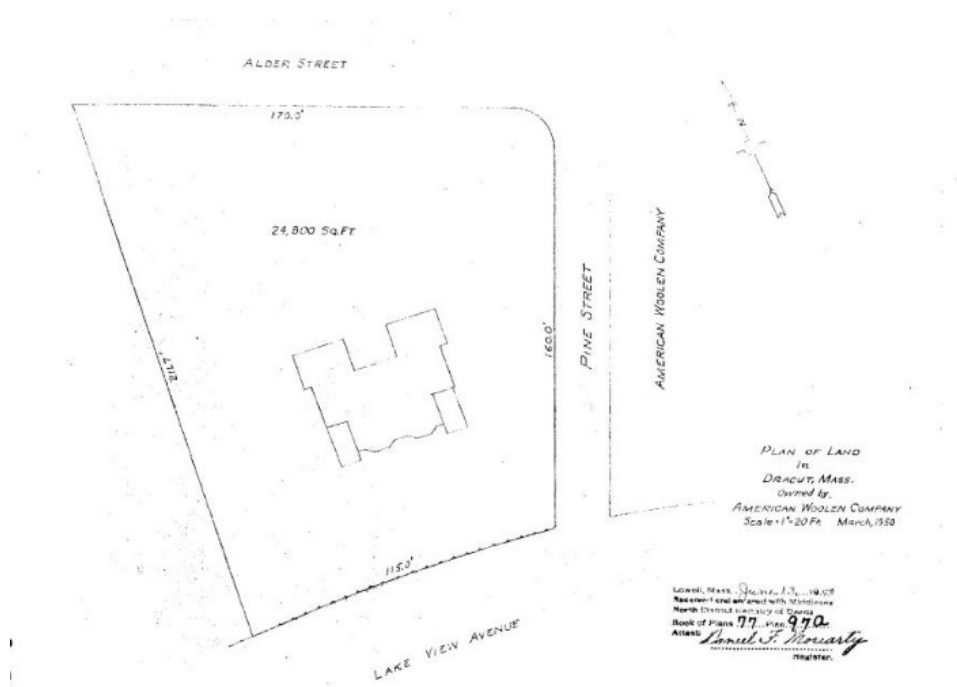


Figure 8 1950 Plat Map showing #1959 Lakeview Avenue (MCRD, 77/97)

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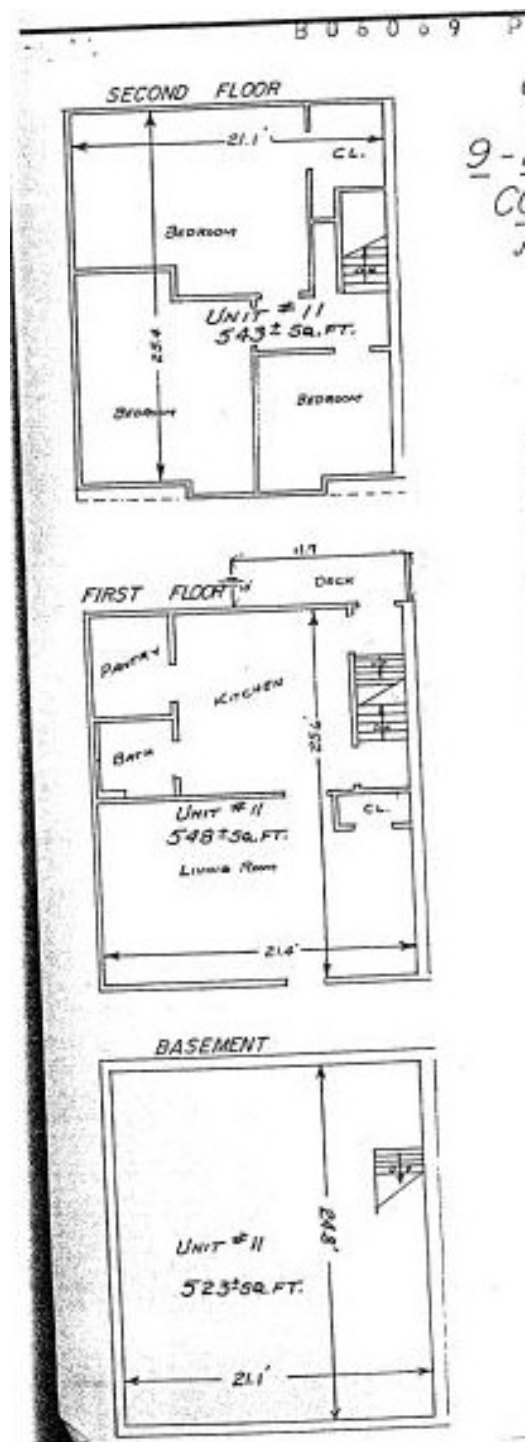


Figure 9 Detail of Floor Plan for #9 -11 Alder Street, c.1992 (MCRD: 06069/0115,1992)

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Photo 1: #3-5 Alder Street, looking northwest



Photo 2: #9-11 Alder Street, looking northeast

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Photo 3: #13-15 Alder Street, looking northeast



Photo 4: #17-19 Alder Street, looking northwest



Photo 5: #27-29 Alder Street, looking northwest



Photo 6: #33-35 Alder Street, looking northwest

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Photo 7: #2-4 Spare Street, looking southwest



Photo 8: #10-14 Spare Street, looking southeast

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Photo 9: #16-18 Spare Street, looking southeast



Photo 10: #22-24 Spare Street, looking southeast



Photo 11: #28-30 Spare Street, looking southeast



Photo 12: #36-38 Spare Street, looking southeast

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Photo 13: 1959 Lakeview Avenue, looking northwest

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The American Woolen Mill's Alder-Spare Streets duplexes were built between 1900 and 1910 to provide housing for the families of the Beaver Brook Mills employees. These duplex units were part of a larger expansion program undertaken by the American Woolen Company. At the same time that the tenements were being constructed, the American Woolen Company, under the leadership of William M. Wood, Sr., expanded its operations and built housing units in three different areas. The nature of the residential building project reflected the make-up of the turn-of-the-century textile labor force who resided with their families.

The district is significant under Criterion A as it possesses characteristics of late 19th- and early 20th-century mill housing, and the period materials and technologies document typical Massachusetts mill housing. The houses reflect the late 19th-century to early 20th-century industrialization of Dracut, New England, and America, and buildings demonstrate management's response to the needs of their expanding workforce. The buildings represent an intact streetscape of early company-sponsored housing adjacent to the mill complex. The arrangement of identical footprints on similar-sized lots reflects an intentional construction of identical units rather than the acquisition of existing houses. While the houses have been altered and updated, they produce a distinguishable, cohesive entity that retains characteristics of architectural style, orientation, and massing.

The district is significant under Criterion C for its associations with Beaver Brook Mills. The American Woolen Company built these houses for mill employees. These buildings are significant in

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Dracut AWC ALDER-SPARE STREETS AREA

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terms of social history for its associations with a group of Dracut's working class who contributed to the town's industrial growth. These housing units provided a stable, conveniently located workforce. This cluster housing was in close proximity to the mill and was augmented by churches, schools, stores. During the late nineteenth century, employers recognized the need for worker housing as there was an "intimate relationship between production and proper living conditions."⁴¹ Mill housing "displayed the hierarchy of the labor force: simple, unadorned forms for worker tenements and houses, modestly grander single-family dwellings for supervisors, and stately owner homes."⁴² This development was part of the industrialization process and occurred in mill towns across New England, transforming many rural communities and setting the pace for the future development of urban neighborhoods. This neighborhood had a significant impact on the local history of Dracut and helps tell the story of industrial and community development in Massachusetts.

⁴¹ *Industrial Housing*, Lockwood, Greene and Company, New York, New York, 1920.

⁴² "Mill Communities," *Mills: Making Places in Connecticut*. Preservation Connecticut Website. Date Accessed November 24, 2020.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

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

25-0-94; 25-
245-1;25-0-
214

Lowell

L

See Data Sheet

Photograph



Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Name of Area: Beaver Brook Mills Area

Present Use: residential, food services, retail, storage

Construction Dates or Period: c.1884- c.1930

Overall Condition: Fair

Major Intrusions and Alterations: Alterations to the building including new windows and doors; construction of modern parking lot; parking lots and landscaping.

Acreage: 12.96

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): 11/2020

Locus Map



☒ *see continuation sheet*

INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

DRACUT BEAVER BROOK MILLS AREA

Area Letter Form Nos.

L

See Data Sheet

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

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Beaver Brook Mills complex is a collection of late nineteenth and twentieth-century industrial buildings. It is located in the Collinsville neighborhood in the north-central part of the Town of Dracut. It consists of buildings on the north and south side of Lakeview Avenue. The section south of Lakeview Avenue is bounded by Mill Street to the south and east and Beaver Brook to the east. The section north of Lakeview Street is bounded by Mill Street to the north and west and Beaver Brook to the east. The property is located on the west side of Beaver Brook.

The property is accessed by both Lakeview Avenue and Mill Street. Most of the property is paved, with Beaver Brook and a wooded area located along the site's northeastern portion. Used for manufacturing and storage until the mid-twentieth century, the older buildings of the complex have been converted storage and retail space over the last twenty years. Despite the changing uses of these buildings, the complex retains a high degree of integrity, with many buildings retaining most of their original window sash, doors, and other architectural details.

The walls of the buildings are of common red brick with brick corbelling detailing at the cornices. The windows throughout the complex are varied in construction style and glazing. There are many cases of infill. The building interior retains an open layout with wood post and beam and hardwood floors. In some instances, there are partitions to meet the current occupant's business needs. The majority of the interior space retains brick walls, wooden post and beam, and hardwood floors.

1. Beaver Brook Mills - Mill #1, c.1884, c.1893, DRA.6

This is a five-story, flat-roofed, brick mill building. The rectangular plan, 215-foot by 50-foot building, is located at the northwest corner of Pleasant Street and Mill Street. It has a moderate setback from both roads and is oriented parallel with Mill Street. The first three stories were constructed in 1884, and the remaining three were added in 1893. Fenestration consists of 12/12 replacement windows with granite sills and arched brick lintels. There is a brick denticulated belt course separating the second and third stories. The front (west) elevation consists of a right-center entrance on the first floor and loading blocks with replacement window infill on the remaining stories. The off-center entry bay is flanked by

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ten window openings on the left and eleven window openings to the right. This pattern is repeated in all five stories. The east elevation has 22 bays filled with 12/12 replacement windows with granite sills and arched brick lintels. There is a modern elevator tower projecting from the east elevation between the 18th and 19th bays. This pattern is repeated in all five stories. The north elevation has six evenly spaced 12/12 replacement windows with granite sills and arched brick lintels on each story.

Projecting from the southwest corner of Mill #1 is a five-story brick tower with a corbelled cornice, corner pilasters, recessed panels, rounded arch lintels, and belt courses. A wooden belfry with a pyramidal roof extends from the roof.

The office (Building #2) connects to the west elevation near the tower. The Weave Mill directly abuts the south elevation. The picker house (Building #9) extends from the northeast via a brick passageway.

The raceway runs parallel with the west elevation, and there is green space with two gazebos between the raceway and main building.

2. Beaver Brook Mills - Office, c.1888, DRA.167

This is a one-story, 58-foot by 50-foot, vinyl shingle building with an asphalt shingle mansard roof. There are three units in the office, each having an entrance on the front(west) elevation. Fenestration consists of 12/12 replacement windows. A one-story, flat roof abuts the east elevation and projects slightly to the north. There is a narrow passage projecting from the southeast corner and connects to the tower on Mill #1 (Building 1)

3. Beaver Brook Mills - Weave Mill, c.1888, DRA.168

This is a two-story, 61-foot by a 164-foot brick building with a shallow gable, membrane roof. The second story is recessed, creating a clerestory window effect. Fenestration on the first story consists of 24-lite fixed windows with granite sills and arched brick lintels. Fenestration on the second-story consists of a bank of 32 evenly-spaced, 20-pane fixed windows. The first story and second story have a denticulated brick cornice.

4. Beaver Brook Mills - Weave Shed Annex, c.1905, DRA.169

This is a two-story, 126-foot by 96-foot wood-frame building with vinyl shingle siding and a flat membrane roof. The second story is brick-clad and set back. The first story fenestration on the front (west elevation) has 14 bays consisting of three pedestrian entries and 11 evenly spaced, 24-pane fixed windows with fanlight transoms. There is a projecting mansard roof protecting the northernmost three bays. There is a denticulated wood cornice. The front (west) second-story elevation has a bank of 28, 24-pane fixed windows. Some of the windows have awnings. The south elevation features a set of windows, three pedestrian entrances, and a loading dock bay on the first story. The second story, which is not recessed on the south and north elevations, features a bank of six windows with awnings. The east elevation has an exposed basement level with a pedestrian entrance with double glass doors and large 2/2 windows with stone sills and arched brick lintels. The first story has 14 evenly spaced, 24-pane windows. Unlike the west elevation, there are no pedestrian doors, and the windows do not have fanlight

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transoms. The second story on the east elevation mirrors the west elevation. Projecting from the east elevation is the Burling Building (Building 5).

5. Beaver Brook Mills - Burling Building, c.1905, DRA.170

This is a 110-foot by a 57-foot wood-frame building with vinyl shingle siding shallow gable roof. It projects perpendicularly from the Weave Shed Annex (Building 4). Fenestration on the south elevation consists of irregularly spaced 20/20 windows, pedestrian entries, and fixed windows. The second-story south elevation features a bank of double-hung windows covered with plywood. A one-story, 43-foot by 24-foot brick addition extends from the east elevation. The second story of the east elevation has a bank of 12 double-hung windows. Two of the bays have not been boarded up, revealing 20/20 windows.

6. Beaver Brook Mills - Machine House, c.1888, DRA.171

This is one story, 33-foot by 88-foot brick building with a 55-foot by 60-foot ell. The brick building has a wood veneer on the east elevation. Fenestration consists of evenly spaced 24/24 windows and irregular spaced pedestrian entrances. The shallow pitched, membrane gable roof has exposed rafter tails.

7. Beaver Brook Mills - Boiler House, c.1888, DRA.172

This is a two-story, 46-foot by a 133-foot brick building. It projects perpendicularly from the southeast corner of Mill #1. The 5-bay by 11-bay building has many instances of new infill in the form of brick or new windows. The historic window openings have 16/16 replacement windows with granite sills and arched stone lintels. There is a denticulated brick cornice along the second story. A new vinyl siding veneer covers the east elevation and is protected by a mansards roof. A new brick parapet rises above the brick cornice on the east end.

8. Beaver Brook Mills - Dye House, c.1888, DRA.173

This is a one-story 133-foot by 107-foot building with a 37-foot by 36-foot ell. The shallow-pitched gable roof building has a combination of stone, vinyl clapboard, and brick exterior wall materials. There is irregular fenestration consisting of vehicular bays, pedestrian entrances, and boarded-up windows.

9. Beaver Brook Mills - Picker House, c.1888, DRA.174

This is a two-story, 50-foot by 50-foot brick building. The shallow-pitched gable roof has denticulated brick cornice and brick cornice brackets. The front (north) elevation has a right-center door flanked by two windows on the west and three windows on the right. The windows are 12/12 replacement windows with stone sills and arched brick lintels. The exposed basement on the east elevation has a combination of vehicular bays and boarded-up windows with stone lintels and arched brick lintels. The first story has five evenly spaced 12/12 replacement windows with stone sills and arched brick lintels.

10. Beaver Brook Mills - Mill #2, c.1905, DRA.150

This is a two-story, flat-roofed mill building. It is located on the north side of Lakeview Avenue and has a minimal setback from the road. This building replaced an earlier 1880s building that burned in 1899. The building layout forms an "L" shape. However, the inner angle of the "L" is not perpendicular, and a diagonal elevation connects the two blocks. Fenestration includes large window openings with granite sills and arched brick lintels that are infilled with replacement 1/1 windows in the lower section and

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brick in the upper section. The front (south) elevation consists of one pedestrian door accessed by brick steps on the elevation's western end. There are eleven window openings on the first story and eight basement-level windows on the front elevation. The lower windows are covered with wood boards. The east elevation has two sections, with the southern section set at an angle and the northern section parallel with the west elevation. Fenestration on the first and lower story consists of window openings similar to the other elevations but have been wholly infilled with brick or concrete blocks. The west elevation faces towards the east elevation of the adjacent building, forming an alley.

There are four window openings and a smaller window on the west elevation. Centered on the west elevation is a two-story brick tower with a hipped roof. There is brick corbelling at the midpoint and top of the tower. Projecting from the northwest corner of the building is a one-story, three-by-three-bay, brick boiler building. The fenestration on the boiler facility consists of boarded-up windows and door openings. The boiler room's west elevation has a large boarded-up window, a collapsed brick chimney, and a garage bay with an overhead door. Projecting from the west elevation of the main building and the north elevation of the boiler building is a one-story, L-shaped, brick addition with a loading block bay on the north side of the two parts of the L.

11. Beaver Brook Mills - Boiler House, c.1905, DRA.151

This is a one-story, three-by-three-bay, brick boiler house. The fenestration on the boiler facility consists of boarded-up windows and door openings. The boiler room's west elevation has a large boarded-up window, a collapsed brick chimney, and a garage bay with an overhead door. Projecting from the west elevation of the main building and the north elevation of the boiler building is a one-story, L-shaped, brick addition with a loading block bay on the north side of the two parts of the L.

12. Beaver Brook Mills - Picker House #2, c.1905, DRA.175

This is a two-story, 114-foot by 30-foot brick mill building. Oriented perpendicular to the road, the three-bay by thirteen-bay building has a shallow pitch gable roof. Centered on the front (south) elevation is a modern storefront with large store windows and two entrances. The second story has three evenly spaced replacement casement windows with stone sills and arched brick lintels. The thirteen bays on the east and west elevation consist of a combination of casement, 1/1 double-hung replacement windows with wood infill. There is a two-story ell projecting from the northeast corner. It contains a loading bay on the south elevation.

13. Beaver Brook Mills - Storage, c.1905, DRA.176

This is a three-story, seven-bay by eighteen bay rectangular plan brick building. With a very small setback, the building is located at the corner of Lakeview Avenue and Mill Street. Fenestration consists of a combination of eight-pane fixed and casement windows. The third story is recessed on all four elevations and features a bank of windows.

14. Beaver Brook Mills - Garage, c.1930, DRA.177

This is a one-story, 28-foot by 54-foot prefabricated, wood-frame structure with two shed roof additions abutting the south and north elevations. It has vinyl clapboard siding and flat membrane roof.

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15. Dam, c.1860, c.1900, DRA.912

This dam is a run-of-the-river dam with a spillway and inoperable low-level outlet, penstock, and forebay. The dam has a maximum structural height of 21 feet. The spillway is 88 feet long and composed of placed, unmortared rock with an upstream timber facing and an angled iron crest. The spillway is comprised of a stone masonry structure with an upstream sloped timber spillway at the crest and a near-vertical downstream face. The spillway ties into concrete/brick masonry building abutments. The low-level outlet is 3.7 feet high by 4.0 feet wide gate and conduit, which discharges to the downstream side of the spillway. The low-level outlet is accessed by a steel pipe and timber walkway from the right abutment. At the dam's right abutment is a concrete section with three stoplog structures leading to a forebay and penstock.¹

16. Beaver Brook Mills - Race, c.1888; c.1905, DRA.913

This is a poured concrete channel. It runs underneath the Buildings #12 and Lakeview Avenue and then underneath Mill #1

17. Beaver Brook Mills - Storage Building, c.1888, c.1910, DRA.178

This one-story, 58-foot by 40-foot brick building with a 60-foot by 36-foot recessed addition is located on the north side of Lakeview Avenue and the east bank of Beaver Brook. The central rectangular block has a shallow-pitched, gable roof and exposed rafter tails. The addition has a shed roof with exposed rafter tails.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The Beaver Brook Mills complex, constructed between 1888 and 1920, is significant as a well-preserved, textile mill complex. The mill buildings rest on the west bank of Beaver Brook and consist of 15 buildings plus a building's raceway and dam.

Late 18th and Early nineteenth-century Collinsville

Joseph Hamblett (1708–1774) of Pelham, New Hampshire, owned a farm in the Collinsville area before 1753. He also operated a gristmill and sawmill on both sides of Beaver Brook. His son continued operations of the mills in 1773. Isaac Parker purchased "18 acres of land, a house, and barn, a gristmill and seven-eighths of a sawmill on the east side of the brook" in 1789.² Cyrus and Charles Wilson operated mills on the site in the late

¹ *Site Reconnaissance and Conceptual Design Report, Dam Removal and Restoration: Beaver Brook Dam Dracut, Massachusetts*. GZA GeoEnvironmental, Inc. Norwood, MA. July 31, 2019.

² Coburn, Silas Roger, *History of Dracut, Massachusetts, called by the Indians Augumtoocooke and before Incorporation, the Wilderness North of the Merrimac. First Permanent Settlement in 1669 and Incorporated as a Town in 1701* (Press of the Courier-Citizen Company: Lowell, Massachusetts, 1922)

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eighteenth century. In 1842, Josiah and George Ames purchased land on both sides of Beaver Brook and maintained a farm and wheelwright shop. The brothers sold the mill property to John H. Pearson of Boston but retained the farmstead and continued to conduct their wheelwright business.³

John H. Pearson

In 1843, Ames sold the business to John H. Pearson who established a cotton thread mill on the northern section of Beaver Brook. John H. Pearson (1798-1862) was a prominent and wealthy merchant in Boston, who was born in Wilmington, MA. It is likely that the mills were an investment for Pearson, who had an extensive trade with the south. Pearson's son, George Howard Pearson (1822-1870) was agent at the mills. Pearson increased the dam's water flow and bought water rights from Nathaniel Varnum and Marcus L. Colburn. Pearson bought new equipment, increased the dam's height, and built a 60-foot by 40-foot, three-story wood-frame mill on the north side of Lakeview Avenue. It produced duck cloth (linen) and fancy table cloths. In 1851, Pearson added two stories of stone.

Pearson hired Scottish immigrants John and Peter Lawson to be the mill's superintendents. The Lawsons hired Scottish sisters Martha and Elizabeth Little. Since the mill spent vast amounts of money on importing thread, the sisters established a thread-making facility which gained the "notable distinction as the place where the first spool of thread ever produced in the United States was made."⁴

While this industrial adventure was backed by Boston capital, it was John and Peter Lawson, two brothers, Scotch emigrants, who were the moving power of the enterprise and under whose management it was conducted. It was for work in this mill and to teach the trade to a force of employees that Martha Little, then a maiden of 26 years, and her sister, Elizabeth, personally known to Messrs. Lawson, were sent for to Paisley, Scotland, then the world's greatest center for thread manufacture. A three months' sail from Liverpool brought them to Dracut. Mrs. Davidson was the first to operate a spindle in the new factory, and in the month of June 1844, through her hands, the infant thread industry produced its first spool.⁵

By 1856, there was a village of approximately nine houses with a few businesses with the small settlement suggesting "that the number of employees was not great and that many of them came to work from rural parts of the town. By the end of the Civil War, Dracut began to see the community industrialize much faster than before the war."⁶

Michael Collins

³ Ibid.

⁴ Duda, Rebecca, "Dracut—not Lowell—is "Spindle City," *Discovering the Historic Merrimack Valley Blog, The Lowell Sun*, January 29, 2019.

⁵ Coburn, Silas Roger, *History of Dracut, Massachusetts*.

⁶ Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name," *Discovering the Historic Merrimack Valley Blog, The Lowell Sun*, December 2, 2017; Larson Fisher Associates, *Historic Preservation Plan & Town-Wide Survey of Historic Resources for Town of Dracut, Middlesex County, Massachusetts*, November 2012.

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In 1863, L. J. Stiastry, representing the owners of Navy Yard's Merrimack Woolen Mills Company, purchased the mill site. The new owners removed the cotton machinery and moved old machinery from the Navy Yard mill, transitioning the Collinsville facility from cotton to cassimere manufacturing. This mill operated for about ten years, followed by three years of vacancy. In 1876, Stiastry leased the mill to Michael Collins (1839-1922) of Dudley, Massachusetts. He came from a long line of textile workers. His grandfather manufactured wool near Dublin, Ireland, before emigrating to Worcester in 1830. His father was a wool-dyer, and before moving to Lowell, Collins worked in mills in New Hampshire and Vermont.

At the time, the village contained "about half a dozen houses and a large boarding-house."⁷ In 1877, there were several buildings on the north side of Lakeview Avenue which are no longer extant (**Figure 13**). This included a six-story, 80' x 46' stone and wood frame main building; a two-story, stone Finishing House; two-story, stone Cloth House. The first story was the cloth room with Double iron doors connecting to the Finishing House. The second floor was the hanging room; two-story, brick Picker House; a one-story, wood-frame Machine Shop, a one-story, stone Boiler House, and Engine House; a one-story, wood-frame Dye House; a one-story, wood-frame office, and various sheds.⁸ The complex had steam heat, kerosene lights and powered by a 75-horsepower turbine wheel. After the lease expiration, Collins purchased the mill in 1880, converting the operation to wool production. The mill had six sets of cards and 22 looms, and 125 employees in 1880.⁹ A year later, the mill used Moscow beavers and had seven sets of cards, 2,880 spindles, and 39 broad looms.¹⁰ At the time, the mill was a wooden structure, "a landmark of that section for more than a generation."¹¹

In 1884, Collins started a major expansion of the facility, constructing several new brick buildings. He erected a large, 212-foot by 58-foot, three-story brick mill complex on the south side of Lakeview Avenue. Collins also built a 75-foot-long canal, a flume to carry water under the roadway, and a 165-foot by 70-foot weave shed. Upon completion, he moved most of the machinery from the old mill, installed some new machinery, and started operations in February 1885. The plant at this time contained 72 looms and ten sets of cards.¹² The mill maintained a stock of wool, shoddy, and cotton and was powered by both water and steam. The buildings were "of good construction, in good repair, neat and orderly."¹³ At the time, the complex consisted of a 216 by 60-foot, two-story, brick **Beaver Brook Mills – Mill #1 (Current Building #1, Barlow #1)**. This building will expand from two stories to four stories. The interior consisted of double plank and board floors and open timber ceilings. The mill was connected to the weave shop in the basement. It was connected to the picker house on the 4th floor. Two open windows lead to the boiler and engine house at each floor. The basement was used for dressing yarn and finishing. The second floor was used for carding and spinning, and the third floor was used for spinning. There was a one-story, brick **Beaver Brook Mills – Weave Shop (Current Building #3, Barlow #2)**. There was a small belt hole connected to the boiler and engine house and a door leading to the mill on the first floor. There was an elevator and tower at each level. The basement had a wheel pump, repair shop, and fulling. The first floor was used for weaving. Additional buildings included the two-story brick **Beaver Brook**

⁷ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁸ *Beaver Brook Mill, Barlow Insurance Survey, #4828*, Osher Map Library, University of Southern Maine, Portland, Maine.

⁹ *A Sketch of the Mills of the American Woolen Company*.

¹⁰ *Textile Manufacturers' Directory of the United States*, (R.R. Street & Company: Chicago, 1881)

¹¹ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

¹² *A Sketch of the Mills of the American Woolen Company*.

¹³ *Beaver Brook Mill, Barlow Insurance Survey, #9470*, Osher Map Library, University of Southern Maine, Portland, Maine.

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Mills – Engine House (Current Building #6, Barlow #3), the two-story brick Beaver Brook Mills – Picker House (Current Building #9, Barlow #4), the two-story, wood-frame Beaver Brook Mills – Dye House (Current Building #7, Barlow #6), the one-story, wood-frame Beaver Brook Mills – Machine Shop (Current Building #6, Barlow #6) and the one-story brick Beaver Brook Mills - Office (Current Building #2, Barlow #7).¹⁴

With a year of opening the new mills, Collins faced labor strife, which occurred throughout New England's textile mills. In 1886, there was a general strike with most workers returning to work "except ten weavers who headed the recent strike."¹⁵ A year later, the mills temporarily closed "indefinitely ... for lack of orders, owing to a dullness in trade."¹⁶ The lack of orders stemmed from an earlier strike when many orders went to other mills.

Despite initial labor issues, the Collins mill prospered, and the neighborhood flourished. Between 1880 and 1900, Dracut's population doubled from 1595 to 3253. At the height of its production, the Collins mills produced 230,000 yards of cloth annually and employed 260 workers.¹⁷ The mill produced kerseys, chinchilla, beaver overcoating, worsted cassimeres, and "other fine grades of cloths."¹⁸

Collins gradually improved the mill buildings and waterworks and built tenant houses (1895) and at least one employee multi-unit house throughout his ownership. The worker's housing was known as "The Village." He laid out new streets, built company stores, and installed a Federal Post Office inside the mill, where Collins served as postmaster. He encouraged large family "picnics" and gatherings. He even sponsored a baseball team and provided the team with colorful uniforms. The town built the Collinsville Grammar School in 1891 (DRA., 33). The following year, Collins installed an artesian well for the schoolhouse. The schoolhouse received honorable mention at the 1893 World's Fair as an "ideal country school and grounds."¹⁹ With a large Irish population working in the mills, Collins built St. Mary's Catholic Church (DRA.51,73) for \$2,000 in 1884.²⁰ Priests from Lowell held mass in the building until 1901, when St. Mary's was formed. With the donation of John Brown, the Collinsville Union Mission Church (2065 Lakeview Avenue) was established in 1896. The church was primarily Methodist, but people of all denominations attended services. Collins also donated (DRA.45), a local hall for the local temperance society to meet. As the mill prospered, the Town of Dracut invested in the infrastructure, adding ten kerosene street lamps in 1892; widened the bridge over the Beaver Brook in 1894; upgraded to gasoline lights in 1899, and constructing a polling center in 1902.

Supported by the Lowell Woolen Weavers Union, the Collins mill workers went on strike in 1892. Collins threatened to throw the workers out of the housing unless they returned to work.²¹ He also applied to have

¹⁴ Ibid.

¹⁵ *The New York Times*, New York, New York, February 26, 1886.

¹⁶ *Fall River Daily Evening News*, Fall River, Massachusetts, June 15, 1887.

¹⁷ Duda, Rebecca "Collinsville, Collies, and Costellos," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 9, 2015.

¹⁸ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

¹⁹ Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name."

²⁰ Duda, Rebecca, *Dracut Revisited*, Arcadia Publishing: Dover, NH, 2012.

²¹ *The Boston Globe*, Boston, Massachusetts, November 29, 1889

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fifteen police officers guard the approaches to the mill. During the strike, Collins addressed questions about the housing units:

It has been claimed that the tenements furnished by me were poor, but the general health of the people of Collinsville, about 600 in number, shows that attention is given to the sanitary conditions both in the mills and in the houses.²²

In 1893, Collins added three stories and a seven-story bell tower to the 1884 mill. After completing the new addition, the factory added 32 new looms and nine sets of cards, making 104 looms and 19 sets of cards.²³ The building now had 213-foot by 60-foot in total area. In 1895, he added a 128-foot by 94-foot weave shed, a boiler room, and a dye-house. In 1895, both water and steam-powered the mill, and there were approximately 350 workers. The mill's machinery was "of the best and latest designs known to the art, and in their appointments, the Collins Mills are all that mechanical engineering can suggest"²⁴ The mill produced wool twill meltons, and ladies' clothing using cheviot sheep as well as beaver "of superior quality and finish."²⁵ An 1895 publication remarked:

In all the markets of the country, the output of this great concern successfully competes with all makes of this line of goods, and the immense trade built up by Mr. M. Collins, the proprietor, is a just tribute to his business worth, energy, and judgment.²⁶

At the time of its construction, the complex represented a state-of-the-art woolen processing facility. It incorporated both a traditional vertical "industrial loft," developed in the nineteenth century to satisfy the needs for interior lighting and power transmission via line shafting, and horizontal one-story "production shed" buildings that could accommodate increasingly heavy weaving machinery. The accretive quality of the complex, with buildings constructed adjacent to and in between, existing buildings is characteristic of woolen and finishing plants.²⁷

The long rectangular shape satisfied the need for interior light and linear power transmission via line shafting. Exterior stair towers provided vertical circulation outside the main space, leaving each floor open for machinery. Stair towers also provided a fire-fighting function, for when the stair fire doors were closed, the fire was less likely to spread between floors. These buildings also employed fire-resistive, or "slow-burning" construction, with heavy, brick, self-supporting outer walls with narrow piers, wide window spandrels, and internal firebreak walls. The interior framing system, which supported the floor load, consisted of widely

²² *The Boston Globe*, Boston, Massachusetts, December 12, 1892.

²³ *A Sketch of the Mills of the American Woolen Company*.

²⁴ Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

²⁵ *Ibid.*

²⁶ *Ibid.*

²⁷ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

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spaced, heavy timber (or sometimes cast iron) posts, timber or steel beams, and thick, multilayer plank floors with limited surfaces for fire to take hold.

This basic building form was used for mills of varying sizes and configurations. Although some modifications were made to accommodate the type of goods being produced, the basic form remained largely unchanged at the end of the 19th century. The design was driven by the need to accommodate advances in manufacturing machinery, and it was necessary to erect industrial buildings that could support the weight of heavy machinery as well as withstand the vibration of machinery. Thick load-bearing walls were supplemented with pilasters and offset sections of walls (such as stair towers) to more effectively diffuse the effects of vibration and oscillation. The vibration was further reduced by the roof and framing design, which transferred weight to concentrated bearing points. Stairways were housed in the square towers. Each story of the mill had hydrants as well as a sprinkler system for fire suppression. There were interior elevator systems for transferring materials from floor to floor. There were steam pipes for heating the mill building.

After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."²⁸ The mill employed 260 workers at its peak, producing approximately 230,000 yards of cloth annually, making the facility known as "the largest individual woolen manufacturer in the US."²⁹

A fire destroyed **Mill #2 (Building #10)** in 1899, and Collins immediately hired Boston architects Francis W. Dean and Charles T. Main to rebuild the site. The firm specialized in mill design and engineering, designing the Boston's 1898 Walter M. Lowney Company complex and Mansfield's 1897 Lowney Chocolate Factory.

American Woolen Mill

Collins sold the mill to the American Woolen Company (AWC) in 1899, and it became known as the Beaver Brook Mills. At the time, the mill had 11,500 spindles. Founded in Lawrence, Massachusetts, the American Woolen Company was one of the world's largest wool manufacturers. Incorporated in March 1899, William M. Wood (1858-1926), treasurer of the suffering Washington Mills of Lawrence, conceived the company. Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of other mills, joined Wood and formed a conglomerate of small wool operations. William Wood's created the AWC.

To consolidate and combine a number of worsted manufacturing facilities into a single well-financed and managed operation ...[a] trend became more popular during the late nineteenth-century as the "bigger is better" philosophy behind the newly formed conglomerates translated into a less overall business competition and better prices.³⁰

²⁸ Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name."

²⁹ Ibid.

³⁰ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*. (Merrimack Valley Textile Museum: North Andover, Mass: 1982); Saunders, Dero. *The twilight of American Woolen*. *Fortune* 49 (November 1954).

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The original merger included the Washington Mills in Lawrence; Fitchburg Worsted Company and Beoli Company in Fitchburg; Saranac Worsted Mills in Blackstone, Massachusetts; Fulton Worsted Mills in Fulton, New York; and the National and Providence Worsted, Riverside Worsted, and Valley Worsted Mills in Providence.³¹ The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."³²

The AWC concentrated "on producing the lowest-priced woollens and worsteds, including its specialty, blue serge," and the AWC "dominated the staples market."³³ At its peak, the firm had 60 mills accounting for one-sixth of the industry's gross product.³⁴ The company employed 40,000 workers and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."³⁵

Upon purchase of the property, the AWC "made extensive improvements" to the Beaver Brook Mills "and more than doubled the capacity of the plant."³⁶ These improvements included **Beaver Brook Mills – Weave Shed Annex (Building #3); Beaver Brook Mills – Burling Building (Building #5);**

Beaver Brook Mills had 39 sets of cards, 16,960 spindles, 168 looms, and 82 tenement houses. The AWC made "no practical change in the nature of the product, consisting chiefly of beavers and kerseys since Mr. Collins first assumed control of the mill."³⁷

The historic Wood and stone mill, known as *The Old Mill*, was at the core of the property, and the company used it for storage, wool-scouring, and carbonizing machinery. In April 1900, a fire destroyed the wooden portion of the building as well as most of the stock and two new wool pickers in the basement. The AWC replaced the mill with five-story, 140-foot x 73-foot shoddy mill "of modern design."³⁸ This is **Beaver Brook Mills – Storage Building #13**). The AWC also added the **Beaver Brook Mills – Storage Building (Building #12)** immediately to the east.

In September 1905, a fire destroyed Mill #2 (**Barlow #B**) building, which originated in the preparatory room. The building was "devoted to scouring, drying and picking, and operatives also handled raw material preparatory to its entering and finishing department."³⁹ The fire threatened to cross the street and impact the

³¹ Fields, Jenny R. and Alyssa L. Wood, *Weybosset Mills Complex Historic District (Providence, Rhode Island)*, United States Department of the Interior, National Park Service, 2007.

³² Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination (Dover, New Hampshire)*, United States Department of the Interior, National Park Service, 1989.

³³ Ibid.

³⁴ Ibid.

³⁵ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*.

³⁶ *A Sketch of the Mills of the American Woolen Company*.

³⁷ Ibid.

³⁸ Ibid.

³⁹ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

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weaving mill, finishing rooms, and dye house.⁴⁰ The extant building replaced the destroyed mill. The AWC hired architects Dean & Main to design the new **Beaver Brook Mills – Mill #2 (Building #10)** and the **Beaver Brook Mills- Boiler House (Building #11)**

In 1912, the mill switched production from men's and women's dress goods to blankets, causing the layoff of 50 employees.⁴¹ The mill experienced a downturn for the ensuing years, and in 1914, it was "in question whether the Beaver Brook Mills at Collinsville will resume active operations, after a lengthy period of depression or not; but business is picking up, and the working force is becoming gradually increased."⁴²

During World War One, the AWC profited tremendously. When the American government took control of all wool production, AWC purchased an abundance of wool ahead of time. When wool was scarce and expensive, the company had ample stores. As soon as the US entered the war, the federal government awarded the AWC a \$50,000,000 contract. Considered the most extensive federal contract ever at the time, the contract and backlog of orders kept AWC in full operation throughout the war.⁴³

Following the war, there was a period of depression. A 1919 AWC report noted that "the cancellation of government contracts with no civilian orders insight left a great deal of our machinery idle," but that the opening of a new product line in February 1919 "at attractive prices" helped stabilize the market.⁴⁴ The American Woolen Company did not reach total production until August 1919. The AWC recovered by the end of 1919 because of the "unprecedented demand for fine wool and cloth made of fine stock" and an increase in foreign countries' orders.⁴⁵

The AWC built up enormous cash reserves following World War I, the last significant boom period for the New England woolen industry. This surplus capital enabled AWC to survive many lean years. The AWC turned a profit until 1924, when losses totaled \$6,900,000 and marked the beginning of the end of the AWC."⁴⁶ There was a demand for more refined materials, "marked by the economic upturn of the 1920s, created a glut in the market for coarse woolen goods."⁴⁷

Following the war, the AWC added additional buildings – **Beaver Brook Mills – Garage (Building #14)** and **Beaver Brook Mills – Machine Shop (Building #6)**

⁴⁰ Ibid.

⁴¹ *Evening Herald*, Fall River, Massachusetts, October 11, 1912.

⁴² *Fibre & Fabric: A Record of American Textile Industries in the Cotton and Woolen Trade, Volume 59*, Boston, Massachusetts, 1914.

⁴³ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

⁴⁴ *American Woolen Company Mills*, (American Woolen Company: Boston, Mass, 1921)

⁴⁵ Ibid.

⁴⁶ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

⁴⁷ Ibid.

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By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials" contributed to the decline of the New England textile industry.⁴⁸ Between 1930 and 1932, there were several wage reductions, prompting a 1932 strike. In 1933, AWC arranged with the Textile Realty Company and divested 43 worker houses and the large multiple-unit building.⁴⁹ In the early winter of 1933, several Spare and Alder Street properties were put up to auction, making many employees first-time homeowners. Soon after, the Town of Dracut officially incorporated both Alder and Spare Roads, changing the latter from Spruce Street.

In 1940, the American Woolen Company's Dracut properties were worth \$156,750. It had the following buildings: old weave shed (\$8000), new weave shed (\$8,000), office (\$2000), brick mill with conveyer housing (\$45000), boiler & engine house (\$4000), picker house (\$1500), dye house (\$2000), brick storehouse (\$1500), garage (\$10000), large chimney (\$2500), machine shop (\$5000), new brick mill (\$9500), picker house (\$5000), boiler house and chimney (\$2000), large storehouse (\$18,000), shipping and packing house (\$4500), garage (\$400), storehouse (\$1500) and four boilers (\$10,000). The company also owned a block storehouse and a dwelling on Mill Street and land and a dwelling on Lakeview Avenue.

The mill prospered during World War Two and the immediate postwar period, but then there was a steady decline. Except for the 1951 Korean War, the company lost millions of dollars between 1949 and 1954.⁵⁰ In 1955, Textron AWCs forcibly took over AWC's parent company, forming Textron American. This conglomerate funded other enterprises by selling AWC assets. Textron liquidated all of its New England mills within two years of the merger, which essentially "delivered the coup de grace to the New England woolen textile industry."⁵¹ Dracut's once-thriving textile industry resulted in empty mill buildings and decaying village centers. The collapse of the AWC followed the pattern of many of the heavy manufacturing companies that dotted the New England landscape.

Following the selling off of the AWC assets, the mill property was split into four parcels, with three buildings on the north side being individual parcels and the large complex on the south side being one parcel. In 1970, the town of Dracut deemed the lopsided, drooping tower a public safety hazard and ordered its removal. In 1973, E. Butterworth and Company, manufacturer of wiping cloths, bought the extant building. Between 2002 and 2006, Frank Gorman converted parts of the Beaver Brook Mills, south of Lakeview Avenue, into residential units. In 2020, Green Thumb Growers leased the building and commenced significant renovations.

Dean & Main

Francis W. Dean (1852-1940) was born in Taunton, Massachusetts, and attended Harvard University. From 1874 to 1882, he was an instructor and tutor at the Harvard Engineering School. He was then chief draftsman at the Erasmus D. Leavitt Company for seven years, specializing in mechanical engineering. A resident of

⁴⁸ Ibid.

⁴⁹ Pendergast, John. *Images of America - Dracut*. (Charleston, NC: Arcadia Publishing, 1997).

⁵⁰ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986; American Woolen Company. *Annual report*. New York: American Woolen Company, 1954.

⁵¹ Ibid.

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Lexington, Massachusetts, Dean was active in civic affairs. Among his commissions is the Engle-Cone Shoe Company Building (1911) in Boston (BOS.116). Dean also worked as an inventor, designing steam equipment.

Charles T. Main (1856-1943) was born in Marblehead, Massachusetts, and attended the Massachusetts Institute of Technology, where he later served as an assistant in the mechanical engineering department. He became a draftsman at the Manchester Mills in Manchester, New Hampshire. He worked for the Lower Pacific Mills in Lawrence, Massachusetts, as an engineer and superintendent for eleven years. Main designed mills and hydroelectric facilities in the US and Canada. He also designed several steam power and waterpower plants, including the Wood Worsted and Ayer Mills in Lawrence, and four hydroelectric developments for the Montana Power Company. Main's Massachusetts commissions included the Smith & Dove Flax Mill (1894) in Andover, the Dwight Manufacturing Company (1912-1920) in Chicopee, the Stevens Linen Carding & Hackling Mill (1913) in Dudley, and the Wood Worsted Mill complex (1906) in Lawrence.

Dean & Main initially designed a four-story building in 1900. This is the present-day Mill #2 building. The original plans had wool working and shoddy on the first floor, the second floor for shoddy, and the third and fourth floors for storage. The first and second floors accommodated fifteen workers. There were stairs and an elevator, both enclosed by a brick wall. It had automatic sprinklers.

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Map #	MHC #	Assessor #	Street #	Street	Historic Name	Date	Acre	Photo
1	DRA.6	32-245 - 1.1	101	Mill St.	Beaver Brook Mills: Mill #1	c.1884, c.1893	0.68	1,2,3,4,5,6, 18
2	DRA.167	32-245 - 1.1	101	Mill St.	Beaver Brook Mills: Office	c.1888	0.68	5,6,7
3	DRA.168	32-245-1	91	Mill St.	Beaver Brook Mills: Weave Mill	c.1888	6.08	7,8
4	DRA.169	32-245-1	91	Mill St.	Beaver Brook Mills: Weave Shed Annex	c.1905	6.08	8,9,10,11
5	DRA.170	32-245-1	91	Mill St.	Beaver Brook Mills: Burling Building	c.1905	6.08	11,12,13
6	DRA.171	32-245-1	91	Mill St.	Beaver Brook Mills: Machine Shop	c.1888	6.08	14
7	DRA.172	32-245-1	91	Mill St.	Beaver Brook Mills: Boiler House	c.1888	6.08	15
8	DRA.173	32-245-1	91	Mill St.	Beaver Brook Mills: Dye House	c.1888	6.08	16
9	DRA.174	32-245-1	91	Mill St.	Beaver Brook Mills: Picker House	c.1888	6.08	17,18
10	DRA.150	25-196	1935	Lakeview Ave.	Beaver Brook Mills: Mill #2	c.1905	0.38	19,20,21,22,23 ,24
11	DRA.151	25-196	1935	Lakeview Ave.	Beaver Brook Mills: Mill #2, Boiler House	c.1905	0.38	31
12	DRA.175	25 -195	1949	Lakeview Ave.	Beaver Brook Mills: Picker House #2	c.1905	0.12	21,25,26,28,30 ,32
13	DRA.176	25-194	1951	Lakeview Ave.	Beaver Brook Mills: Storage	c.1905	1.14	2,25,27,29, 30
14	DRA.177	32-245-1	91	Mill St.	Beaver Brook Mills: Garage	c.1930	6.08	33
15	DRA.912	N/A	N/A	Lakeview Ave.	Dam	c.1860, c. 1900		35,36
16	DRA.913	32-245-1	101	Mill St.	Raceway	c.1888		2
17	DRA.178	25-214	1929	Lakeview Ave.	Beaver Brook Mills: Storage	c.1888, c.1910	0.32	34

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Locus Map

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Figure 1 Building Inventory Index Map

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Photographs



Photograph 1 Building #1, looking southeast



Photograph 2 Building #13 and Canal, looking north

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Photograph 3 Building #1, looking east

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Photograph 4 Building #1 Tower



Photograph 5 Building #2, looking northeast

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Photograph 6 Building #1 and #2, looking northeast



Photograph 7 Building #1, #2, #3 and #13, looking northeast

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Photograph 8 Building #3 and #4, looking southeast



Photograph 9 Building #4, looking east

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Photograph 10 Building #4, looking north



Photograph 11 Building #5, looking north

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Photograph 12 Building #5, looking northwest



Photograph 13 Building #5, looking southwest

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Photograph 14 Building #6, looking west



Photograph 15 Building #7, looking northwest

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Photograph 16 Building #8, looking southwest



Photograph 17 Building #9, looking northwest

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Photograph 18 Building #9, looking southwest



Photograph 19 Building #10, looking northeast

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Photograph 20 Building #10, looking northwest



Photograph 21 Building #12, looking north

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Photograph 22 Building #10, looking northeast



Photograph 23 Building #10, looking west

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Photograph 24 Building #10, looking southwest



Photograph 25 Building #12 and #13, looking northwest

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Photograph 26 Building #13, looking northwest



Photograph 27 Building #13, looking northwest

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Photograph 28 Building #12, looking west



Photograph 29 Building #13, looking southeast

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Photograph 30 Building #13, 12 and 11, looking south



Photograph 31 Building #11, looking southeast

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Photograph 32 Building #12, looking south



Photograph 33 Building #14, looking south

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Photograph 34 Building #17, looking north

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Photograph 35 Dam



Photograph 36 Dam

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Historic Images

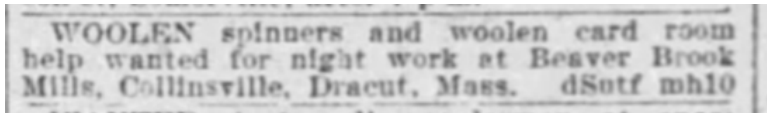


Figure 2 *Boston Globe*, Boston, Massachusetts, March 11, 1903 (newspapers.com)

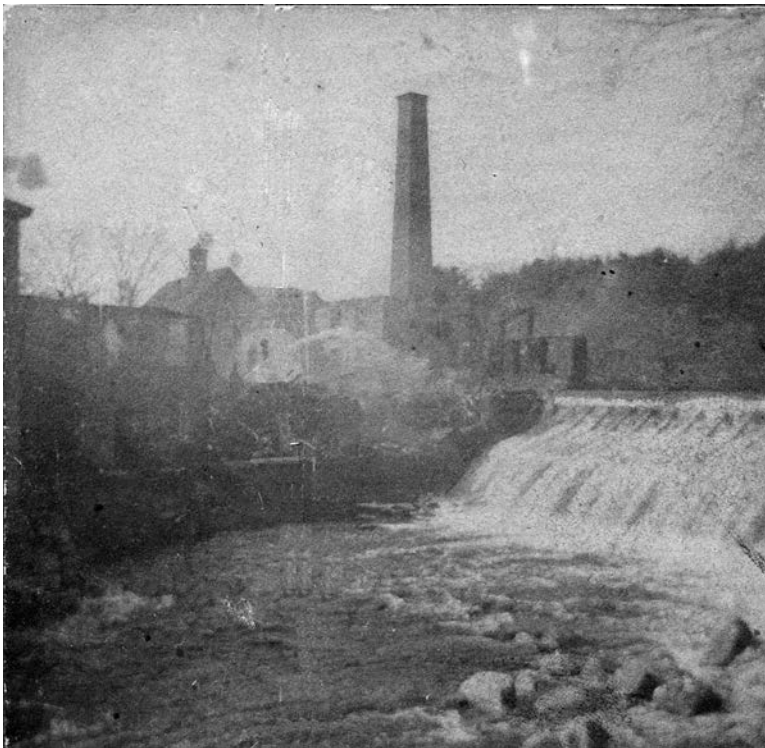


Figure 3 View looking northeast at fire to original Building #10, c.1899 (Dracut Historical Society)

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Figure 4 View of Building #1, c.1900 (Dracut Historical Society)



Figure 5 View of Building #1, #2, #5, c.1900 (Dracut Historical Society)

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Figure 6 View looking downstream of 1899 fire (Dracut Historical Society)

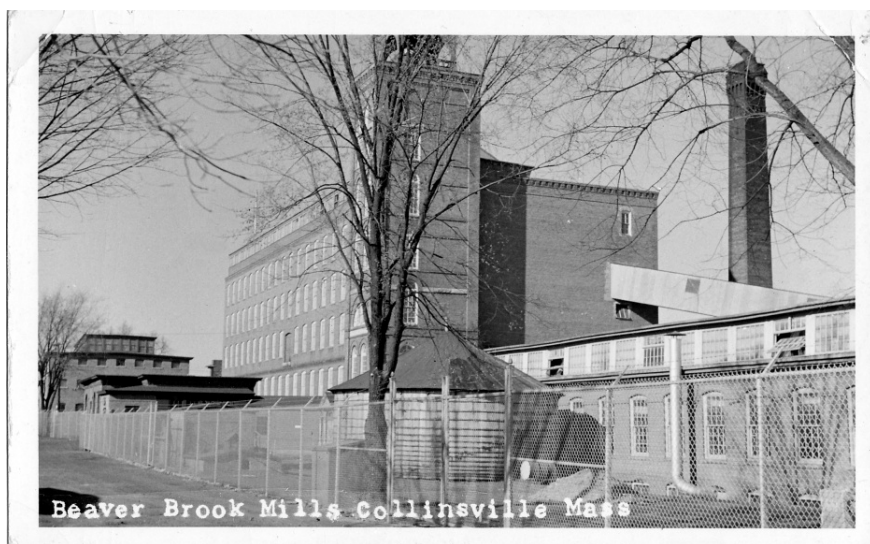


Figure 7 Building #1 1955 (Dracut Historical Society)

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Figure 8 Building #1 c.1955 (Dracut Historical Society)



Figure 9 Building #1 c.1955 (Dracut Historical Society)

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Figure 10 Building #10 and Dam 1980 (Dracut Historical Society)



Figure 11 Canal, c.1980 (Dracut Historical Society)

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Figure 12 Dam c. 1980 (Dracut Historical Society)

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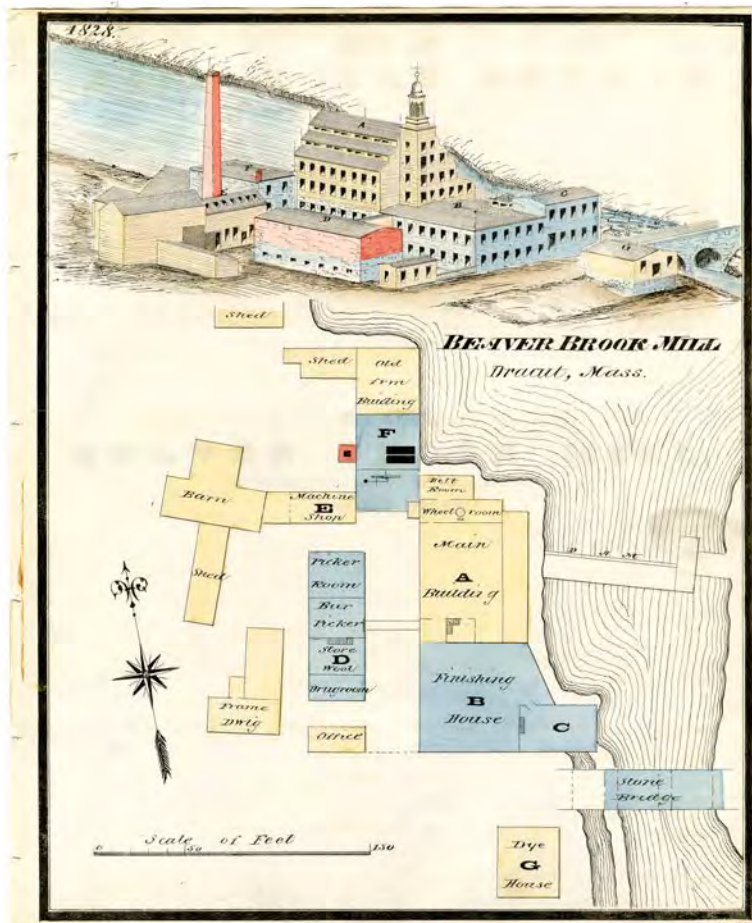


Figure 13 The former mill, c. 1877, now destroyed. Beaver Brook Mills, Barlow Insurance Survey #4828 (1877). Osher Map Library, University of Southern Maine, Portland, ME

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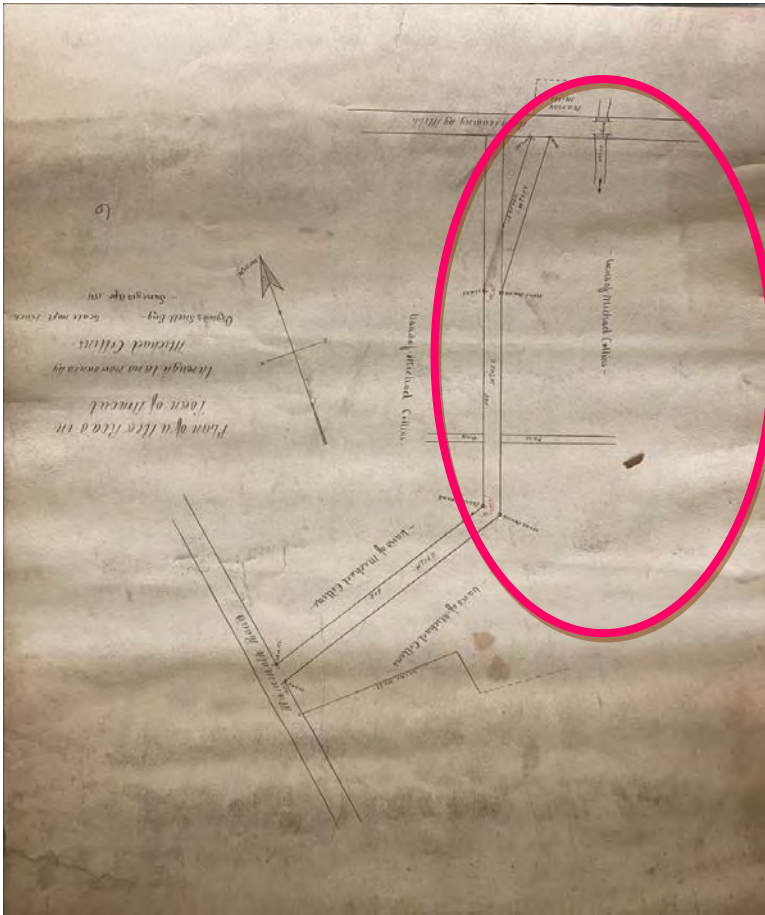


Figure 14 1881 Survey Map showing approximate site of Collins Mills (Dracut Historical Society)

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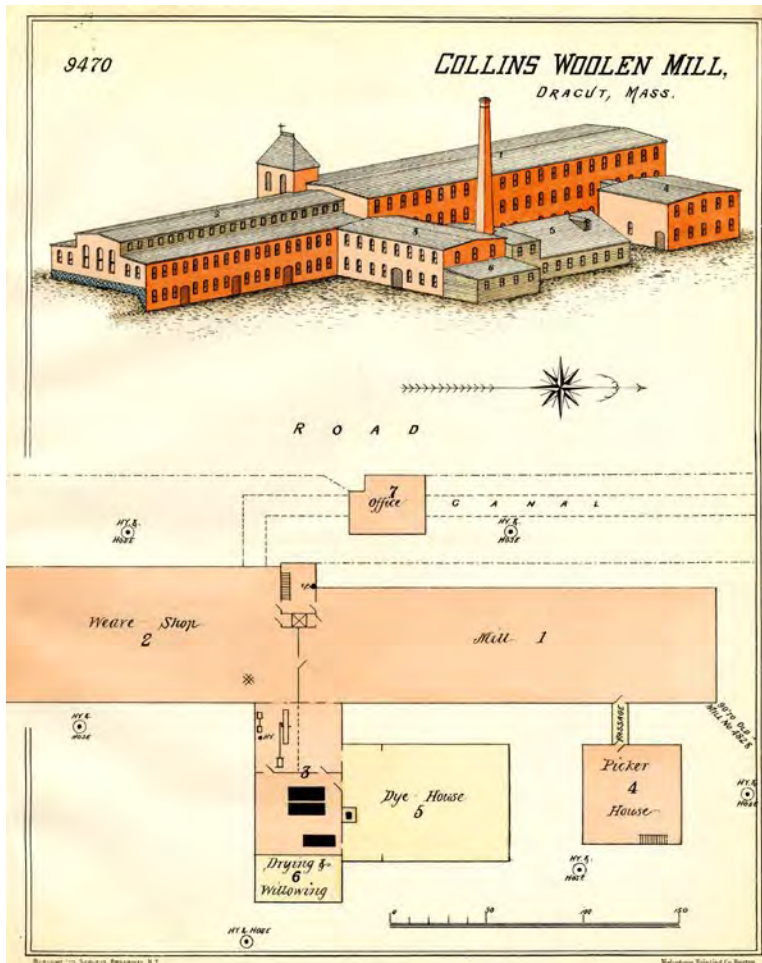


Figure 15: Collins Woolen Mill, Barlow Insurance Survey #9470 (1888). Osher Map Library, University of Southern Maine, Portland, ME

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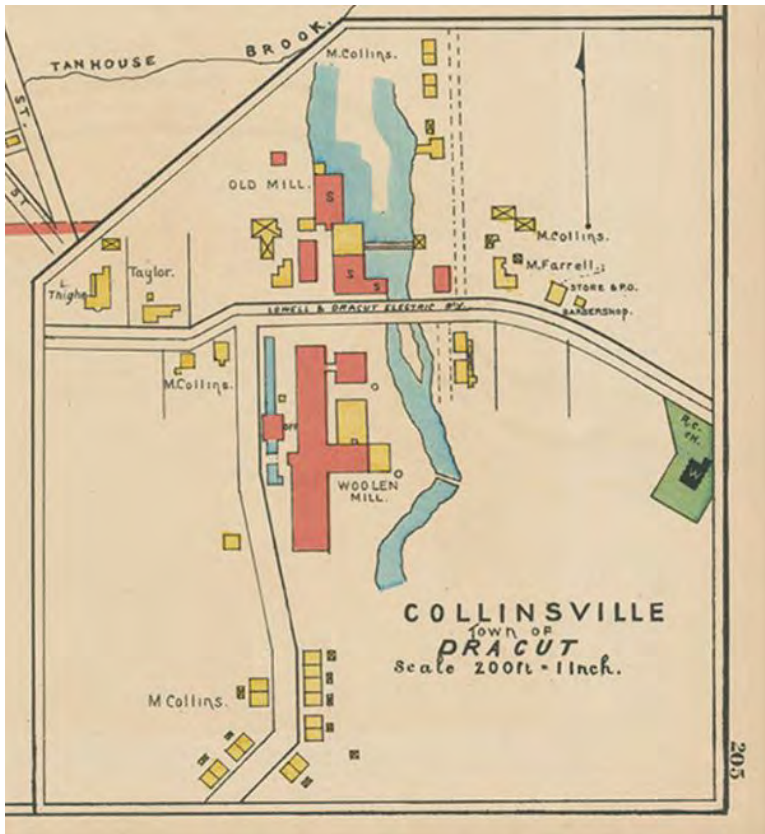


Figure 16 Excerpt from 1889 *Atlas of Middlesex County, Massachusetts*. Boston: George H. Walker & Co.

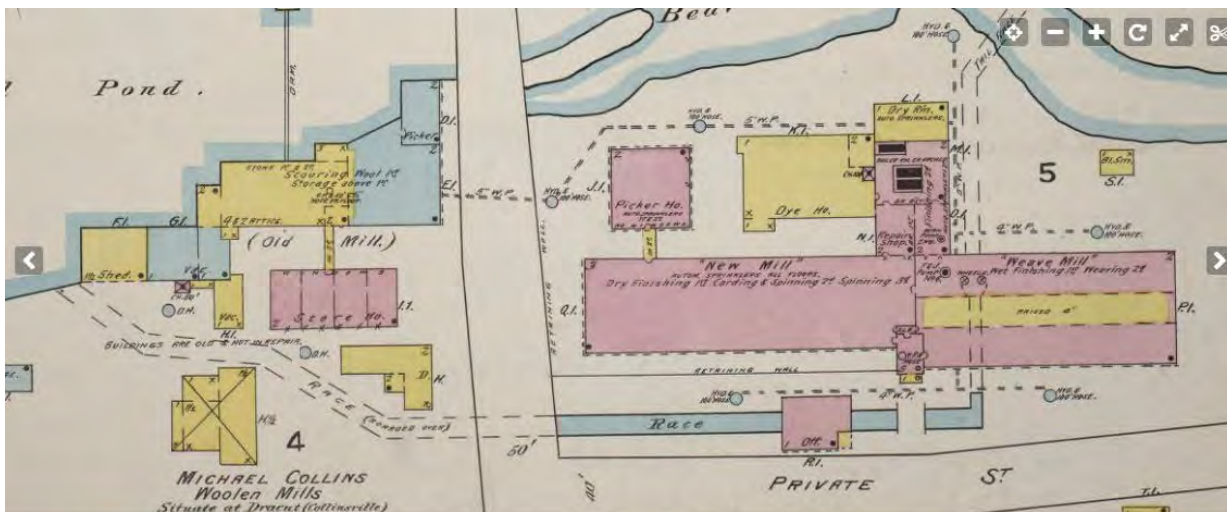


Figure 17 Detail from Plate 65, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1892, Library of Congress Geography and Map Division Washington, DC. The plate shows the old predecessor mill to the current Mill No. 2 (1935 Lakeview Ave) seven years before the 1899 fire. It appears that the new mill was designed with nearly the same footprint

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as the old wood-frame and stone mill. The old mill was used for wool scouring on the first floor, and storage on the second, with a two-story picker house over the mill race.

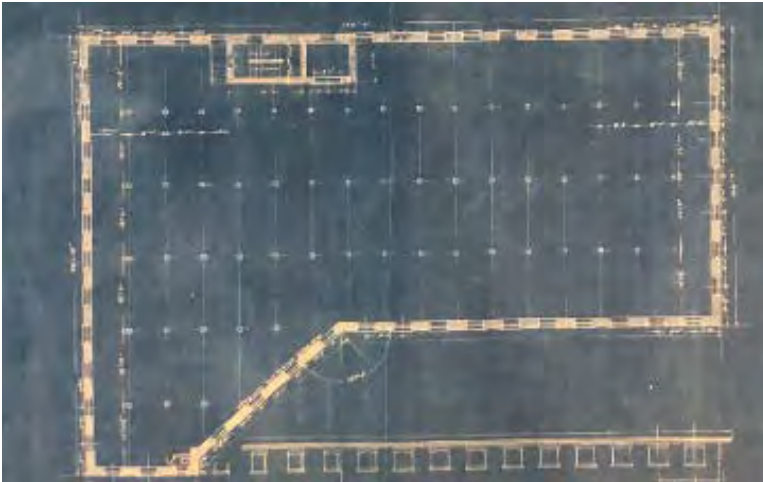


Figure 18 Mill #2 Plans c.1900 Dean & Main, engineers, American Woolen Company, Beaver Brook Mills Storage Building, Dracut, MA, plans and elevations, (1900) Mass. Dept of Public Safety Records, #6327, Massachusetts Archives.

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Figure 19 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division

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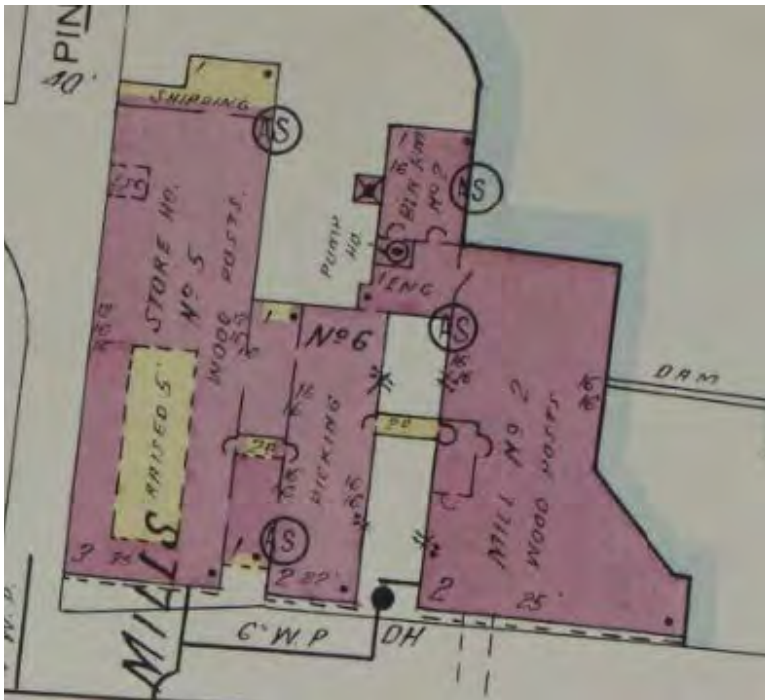


Figure 20 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division

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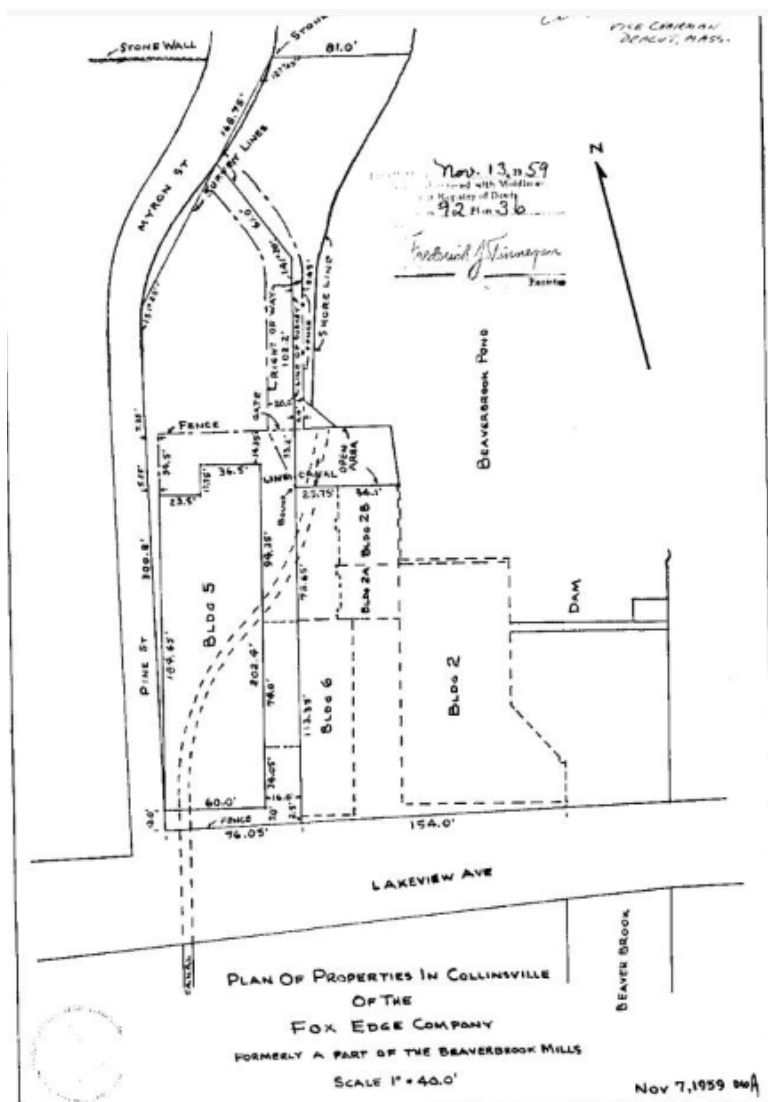


Figure 21 1959 Plat Map (MCRD, 92/31,1959)

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Figure 22 1959 Plat Map (MCRD, 92/40, 1959)

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Figure 24 2005 Plat Map (MCRD, 206/150,2005)

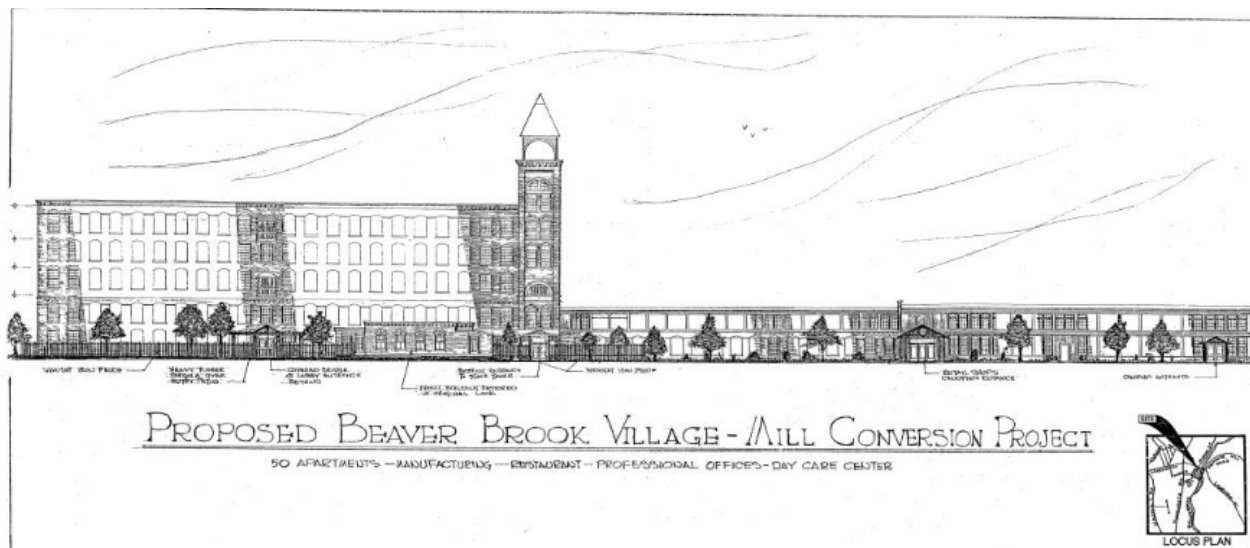


Figure 25 2005 Elevation (MCRD, 218/16, 2005)

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Beaver Brook Mills complex, constructed between 1865 and 1952, is significant as a well-preserved, textile mill complex. The mill buildings rest on both banks of Beaver Brook and consist of twelve buildings plus a smokestack and a dam. The complex retains its integrity of location, design, setting, materials, workmanship, and feeling. The complex is eligible for listing in the National Register of Historic Places under criteria A for its associations with the textile industry in northern Massachusetts and its role in the development of Dracut. It is eligible under criteria C as a well-preserved example of a New England woolen mill in the Town of Dracut, and is significant at the local level.

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

49-0-64; 49-0-71 40-0-23; 62-0-54 62-0-56; 62-0-57	Lowell	M	See Data Sheet
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Photograph



Photograph 1 #20 and #26 Dinley Street

Town/City: Dracut

Place (*neighborhood or village*): Navy Yard

Name of Area: Hamblett Square

Present Use: Residential

Construction Dates or Period: 1893-1908

Overall Condition: Fair

Major Intrusions and Alterations: Replacement window, siding, and roofing materials

Acreage: 2.17 acres

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): November 2020

Locus Map



☐ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

DRACUT

HAMBLETT SQUARE AREA

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☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

This area consists of series of wood-frame single-family homes and duplexes. They are located on Dinley Street, Pleasant Street and Sladen Street. They are in close proximity to Hamblett Square, located at Dinley and Sladen Streets. The buildings are also near the Merrimack Mills. 20 Dinley, 26 Dinley 144 Pleasant Street and 148 Pleasant Street are similar in construction style, size, and date.

20 Dinley Street, c.1893, DRA.179 (Photo #2)

This is a two-story, 30-foot by 34-foot, eaves-front, gable-front, wood-frame duplex. It is oriented parallel to the road and has a minimal setback. There are first-story bay windows at both ends of the front (south) elevation. Resting on a stone foundation with parging, the building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 windows. A closed-in porch connects the two bay windows across the front elevation. A one-story, 24-foot by 20-foot addition extends from the rear(north) elevation. There is an interior brick chimney on the east and west gable ends.

26 Dinley Street, c.1893, DRA.180 (Photo #3)

This is a two-story, 30-foot by 34-foot, eaves-front, gable-front, wood-frame duplex. It is oriented parallel to the road and has a minimal setback. There are first-story bay windows at both ends of the front (south) elevation. Resting on a stone foundation with parging, the building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 windows. A closed-in porch connects the two bay windows across the front elevation. A one-story, 24-foot by 20-foot addition extends from the rear(north) elevation. There is an interior brick chimney on the east and west gable ends.

33 Dinley Street, c.1908, DRA.181 (Photo #4)

This is a two-story, 33-foot by 50-foot, hipped-roof, wood-frame duplex. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration includes 1/1 replacement windows with shutters. There are two hipped roof dormers on the front (south) roof slope. A hipped-roof porch protects the two entries.

115 Sladen Street, c.1841. DRA.182(Photo #5)

This is a 1½ story, 22-foot by 30-foot, gable front, wood-frame Greek Revival Style building. Resting on a stone foundation it is clad in vinyl siding and a composite shingle roof. The front (west) elevation has a sidehall entry and a bay window. Fenestration includes 1/1 replacement windows. Architectural features include wood cornerboards and cornice returns. There is a bay window on the south elevation. Extending from the rear (east) elevation is a one-story addition connecting to a two-story garage.

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140 Pleasant Street, c. 1841, DRA.183 (Photo #6)

This is a 1½ story, 31-foot by 25-foot, gable-front, sidehall plan, wood-frame building. Resting on a stone foundation, it is clad in aluminum siding and a composite shingle roof. Extending from the rear (north) elevation is a one-story addition. There is a connected garage connected by porch.

146 Pleasant Street, c.1890, DRA.184 (Photo #7)

This is a 2½ story, six-bay by three-bay, eaves front, gable-roof, wood frame, multi-family dwelling. Resting on a stone foundation, the 23-foot by 48-foot building is clad with vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows. There are two entries centered on the front (south) elevation. Two separate one-story additions extend from the north elevation. Two interior chimneys rise from the gable ridge on the east and west ends.

148 Pleasant Street, c.1890, DRA.185 (Photo #8)

This is a 2½ story, six-bay by three-bay, gable-front, wood frame, multi-family dwelling. Resting on a stone foundation, the 28-foot by 44-foot building is clad with vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows. Two interior chimneys rise from the gable ridge on the north and south ends.

152 Pleasant Street, c.1903, DRA.186 (Photo #9)

This is a two-story, flat-roofed, wood-frame building. Resting on a brick foundation, it is clad oin vinyl siding and a membrane roof. Spanning the front (south) elevation is a two-story enclosed porch. Fenestration includes 1/1 replacement windows.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The land comprising these houses once belonged to brothers George Eugene Hamblet (1847-1900) and Charles A. Hamblet(1810-1890), who purchased large parcels from Alfred Richardson in 1849. Charles A. Hamblet was born in Dracut and married Julia Richardson in 1837. In 1889 he lived at 140 Pleasant Street, next to his brother at 115 Sladen Street. Both Charles A. and his wife died in 1890. George Eugene Hamblet's son, George Hamblet, sold off parcels of land during the late 19th century. In 1900, he and his wife, Ida, lived on their farmstead with one employee/boarder (**Figures 2 and 4**). The street name is given as "Hamblett" with two 'T's,' but the gravestones of the Hamblets and archival records spell the surname with a single 'T.'

20 Dinley Street, c.1893 (Hugh and Ellen Dinley House)

George E. Hamblet (1847-1900) sold this land to Hugh and Ellen Dinley in 1892.¹ The two built this house and the one at #26 Dinley Street. They lived in #26 Dinley Street and rented #22 Dinley Street. Hugh Dinley (1837-1908) emigrated from Ireland in 1857. He worked as a dyer at the woolen mill. In 1900, the Sullivan family

¹ MCRD, 204:217,1892

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lived at #20. The head, born in Ireland, was a 65-year-old widower. He lived there with his six children, of which five worked in the woolen mill. Born in Ireland, Arthur and Maria O'Malley lived at #22 Dinley Street. He was a weaver in the woolen mill. They had seven children, of which three worked in mills. The Dinley family sold the two buildings to John J. Tighe in 1910. Cabral Pereira purchased the two properties in 1910. Henry O'Dowd purchased the two properties in 1916 and sold the two lots separately. John and Elizabeth Rafferty purchased #20 Dinley Street in 1916. John was a dresser at the woolen mill. Between 1920 and 1940, they lived here with four children and two stepchildren. Their son, John, was a bookkeeper at the State House in Boston. Their daughter, Alice, was a bookkeeper for the arsenal. Between 1920 and 1940, nobody lived in #22 Dinley Street. In 1940, the Raffertys rented #22 Dinley Street to Flora Shanks, a weaver at the woolen mill. Her children held various jobs, including a floor girl at a knit shop, an attendant at a filling station, and a private housekeeper.

33 Dinley Street, c.1893 (Dinley Tenement)

John Lennon sold Nicholas Gallagher (1837-1897) an empty lot in 1907.² Gallagher was an assessor for the town of Dracut. It remained in the Gallagher family until 1951.

115 Sladen Street, c.1841 (George Hamblet House)

Part of this land initially belonged to Charles A. Hamblet. In 1846, George Hamblet inherited the property. It remained in the Hamblet family until 1946.

140 Pleasant Street, c.1841 (Charles A. Hamblet House)

Charles A. Hamblet sold the house and land to James Sparks in 1880. Sara Dunn was the next owner. Lillian Cogger purchased the property in 1938. Clayton and Marguerite O'Hara purchased the property in 1949.

146 Pleasant Street, c.1890 (James Gilbert Hill House)

Part of this land initially belonged to Charles A. Hamblet (**Figures 2 and 4**). James Gilbert Hill, a lawyer from Lowell, purchased the house and lot in 1907. The Mechanic Saving Bank of Lowell owned the property between 1907 and 1934. Charles Sweetsir, a Lowell doctor, purchased the property in 1934. In 1940, Ernest and Alice Guenard rented the building. A French-Canadian immigrant, Ernest was a laborer for the Works Progress Administration. They lived here with their four sons and daughter. Arthur Birchenough purchased the property in 1947. A child of English immigrants, Birchenough was a contractor. William and Elizabeth McDonald bought the property in 1949. (**Figures 2, 6, and 7**).

148 Pleasant Street, c.1890 (Humbert and Mary Thomas House)

Part of this land initially belonged to Charles A. Hamblet (**Figures 2 and 4**). Humbert and Mary Thomas owned the property in the early 20th century. Peter Bissonnette purchased the property in 1918. Peter and Tekla Swiniarski bought the property in 1925. It remained in the Swiniarski family until 1951. (**Figures 2, 6, and 7**).

152 Pleasant Street, c.1903 (Joseph Bisson House)

² MCRD, 408:1, 1907.

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This land originally belonged to Benjamin Bradley and then Joseph Bean. In 1867, George Clark purchased the property. Following the death of Clark in 1903. His wife, Adelaide Clark, subdivided the land and built a house on this site (**Figure 3 and 4**). In 1907. Joseph Bisson purchased the land and buildings from Clark. In 1910, Peter Swiniarski purchased the property. Swiniarski also owned the building to the south, 148 Pleasant Street (**Figures 2, 6, and 7**).

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Data Sheet

MHC #	Assessor #	Street #	Street	Historic Name	Date	Style	Acreage	Photo #
DRA.179	49-0-62	20	Dinley St.	Hugh and Ellen Dinley House	c.1893	No Style	0.14	2
DRA.180	49-0-64	26	Dinley St.	Dinley Tenement	c.1893	No Style	0.16	3
DRA.181	49-0-71	33	Dinley St.	Nicholas Gallagher House	c.1908	No Style	0.23	4
DRA.182	49-0-95	115	Sladen Street	George Hamblet House	c.1841	Greek Revival	0.90	5
DRA.183	62-0-53	140	Pleasant St.	Charles A. Hamblet House	c.1841	Greek Revival	0.23	6
DRA.184	62-0-54	146	Pleasant St.	James Gilbert Hill House	c.1890	No Style	0.30	7
DRA.185	62-0-56	148	Pleasant St.	Humbert and Mary Thomas House	c.1890	No Style	0.11	8
DRA.186	62-0-55	152	Pleasant Street	Joseph Bisson House	c.1903	No Style	0.10	9

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Photograph 2 20 Dinley Street



Photograph 3 26 Dinley Street

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Photograph 4 33 Dinley Street



Photograph 5 115 Sladen Street

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Photograph 6 140 Pleasant Street

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Photograph 7 146 Pleasant Street



Photograph 8 148 Pleasant Street

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DRACUT

HAMBLETT SQUARE AREA

Area Letter Form Nos.

M

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Photograph 9 152 Pleasant Street

INVENTORY FORM A CONTINUATION SHEET

DRACUT

HAMBLETT SQUARE AREA

MASSACHUSETTS HISTORICAL COMMISSION

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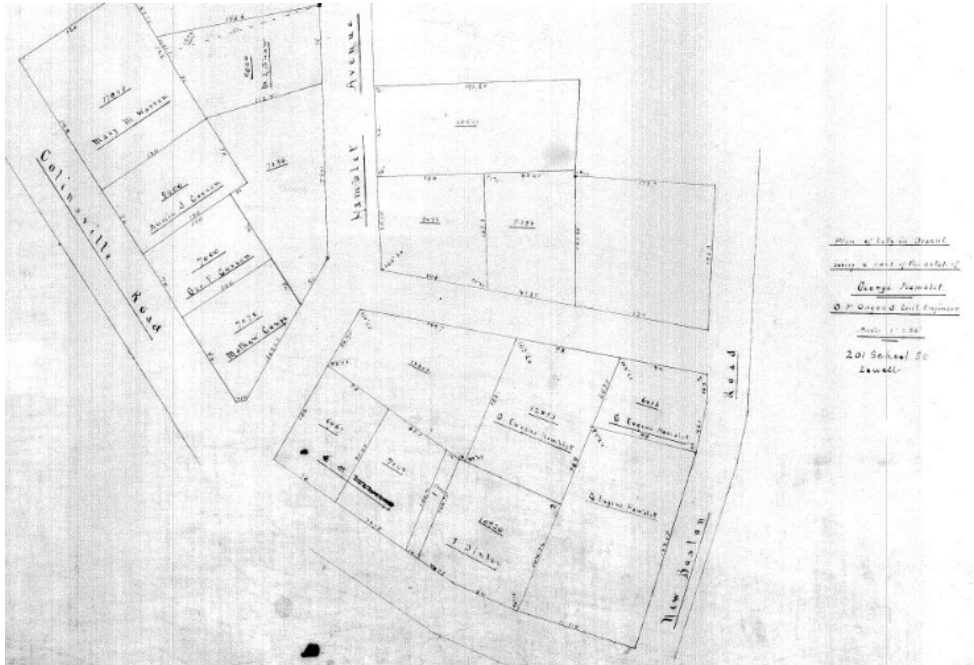


Figure 1 Plan of Lots in Dracut being part of the estate of George Hamblett", Plan Book 58, Plan 70.

INVENTORY FORM A CONTINUATION SHEET

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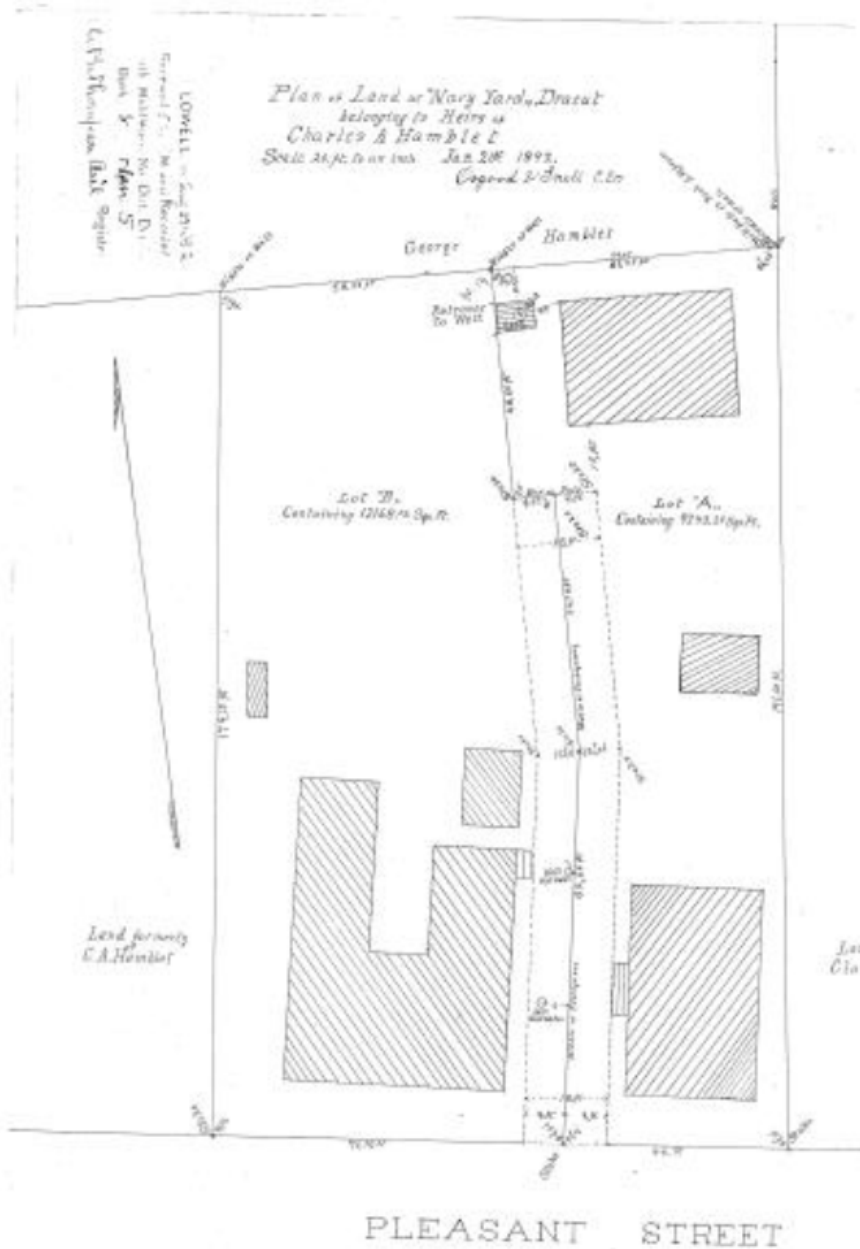


Figure 2 1892 Subdivision of lands of George A. Hamblet (MCRD Plans: 8/5). Depicts 148 and 152 Pleasant Street

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Figure 3 Detail from Walker Atlas of Middlesex County (Boston, 1889). Annotated to show approximate location of extant houses

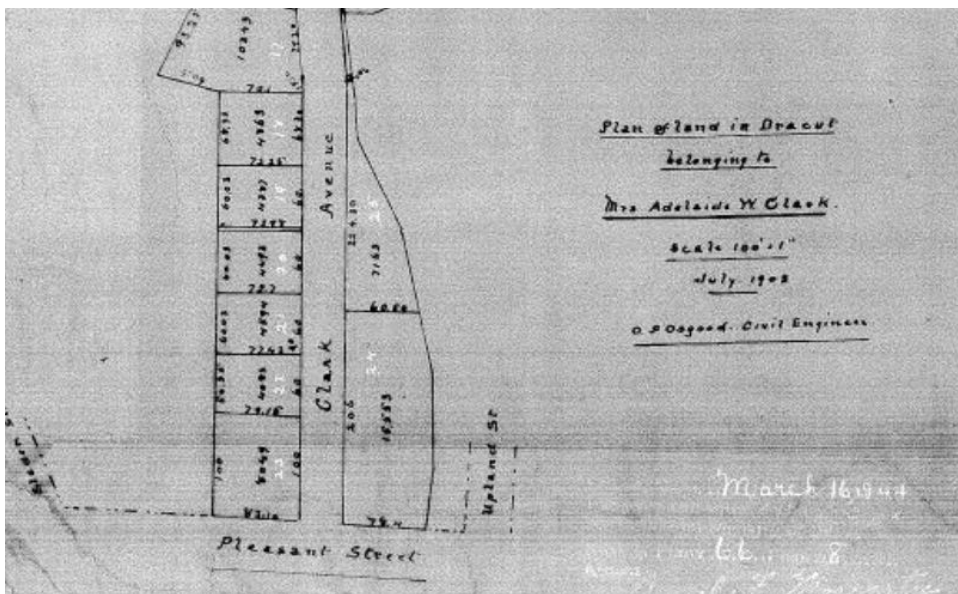


Figure 4 Lands of Adelaide Clark (MRCD Plans: 66/8)

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Figure 5 Detail from Plate 78, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1952, Surveyed in 1941. Library of Congress Geography and Map Division Washington, D.C. Annotation depicts the Dinley Street houses.

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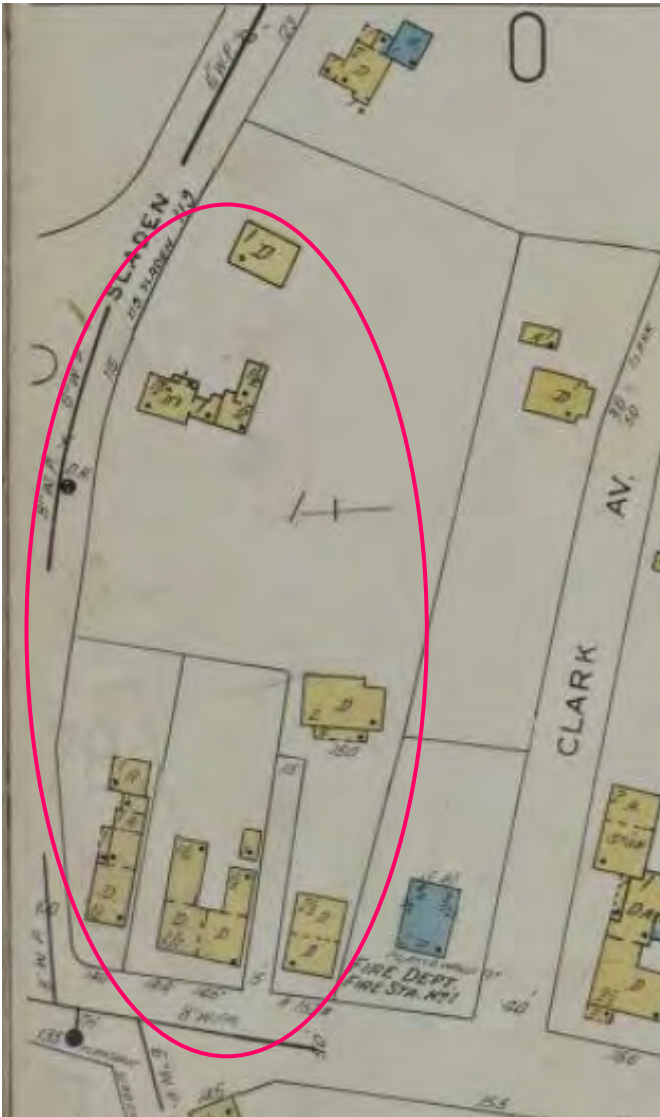


Figure 6 Detail from Plate 76, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1952, Surveyed in 1941. Library of Congress Geography and Map Division Washington, D.C. Annotation depicts 140, 144, 148 and 152 Pleasant Street and 115 Sladen Street

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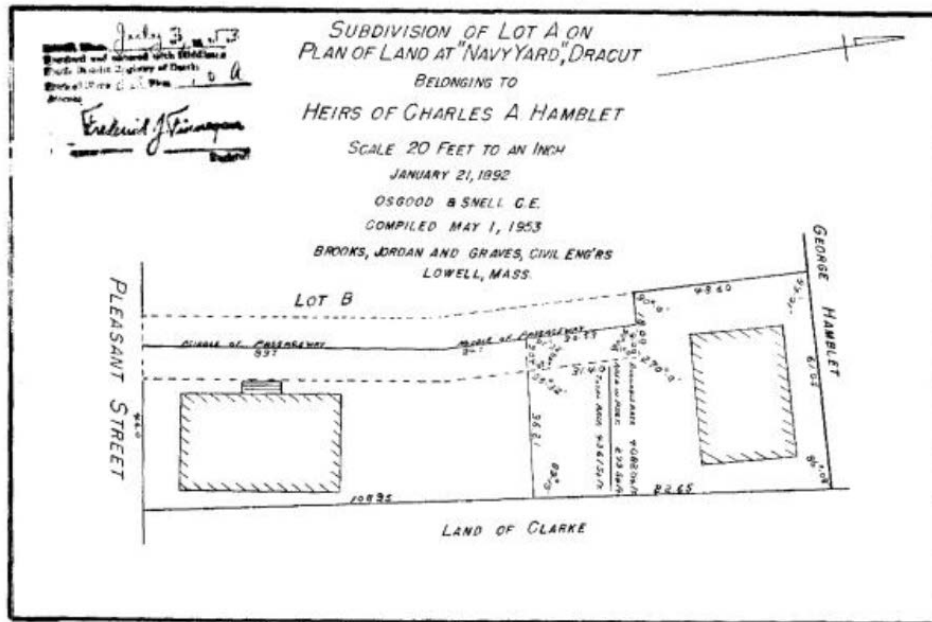


Figure 7 1953 Subdivision of lands of George A. Hamblet (MCRD Plans: 83/10)

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HAMBLETT SQUARE AREA

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FORM B – BUILDING

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

Photograph



Locus Map



Recorded by: Brian Knight

Organization: Brian Knight Research

Date (month / year): November 2020

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

40-0-23

Lowell

DRA.152

Town/City: Dracut

Place: (*neighborhood or village*): Navy Yard

Address: 20-22 Hamblett Avenue

Historic Name: Hamblett Tenement House

Uses: Present: Multi-Family Dwelling

Original: Multi-Family Dwelling

Date of Construction: c.1900

Source: Lister Files, Middlesex County Registry of Deeds/Land Records (MCRD), Massachusetts Census Data, Sanborn Maps (Library of Congress -LOC),

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: brick

Wall/Trim: asbestos/wood

Roof: Composite Shingle

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Unknown

Condition: Fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.38 Acres

Setting: Located off of busy Lakeview Avenue, Hamblett Avenue contains homes dating from the early to mid-20th Century.

INVENTORY FORM B CONTINUATION SHEET

DRACUT

20-22 HAMBLETT AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

DRA.152

☐ Recommended for listing in the National Register of Historic Places.*If checked, you must attach a completed National Register Criteria Statement form.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a 2½ story, four-bay by three-bay, gable-roof duplex. It has a moderate setback, and it is oriented parallel with Hamblett Avenue. Resting on a brick foundation, the eaves side entry building is clad in asbestos siding and a composite shingle roof. Centered on the first story of the front(east) elevation is an enclosed porch with a central entry. The porch is enclosed with 1/1 windows and a wooden knee-wall. The flat, membrane roof porch is accessed by wood stairs. The central door is flanked by two 1/1 windows on each side. There is a pair of 1/1 windows on the north and south elevations of the porch. Flanking each side of the porch is a two-story, rectangular-shaped oriel window. They have two narrow 1/1 windows on the front elevations and a single 1/1 window on the north and south elevations. Centered on the second story of the front elevation are two 1/1 windows. There are 1/1 replacement windows of various sizes on the north, and south gable ends. There are two interior brick chimneys with metal caps rising from the gable ridge.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

George (1812-1897) purchased the land from Alfred E. Richardson in 1849. The street name is given as "Hamblett" with two 'T's.' The gravestones of the Hamblet family, however, spell the surname with a single 'T.' George Eugene Hamblet (1847-1900) inherited his father's real estate. Upon his death in 1900, his widow, Ada M. Hamblet (1850-1941), inherited the estate. 20-22 Hamblett Ave was presumably built as an income-producing property for the Hamblet family around the time of George E. Hamblet's death. According to a story in the Lowell Sun about his will, upon her death, the estate was to revert to the Lowell General Hospital for free beds. The hospital, upon being granted the property in December 1941, immediately sold it.

The multi-family dwelling filled the housing needs of the growing nearby Merrimack Mills complex. In 1900, Joe and Lillie Englund lived at #20 Hamblett Avenue. The couple came to the United States in 1893, and he worked as a spinner in the woolen mill. Robert and Lulu Gourley lived at #22 Hamblett Avenue in 1900. Born in Ireland, Robert came to the United States in 1891 and worked in the mill. During the 1940s, Arthur Coburn and Walter Parker purchased the building. Raymond Parent purchased the building in 1944. Hugh and Barbara Douglas purchased the building in 1946.

BIBLIOGRAPHY and/or REFERENCES

INVENTORY FORM B CONTINUATION SHEET

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20-22 HAMBLETT AVENUE

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	DRA.152



Figure 1 1900 Lot Map (Town of Dracut)



Figure 2 1941 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, 1941 vol. 1. Library of Congress Geography and Map Division. (LOC)

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

48-0-25 to 49-
035.1; 48-0-124 to
46-0-127;
48-78-2

Lowell

N

See Data Sheet

Photograph



R-L: 1175, 1177, 1181, 1183, 1185, 1187 Lakeview
avenue

Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Name of Area: Lakeview Avenue Area

Present Use: Residential

Construction Dates or Period: 1895-1940

Overall Condition: Fair

Major Intrusions and Alterations: Modifications to buildings, including replacement window, siding, and roofing materials.

Acreage: 3.12 Acres

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): November 2020

Locus Map

☒ *see continuation sheet*

INVENTORY FORM A CONTINUATION SHEET

DRACUT LAKEVIEW AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

N

See Data Sheet

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Lakeview Avenue Area is a district of 19 residential properties on the east side of Lakeview Avenue between Union and Pleasant streets and facing Beaver Brook Pond." Almost all of the properties are 1½-2½-story wood-frame gable-front houses. The area excludes 1229 Lakeview and the properties at the intersection of Hamblett Avenue and Dinley Street: 1167 Lakeview and 10 Dinley Street, but includes two properties on the west side of Lakeview, 1250 Lakeview, and 1132 Lakeview.

1115 Lakeview Avenue, c.1895, DRA.187 (Photo #1)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof with cornice returns. Fenestration includes 1/1 replacement windows. Extending to the east from the 20-foot by 26-foot main block is a one-story, 14-foot by 20-foot addition. An enclosed entry porch abuts the south elevation of the rear addition. Spanning ¾'s of the front (west) elevation is a modern deck accessed by wood steps.

1119 Lakeview Avenue, c.1895, DRA.188 (Photo #2)

This is a 1½ story, three-bay by five-bay, 40-foot by 19-foot, gable-front, wood-frame house. Resting on a stone foundation, it has wood clapboard siding and a composite shingle roof with cornice returns. Fenestration includes 1/1 replacement windows—an enclosed porch projects from the southeast elevation. Spanning the front (west) elevation is a wood porch with square wood posts, simple brackets, and a balustrade. A full-length shed dormer runs along the north roofline, and there is a single gable peaked window dormer on the south roofline.

1123 Lakeview Avenue, c.1894, DRA.189 (Photo #3)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof with cornice returns. Fenestration includes 1/1 replacement windows with shutters. Extending to the east from the 18-foot by 26-foot main block is a one-story, 14-foot by 22-foot addition. An enclosed entry porch abuts the south elevation of the rear addition. Spanning the front (west) elevation is a wood porch with square wood posts, simple brackets, and a balustrade. An interior chimney rises from the east portion of the roofline.

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1132 Lakeview Avenue, c.1901, DRA.190 (Photo #4)

This is a two-story, 26-foot by 37-foot, wood-frame, multi-family dwelling. Resting on a stone foundation, the building is clad with asbestos siding and a composite shingle, hipped roof. Fenestration included 1/1 replacement windows. A single brick chimney rises from the building's center. Centered on the front (east) elevation are two entrances protected by a hipped roof porch with wood posts and latticework. A one-story entry porch abuts the south and north elevations.

1133 Lakeview Avenue, c.1895, DRA.191 (Photo #5)

This is a 1½ story, three-bay by five-bay, a gable front, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof with cornice returns. Fenestration includes 1/1 replacement windows with shutters. The second story of the 18-foot by 28-foot main block extends an additional two feet on the north and south elevations, creating a cantilevered second story. Extending to the east from the main block is a two-story, 26-foot by 18-foot addition. Spanning the front (west) elevation is a shed roof protecting the entry and enclosed porch.

1137 Lakeview Avenue, c.1903, DRA.192 (Photo #6)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof with cornice returns. Fenestration includes 1/1 replacement windows with shutters. Extending to the east from the main block is a one-story, 30-foot by 25-foot addition. Attached to the southeast corner of the addition is a one-story garage. Spanning the front (west) elevation is a shed roof protecting the entry and an enclosed porch.

1141 Lakeview Avenue, c.1895, DRA.193 (Photo #7)

This is a 2½ story, three-bay by five-bay wood-frame house. Unlike the other houses in this area, the gable-front elevation does not front directly onto Lakeview Avenue but rather the confluence of Dinley Street and Lakeview Avenue. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration includes 2/2 replacement windows with shutters. There is a replacement bay window on the front (north) elevation. A two-story, gable roofed addition projects from the south elevation. A brick chimney rises from the ridgeline of the addition.

1175 Lakeview Avenue, c.1944, DRA.194 (Photo #8)

This is a 1½ story, three-bay by five-bay, a gable front, cross-gable plan, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof with cornice brackets. Fenestration includes 1/1 replacement windows. There is a bay window and an entry porch with turned posts on the front (west) elevation. A full-length closed-in porch runs the entire south elevation. There is a window dormer with a closed pediment on the south elevation. A brick chimney rises from the north roofline (**Figure 4**).

1177 Lakeview Avenue, c.1910, DRA.195 (Photo #9)

This is a 1½ story, three-bay by five-bay, a gable front, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof. Fenestration includes 1/1 replacement windows with shutters. A full-length porch with iron railings and a hipped roof spans the front (west) elevation. A one story, shed-roofed addition projects from the rear (east) elevation(**Figure 4**).

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1181 Lakeview Avenue, c.1899, DRA.196 (Photo #10)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof with a boxed cornice. Fenestration includes 1/1 replacement windows. A full-length closed-in porch with a shed roof spans the front (west) elevation. A one-story, shed-roofed 14-foot by 22-foot addition projects from the rear (east) elevation of the 27-foot by 22-foot main block. There is a bay window on the south elevation. This building is very similar to 1183, 1185, 1187, 1193 and 1199 Lakeview Avenue(**Figure 4**).

1183 Lakeview Avenue, c.1899, DRA.197 (Photo #11)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof with a boxed cornice. Fenestration includes 1/1 replacement windows. A full-length porch with a shed roof spans the front (west) elevation. A one-story, shed-roofed 10-foot by 22-foot addition projects from the rear (east) elevation of the 26-foot by 22-foot main block. There is a bay window on the south elevation. This building is very similar to #1181, #1185, #1187, #1193, and #1199 Lakeview Avenue.

1185 Lakeview Avenue, c.1899, DRA.198 (Photo #12)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof with a boxed cornice. Fenestration includes 1/1 replacement windows. A full-length porch with turned posts spans the front (west) elevation. A one story, shed-roofed 10-foot by 22-foot addition projects from the rear (east) elevation of the 26-foot by 22-foot main block. There is a bay window on the south elevation. This building is very similar to 1181, 1183, 1187, 1193, and 1199 Lakeview Avenue (**Figure 5**).

1187 Lakeview Avenue, c.1899, DRA.199 (Photo #13)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof with a boxed cornice. Fenestration includes 1/1 replacement windows. A full-length closed-in porch spans the front (west) elevation. A one-story, shed-roofed 10-foot by 22-foot addition projects from the rear (east) elevation of the 26-foot by 22-foot main block. There is a bay window on the south elevation. There is a window dormer on the south and north rooflines. This building is very similar to 1181, 1183, 1185, 1193, and 1199 Lakeview Avenue.

1193 Lakeview Avenue, c.1897, DRA.200 (Photo #14)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof with a boxed cornice. Fenestration includes 1/1 replacement windows. A full-length closed-in porch spans the front (west) elevation. A one story, shed-roofed 10-foot by 22-foot addition projects from the rear (east) elevation of the 26-foot by 22-foot main block. There is a bay window on the south elevation. There are full-length shed dormers on the south and north rooflines. This building is very similar to 1181, 1183, 1185, 1187 and 1199 Lakeview Avenue.

1197 Lakeview Avenue, c.1897, DRA.201 (Photo #15)

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This is a 1½ story, three-bay by five-bay, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof. Extending from the front (west) elevation is a two-story, 16-foot by 22-foot flat roof addition, hiding the original gable roof. Fenestration includes 1/1 replacement windows. A full-length closed-in porch spans the front (west) elevation. A two story, shed-roofed 10-foot by 22-foot addition projects from the rear (east) elevation of the 26-foot by 22-foot main block. There is a bay window on the south elevation. This building was similar to 1181, 1183, 1185, 1187, and 1193 Lakeview Avenue, but the west elevation addition masks any similarity.

1199 Lakeview Avenue, c.1905, DRA.202 (Photo #16)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, it has wood shingle siding and a composite shingle roof. Fenestration includes 1/1 replacement windows with shutters. A full-length half-wall porch spans the front (west) elevation. A one story, shed-roofed 10-foot by 22-foot addition projects from the rear (east) elevation of the 26-foot by 22-foot main block. There is a bay window on the south elevation. This building is very similar to 1181, 1183, 1185, 1187, and 1193 Lakeview Avenue.

1205 Lakeview Avenue, c.1910, DRA.203 (Photo #17)

This is a two-story, hipped-roof, American Four-Square Style Home. Resting on a concrete block foundation, it is clad in vinyl siding and a composite shingle roof. Spanning the front (west) elevation is a closed-in porch. There are shed dormers on the north and south rooflines. Fenestration includes 1/1 replacement windows with shutters.

1211 Lakeview Avenue, c.1910, DRA.204 (Photo #18)

This is a two-story, 23-foot by 39-foot, flat-roofed, wood-frame house. Resting on a concrete-block foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. A full-length porch spans the first and second stories of the front (west) elevation.

1250 Lakeview Avenue, c.1910, DRA.205 (Photo #19)

This is a two-story, wood-frame, 30-foot by 22-foot, American Four-Square Style home. Resting on a concrete foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration includes 1/1 replacement windows with shutters. A full-length, closed-in porch spans the front (east) elevation(**Figure 7**).

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The properties along Lakeview Avenue belonged to larger estates belonging to Carlos Goodhue and Horatio Fox. Lakeview Avenue was not laid out until after 1875, when Henry Goodhue (1825-1888) owned all of the lands between Beaver Brook and what is today Sladen Street. In 1870, his farm was valued at \$10,000. In 1889, the land was still undeveloped, but, as documented by the 1889 map, the Lowell & Dracut Electric Street Railway had been put through from Centralville, Lowell to Collinsville and "Willow Dale Grove (**Figure 2**)."

The company, the first trolley line in Lowell or Dracut, began operation in 1889. In 1891, it was merged with

INVENTORY FORM A CONTINUATION SHEET

DRACUT LAKEVIEW AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

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an older Horse Railroad company to become Lowell & Suburban Street Railway Company.¹ Willowdale Grove was on "Tyngs Pond," today's Mascuppick Lake. Willow Dale, established in 1857, offered a hotel, restaurant, dance pavilion, and summer cottages, among other things. Lakeview Park, established in 1889, offered patrons many things to do during the summer, such as a dance hall, summer theatre, restaurants, and amusement rides.² It seems highly likely that Lakeview Avenue was named for the amusement park established in 1889 at the end of the streetcar line from Lowell. The street railway company owned Lakeview Park until 1921; the trolley line was replaced by buses in 1935.³ Beginning in the late 19th century, the land was subdivided and sold off as building lots. In 1897, the estate of Horatio Fox (1813-1895) was divided into 15 0.13 acre building lots that fronted Lakeview Avenue (**Figure 3**). Fox originally purchased the land from Henry Goodhue. While the Streetcar line was clearly a benefit for Lowell workers desiring a weekend holiday on the lake, it must have changed both Collinsville and the Navy Yard immeasurably. Development along Lakeview Avenue was made possible by the streetcar line, and all of the houses along Lakeview Avenue were constructed as a result.

1115 Lakeview Avenue, c.1895 (Charles P. Comerford House)

George Dunlop initially owned this land. He was a private coachman for a family. Dunlop sold the property "with buildings thereon" to Charles P. Comerford in 1897.⁴ Comerford was a tea and coffee merchant in Lowell. Henry Peabody bought the property "with buildings thereon" in 1899.⁵ The Sherriff seized the property of Henry Peabody, and Thomas J. Enright purchased the property through a Sherriff's deed.⁶ Thomas J. Enright sold the property to J. Joseph Hennessey in 1906.⁷ Enright was a lawyer and then a judge who lived and worked in Lowell. Hennessey was the city solicitor and city auditor for Lowell. For both Enright and Hennessey, this property was most likely an investment. Ann Smith, who emigrated from Ireland in 1854, was the next owner.⁸ Her daughter, Mary, was a sewer at the woolen mill. Danie and Delia Mitchell purchased the property in 1952.

1119 Lakeview Avenue, c.1895 (Catherine F. Sullivan House)

Natt and Ella Peabody sold a piece of land to Catherine F. Sullivan in 1892.⁹ Natt was a jobber, teamster, and contractor. Sullivan, an Irish immigrant, lived here with her two children and grandchildren in 1910. All four worked in the cotton or hosiery mill. Sullivan sold the property, "with buildings thereon," to Joseph and Marie Morrison in 1922.¹⁰ Joseph was a repairman for the telephone company. It remained in the Morrison family until at least 1956.

1123 Lakeview Avenue, c.1894 (Natt and Ella Peabody House)

¹ <https://trolleymuseum.org/national-streetcar-museum-lowell/history-streetcars-lowell/>;

² Rebecca Duda, "Discovering the Historic Merrimack Valley: the Willow Dale Water Carnival of 1901," (2019) <https://blogs.lowellsun.com/history/2019/07/26/the-willow-dale-water-carnival-of-1901/>

³ <https://rcdb.com/16249.htm>

⁴ MCRD, 311/312, 1897.

⁵ MCRD, 317/553, 1899

⁶ MCRD, 348/192

⁷ MCRD, 371/411, 1906

⁸ Massachusetts Census Data, 1910, 1920

⁹ MCRD, 237/488, 1892

¹⁰ MCRD: 667/364, 1922.

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DRACUT LAKEVIEW AVENUE AREA

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Natt and Ella Peabody sold the land and buildings to Joseph Bruce in 1895.¹¹ Bruce then transferred the property to Oliver D. Wilder of Lowell that same year.¹² Alice Sterling was the next owner. In 1910, Annie Price lived here with her two children. They rented the property. Born in Ireland, Price came to the United States in 1873. One of her children worked as a dressmaker, and another worked in the mill.¹³ Sterling sold the property to Francis J. Gorman in 1920.¹⁴ During the 1930s, Francis Gorman, a sheet metal worker, lived here with his family.

1132 Lakeview Avenue, c.1901 (Sylvester Bean House)

James Kincaid sold a plot of land to Sylvester Bean (1837-1920) in 1899.¹⁵ Bean, who emigrated from Canada in 1854, was a paint and oil merchant in Lowell. Benjamin Heald purchased the land with buildings in 1908.¹⁶ Parker and Abbie Gates bought the property in 1924. Between 1920 and 1930, Gates, who was a farmer, lived on Hildreth Street. This property may have been an investment. Richard and Rose Herity purchased the property in 1945. Herity, a pipe-fitter, had been renting the property since at least 1930.

1133 Lakeview Avenue, c.1895 (Thomas Sherlock House)

This property is identified as Lot #3 and parts of Lot #4 of the Estate of Carlos Goodhue(**Figure 3**).¹⁷ Edward D. Bruce sold this land to Thomas Sherlock (1869-1908) in 1902. Albert Ring was the next owner. He sold it to George H. Upton in 1927.¹⁸ Upton was a real estate and insurance agent based in Lowell. Leonard Doherty purchased the property in 1953.¹⁹ Between 1919 and 1965, the owners were Richard Doherty, Michael Limperis, and Nicholas Contakos.

1137 Lakeview Avenue, c.1903 (Thomas Sherlock House II)

This property is identified as Lot #5 of the Estate of Carlos Goodhue(**Figure 3**).²⁰ Harry Harris (1872-1942) sold the land to Thomas H. Sherlock (1869-1908) in 1893.²¹ Harris lived on Stone Street in Dracut. He was a fishmonger. Sherlock's parents were both Irish immigrants. He grew up in Dracut with his five siblings. In the 1880s, his father and four of his siblings worked in the woolen mill. In 1889, he boarded in a house near Hamblett and Pleasant Street and worked as a laborer. He later drove a milk delivery truck. Albert Ring was the next owner. He sold it to George H. Upton in 1927.²² Upton was a real estate and insurance agent based in Lowell.

1141 Lakeview Avenue, c.1895 (Edward St. Leger House)

¹¹ MCRD: 253/449, 1895.

¹² MCRD: 266/220, 1895.

¹³ Massachusetts Census Data 1910

¹⁴ MCRD: 621/47, 1920.

¹⁵ MCRD, 417/296

¹⁶ MCRD, 708/397

¹⁷ MCRD, Plans, 6/48

¹⁸ MCRD: 751/476, 1927.

¹⁹ MCRD: 1214/304, 1953.

²⁰ MCRD, Plans, 6/48

²¹ MCRD:246/140, 1893

²² MCRD: 751/476, 1927.

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Samuel N. Harris (1839-1917), a Lowell builder, sold an empty lot to Edward St. Leger (1871-1946) in 1892.²³ Born in Ireland, St. Leger came to the United States in 1854. In 1870, he worked at the woolen mill. In 1900, he was a hostler at a livery. In 1910, he lived here with his two adult sons. One was a reporter for a newspaper, and the other was a conductor for the electric car. In 1914, St. Leger was presented the Boston Post Cane.

The Post Cane, or more accurately the Boston Post Cane, was the center of an 1909 publicity stunt by the publisher of the Boston Post, Edwin A. Grozier. He purchased 700 canes at an auction in Boston and then forwarded them to 700 towns in Massachusetts, Rhode Island, New Hampshire, and Maine. The canes were sent to each town's Board of Selectmen with the instruction to present it to the oldest male citizen in town. Each town's selectmen were to be the caretakers of the cane. It was not the personal property of the recipient. The hope of Grozier was that the presentation of the Boston Post Canes would increase the circulation of the paper.²⁴

1175 Lakeview Avenue, c.1944 (Stanley Grzesik House)

Hiram Whitney sold this land to George D. Scarlett in 1907. George Scarlett worked in the edging room at the cotton mill. His wife, Margaret, was a burler in the mill. They had six children, and her mother lived with the family. Margaret Scarlett sold the property to Maurice and Lillian Spillane in 1929. Maurice Spillane was a painter and an electrician. The Lowell Cooperative bank seized the property in the 1930s. George Lauziere bought the property from the bank in 1938. Lauziere was an automobile dealer. Lauziere split up the two parcels. Charles Monoxelos purchased the property in 1955.

1177 Lakeview Avenue, c.1910 (George D. Scarlett House)

Hiram Whitney sold this land to George D. Scarlett in 1907.²⁵ George Scarlett worked in the edging room at the cotton mill. His wife, Margaret, was a burler in the mill. They had six children, and her mother lived with the family. Margaret Scarlett sold the property to Maurice and Lillian Spillane in 1929.²⁶ Maurice Spillane was a painter and an electrician. The Lowell Cooperative bank seized the property in the 1930s. George Lauziere bought the property from the bank in 1938. Lauziere was an automobile dealer. Lauziere split up the two parcels. Stanley Grzesik purchased this property in 1944

1181 Lakeview Avenue, c.1899 (Sarah Bodwell House)

Sarah Bodwell left this house to the Grace Universalist Church in 1905. The church then sold to Simeon Lagasse.²⁷ Simeon Lagasse sold this land and buildings to Sarah Anne Wesley in 1905.²⁸ Wesley sold it to James N. Marathas in 1917.²⁹ Marathas sold it to Spiros Pappadopolous in 1919.³⁰ Born in Greece, he worked for Merrimack Mills in Lowell, and then he was a grocer based in Lowell. Pappadopolous sold the property to

²³ MCRD: 234/151, 1892.

²⁴ Duda, Rebecca, Dracut's Post Cane Proudly Hangs in Town Hall." *Discovering the Historic Merrimack Valley Blog, The Lowell Sun*, January 13th, 2018.

²⁵ MCRD: 402/513, 1907.

²⁶ MCRD: 762/460, 1928.

²⁷ MCRD: 375/161, 1905.

²⁸ MCRD: 376/569, 1905.

²⁹ MCRD: 585/490, 1917.

³⁰ MCRD: 598/548, 1919.

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Atnas Pappas, who was a weaver in the Lowell mills, in 1918. Nicholas and Vasiilke Alexakos purchased the property in 1919. The two emigrated from Greece in the early 20th century. Nick was a furniture dealer and then a plumber. The Town of Dracut seized the property for non-tax payment in 1935. It returned to the Alexakos family in 1942. Astergaos Papanotos bought the property in 1966.

1183 Lakeview Avenue, c.1899 (Howard Adams House)

Sophronia Demarais sold the property to Howard Adams in 1899.³¹ Henry G. Fuller and Jessie Shepherd and purchased the property in 1900.³² George Garner purchased it the same year.³³ Originally from England, Garner worked at the waterworks. His wife was from Ireland. Grace Corrigan bought the property in 1921. Three years later, William and Mary Kane purchased the property. During the Great Depression, William Kane worked on the W.P.A.-funded road project.

1185 Lakeview Avenue, c.1899 (Cyril Cote House)

Cyril Cote sold Julie Loiselle land and buildings in 1905.³⁴ Loiselle sold it to Inez Beals of Lowell in 1905.³⁵ Beals grew up on a farm on Long Pond Road in Dracut. Beals sold the land and buildings to Zakar Hoyen in 1910.³⁶ Hoyen, born in Armenia, came to the United States in 1890. His wife, Annie, arrived in the United States in 1900. He worked as a brusher at the local tannery. Between 19010 and 1915, Hoyen lived in Lowell, so this may have been an investment property. Hoyen sold this property to Anthony and Josepha Vaida (Wayda) in 1911.³⁷ In 1920, Anthony and Josephine Wayda lived here with their three daughters and two sons. The two came from Austrian-controlled Poland in the late 19th century. Anthony worked as a laborer at the woolen mill, and three of their children worked there as a sweeper and loopers. In 1930, Euclid Gardner lived here with his wife and two children. Emigrating from Quebec in 1887, Gardner worked as a mechanic in an automobile store. In 1957, Walter and Bertha Wayda owned the property.³⁸

1187 Lakeview Avenue, c.1899 (Edward Brunelle House)

This is Lot #1 of the Horatio Fox (1813-1895) subdivision. Edward Brunelle purchased it in 1901. Simon Lagaree and James Judson then purchased the property in 1901.³⁹ That same year, Wilfred J. Benoit purchased the property.⁴⁰ Benoit was a master mechanic at the cotton mill. Five years later, Liboire Perrault was the new owner. In 1920, French Canadian immigrants Liboire and Mary Perrault lived here with their four sons and daughter. Liboire and one of his sons worked as carpenters. Another son was a milk dealer, and another was a spooler at the cotton mill.

³¹ MCRD: 313/323, 1899

³² MCRD: 316/271, 1900

³³ MCRD: 317/90, 1900

³⁴ MCRD: 375/206, 1905

³⁵ MCRD: 384/551, 1905

³⁶ MCRD: 457/550, 1910.

³⁷ MCRD: 477/37, 1911

³⁸ MCRD: 1388/528, 1957.

³⁹ MCRD: 335/352, 1901.

⁴⁰ MCRD: 338/210, 1901.

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1193 Lakeview Avenue, c.1897 (Constantine P. Anton House)

This is Lot #2 of the Horatio Fox (1813-1895) subdivision. Constantine P. Anton sold this property to George and Zaharo Paraskevopolous in 1918.⁴¹ Paraskevopolous grew up in Greece and came to the United States with his family. In 1910, he lived in Lowell, and he worked at the cotton mill with his father and two brothers. Arthur A. Gauthier owned this property in the early 20th century. In 1940, he lived here with his wife and two daughters. Gauthier was a radio repairman. Raymond and Theda Bourgeois were subsequent owners.

1197 Lakeview Avenue, c.1897 (Joseph & Sophronia Demarais House)

Sophronia Demarais sold the property to Alexander Jazmin in 1898. Jazmin sold the property to William Gauthier in 1898.⁴² Gauthier sold the property to Eloise Jasmin in 1899.⁴³ Jasmin sold the land and buildings to Christ A. Chopelas in 1903.⁴⁴ Chopelas sold the property with buildings to Maria Soulard in 1906.⁴⁵ In 1918, Maria Soulard sold the property to George Mellonakas.⁴⁶ Mellonakas lived here with his wife and four children. He worked for the town water project. William Steele, a clerk in a supply store, rented a portion of the building and lived there with his wife and two children.

1199 Lakeview Avenue, c.1905 (David Decell House)

This is Lot #5 of the Horatio Fox subdivision. David Decell purchased the property in 1915.⁴⁷ Decell, a Canadian immigrant, worked as a carpenter. The 79-year-old David Decell owned the property in 1940.

1205 Lakeview Avenue, c.1910 (George S. Scott House)

This is Lot #6 and a portion of Lot #5 of the Horatio Fox (1813-1895) subdivision. George S. Scott owned the property in the early 20th century. David Decell purchased the property in 1915. Decell, a Canadian immigrant, worked as a carpenter. At some point, Decell divided the two building lots into 1199 and 1205 Lakeview Avenue. The 79-year-old David Decell owned the property in 1940. Charles Tsouprakakis purchased the property in 1945.

1211 Lakeview Avenue, c.1910 (Souza House)

This is Lot #7, #8, #9, and a portion of Lot #6 of the Horatio Fox subdivision.

1250 Lakeview Avenue, c.1910 (Ludger Gagnon House)

This land was part of the Percy Parker estate. Parker sold a portion of his land to Ludger Gagnon of Lowell in 1919.⁴⁸ Firth Hirst then purchased the property. Firth Hirst was a clerk at the mill while his wife, Celina, co-operated a variety store that operated in the extant building.

⁴¹ MCRD: 588/489, 1918.

⁴² MCRD: 299/370, 1898

⁴³ MCRD: 312/366, 1899.

⁴⁴ MCRD: 360/137, 1906

⁴⁵ MCRD: 387/144, 1906.

⁴⁶ MCRD: 753/274, 1918

⁴⁷ MCRD: 974/247

⁴⁸ MCRD, 606/91

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MHC #	Assessors #	Street #	Street	Historic Name	Date	Style	Acre	Photo
DRA.187	62-0-50	1115	Lakeview Ave	Charles P. Comerford House	c.1895	No Style	0.11	1
DRA.188	62-0-49	1119	Lakeview Ave	Catherine F. Sullivan House	c.1895	No Style	0.11	2
DRA.189	62-0-48	1123	Lakeview Ave	Natt and Ella Peabody House	c.1894	No Style	0.11	3
DRA.190	62-0-44	1132	Lakeview Ave	Sylvester Bean House	c.1901	No Style	0.24	4
DRA.191	62-0-70	1133	Lakeview Ave	Thomas Sherlock House	c.1895	No Style	0.12	5
DRA.192	62-0-69	1137	Lakeview Ave	Thomas Sherlock House II	c.1903	No Style	0.12	6
DRA.193	49-0-69	1141	Lakeview Ave	Edward St. Leger House	c.1895	No Style	0.18	7
DRA.194	49-0-25	1175	Lakeview Ave	Stanley Grzesik House	c.1944	No Style	0.14	8
DRA.195	49-0-26	1177	Lakeview Ave	George D. Scarlett House	c.1910	Craftsman	0.10	9
DRA.196	49-0-27	1181	Lakeview Ave	Sarah Bodwell House	c.1899	No Style	0.10	10
DRA.197	49-0-28	1183	Lakeview Ave	Howard Adams House	c.1899	No Style	0.10	11
DRA.198	49-0-29	1185	Lakeview Ave	Cyril Cote House	c.1899	No Style	0.10	12
DRA.199	49-0-30	1187	Lakeview Ave	Edward Brunelle House	c.1899	No Style	0.14	13
DRA.200	49-0-31	1193	Lakeview Ave	Constantine P. Anton House	c.1897	No Style	0.13	14
DRA.201	49-0-32	1197	Lakeview Ave	Joseph & Sophronia Demarais House	c.1897	No Style	0.13	15
DRA.202	49-0-33	1199	Lakeview Ave	David Decell House	c.1905	No Style	0.20	16
DRA.203	49-0-34	1205	Lakeview Ave	George S. Scott House	c.1910	American Four-Square	0.19	17
DRA.204	49-0-35-1	1211	Lakeview Ave	Souza House	c.1910	No Style	0.20	18
DRA.205	48-78-2	1250	Lakeview Ave	Ludger Gagnon House	c.1910	American Four-Square	0.20	19

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Photograph 1 1115 Lakeview Avenue



Photograph 2 1119 Lakeview Avenue

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Photograph 3 1123 Lakeview Avenue



Photograph 4 1132 Lakeview Avenue

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Photograph 5 1133 Lakeview Avenue



Photograph 6 1137 Lakeview Avenue

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Photograph 7 1141 Lakeview Avenue



Photograph 8 1175 Lakeview Avenue

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Photograph 9 1177 Lakeview Avenue



Photograph 10 1181 Lakeview Avenue

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Photograph 11 1183 Lakeview Avenue



Photograph 12 1185 Lakeview Avenue

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Photograph 13 1187 Lakeview Avenue



Photograph 14 1193 Lakeview Avenue

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Photograph 15 1197 Lakeview Avenue



Photograph 16 1199 Lakeview Avenue

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Photograph 17 1205 Lakeview Avenue



Photograph 18 1211 Lakeview Avenue

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Photograph 19 1250 Lakeview Avenue

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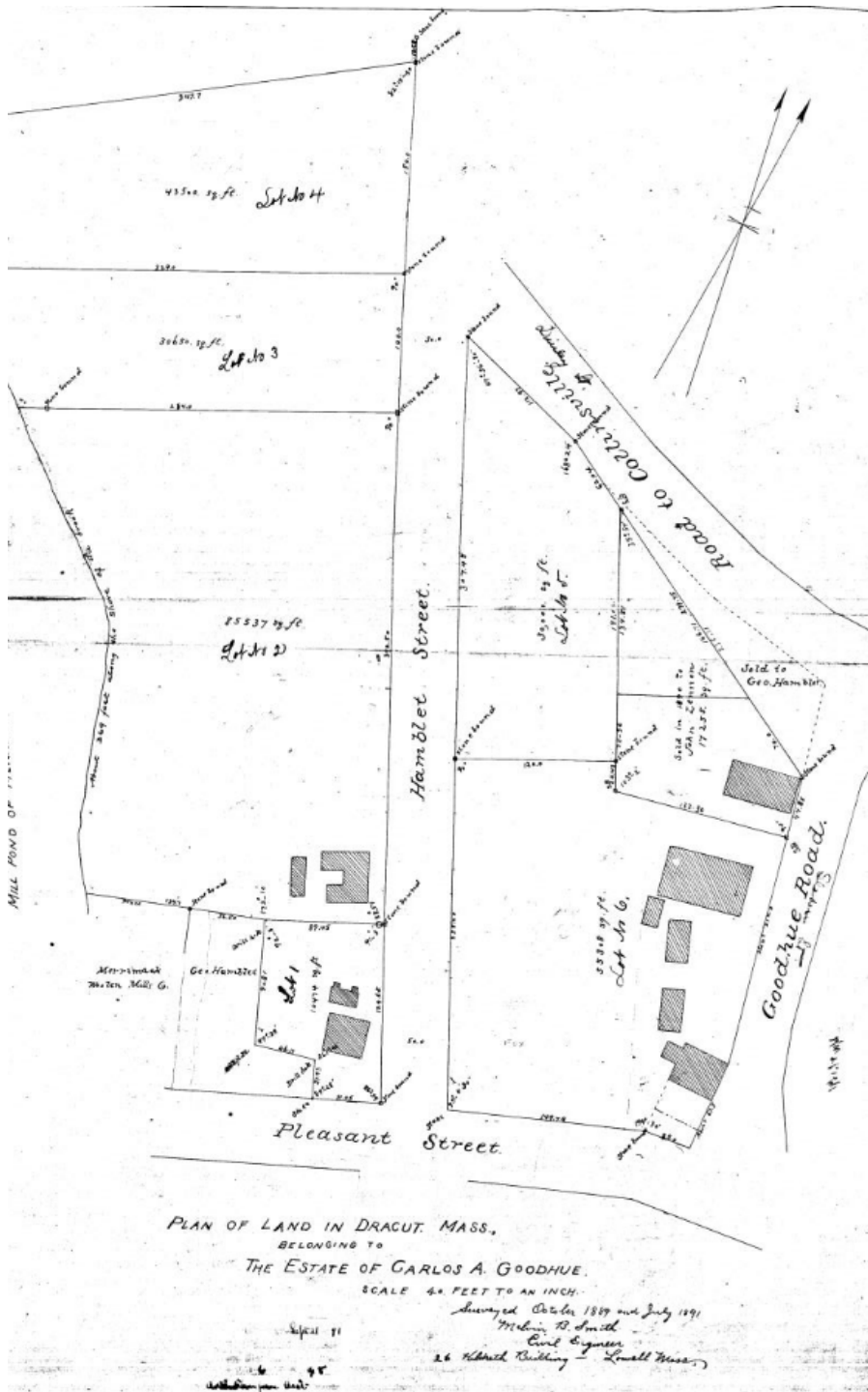


Figure 1 1889 (MCRD, 6/48, 1889). Depicting the southern end of Lakeview Avenue prior to development of the street

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Figure 2 1889 Detail from Walker Atlas of Middlesex County (Boston, 1889).

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Figure 4 1907 - 1175, 1177, and 1181 Lakeview Avenue. Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

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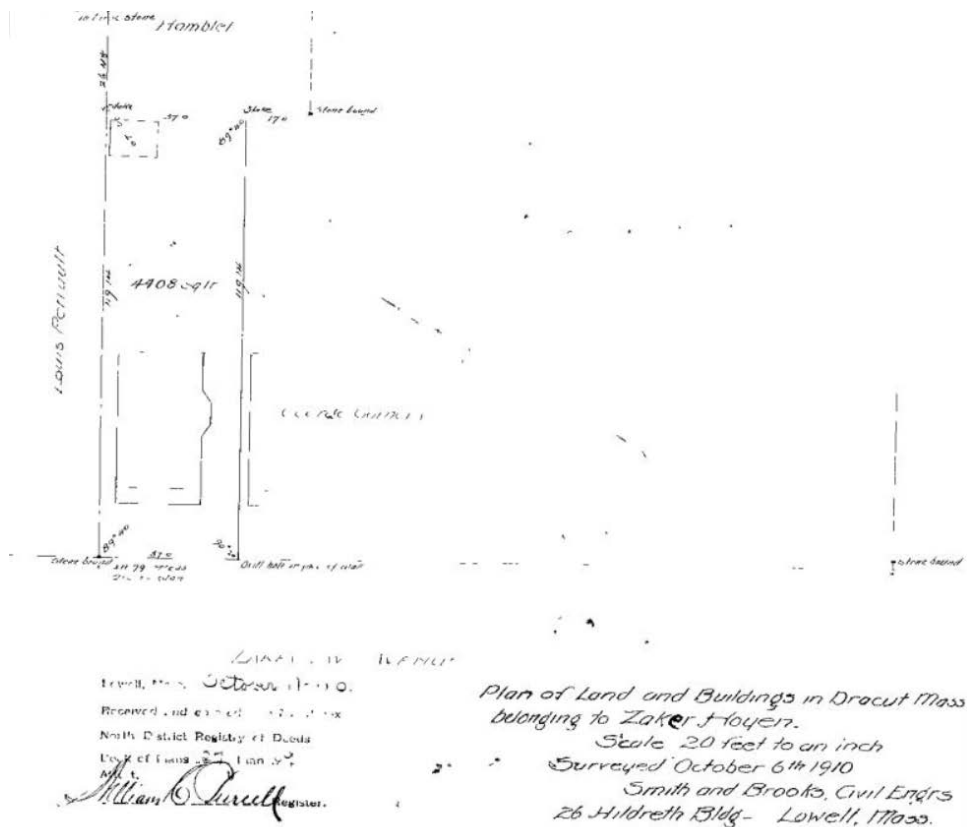


Figure 5 1185 Lakeview Avenue (MCRD Plan: 27/69, 1910)

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Figure 6 Detail from Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1952, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

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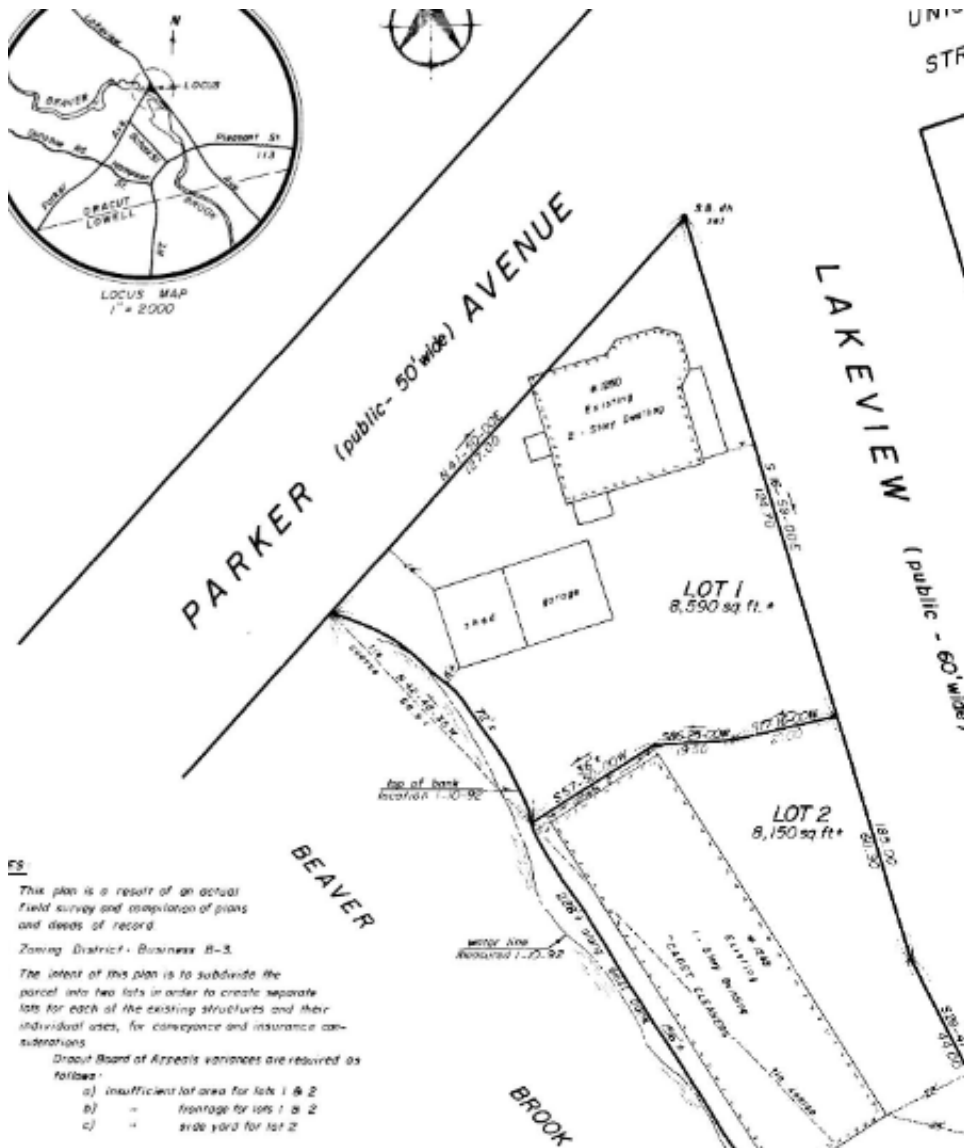


Figure 7 1250 Lakeview Avenue 1992 (MCRD 184/11, 1992)

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National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☐ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Parker Avenue Area is a residential subdivision with most homes built between c.1895 and c.1911. It is significant under Criterion C at the local level for with Community Development and Planning of Dracut. The subdivision contains styles and building types reflecting a late 19th-century neighborhood and streetcar suburb. Concentrated development resulted in a streetscape of late 19th and early 20th century homes on the northside of Lakeview Avenue.

Several of the lots came from the estate of Horatio Fox (1813-1895). In 1897, the estate was divided into fifteen 0.13 acre building lots that fronted Lakeview Avenue. Fox originally purchased the land from Henry Goodhue. The Lowell and Suburban Railway also ran right in front of the homes, providing easy access for residents.

During the late 19th century, there was a significant population change in Dracut as primarily immigrant laborers sought employment. These housing units provided housing for the growing Dracut workforce as well as the growing middle class. This type of development occurred in industrial towns across New England, transforming many rural communities and setting the pace for future development of urban neighborhoods. This neighborhood had a significant impact on the local history of Dracut and helps tell the story of industrial and community development in Massachusetts.

FORM B – BUILDING

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

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

25-0-1.96

Lowell

L

DRA.150,
DRA.151

Photograph



Locus Map



Recorded by: Brian Knight

Organization: Town of Dracut

Date (month / year): November 2020

Town/City: Dracut

Place: (*neighborhood or village*): Collinsville

Address: 1935 Lakeview Avenue

Historic Name: American Woolen Company – Beaver
Brook Mill No. 2

Uses: Present: Commercial /Agricultural

Original: Industrial

Date of Construction: c.1900

Source: Newspapers, Massachusetts Deeds, Town
Reports, Barlow Surveys, Sanborn Maps, Kheel Center
Photographs, Dracut Historical Society Photographs

Style/Form: Industrial

Architect/Builder: Dean & Main

Exterior Material:

Foundation: brick

Wall/Trim: brick

Roof: Membrane

Outbuildings/Secondary Structures: Boiler House,
c.1905 (DRA.151)

Major Alterations (*with dates*): The interior was
gutted significantly.

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.38 acres

Setting: The building is located on a busy street. It is
surrounded by other industrial mill structures. It is also
located on the west bank of Beaver Brook, with parts
of the building having a direct contact with the water
flow.

INVENTORY FORM B CONTINUATION SHEET

DRACUT

1935 LAKEVIEW AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

DRA.150,
DRA.151

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

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Mill #2 (DRA.150)

This is a two-story, flat-roofed mill building. It is located on the north side of Lakeview Avenue and has a minimal setback from the road. This building replaced an earlier 1880s building that burned in 1899—the building layout forms an "L" shape. However, the inner angle of the "L" is not perpendicular, and a diagonal elevation connects the two blocks. Fenestration includes large window openings with granite sills and arched brick lintels that are infilled with replacement 1/1 windows in the lower section and brick in the upper section. The front (south) elevation consists of one pedestrian door accessed by brick steps on the elevation's western end. There are eleven window openings on the first story and eight basement-level windows on the front elevation. The lower windows are covered with wood boards. The east elevation has two sections, with the southern section set at an angle and the northern section parallel with the west elevation. Fenestration on the first and lower story consists of window openings similar to the other elevations but have been wholly infilled with brick or concrete blocks. The west elevation faces towards the east elevation of the adjacent building, forming an alley.

There are four window openings and a smaller window on the west elevation. Centered on the west elevation is a two-story brick tower with a hipped roof. There is brick corbelling at the midpoint and top of the tower.

Boiler House, c.1905 (DRA.151)

Projecting from the northwest corner of the building is a one-story, three-by-three-bay, brick boiler building. The fenestration on the boiler facility consists of boarded-up windows and door openings. The boiler room's west elevation has a sizeable boarded-up window, a collapsed brick chimney, and a garage bay with an overhead door.

Projecting from the west elevation of the main building and the north elevation of the boiler building is a one-story, L-shaped, brick addition with a loading block bay on the north side of the two parts of the L.

The Dean & Main plans originally had a building with four stories. The 1907 Sanborn map depicts a two-story building. There is no evidence that upper floors were ever constructed as depicted in the drawings. There are similarities between the design plans and the extant building, including the footprint and fenestration patterns. This suggests that the plans were utilized, but the two stories were not built.

HISTORICAL NARRATIVE

INVENTORY FORM B CONTINUATION SHEET

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Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

Collins Mill

The oldest part of the Beaver Brook Mill, represented by the Barlow Insurance Survey #4828 (1877) (**Figure 3**), was constructed on the north side of Lakeview Avenue on this site. The earliest "thread mill," probably constructed by John H. Pearson (1788-1862) about 1843, was a stone mill ("four stories with two attics") with clerestory roofs and central lantern above a stair tower -- a design that was characteristic of many of the early textile mills in New England. Pearson, though his son George, ran the mill for two decades until his death when the property was sold to Leonard J. Stiasny (1834-1881).

In 1876, Michael Collins (1839-1922) leased the mill from Stiasny and purchased the property four years later. He expanded the site significantly. Collins constructed several new brick buildings, a canal, and a flume. By 1885, the plant contained 72 looms and ten sets of cards. As the Collins mill prospered, the surrounding neighborhood flourished. Between 1880 and 1900, Dracut's population doubled from 1595 to 3253. At the height of its production, the Collins mills produced 230,000 yards of cloth annually and employed 260 workers.¹ The mill produced kerseys, chinchilla, beaver overcoating, worsted cassimere, and "other fine grades of cloths."² Collins continued to improve the facility, expanding the 1884 mill, building a seven-story bell tower, and a new weave shed, boiler room, and a dye-house. After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."³

The mills on the north side of Lakeview Ave were the oldest part of the Collins/Beaver Brooks Mill. By 1899 the largest part of the mill complex was south of Lakeview Avenue, where the largest part of the complex (and Mill No. 1) had been constructed by Collins since c.1884.

American Woolen Company

Collins sold the mill to the American Woolen Company (AWC) in 1899, and the facility became known as Beaver Brook Mill. Founded in Lawrence, Massachusetts, the AWC was one of the world's largest wool manufacturers. Incorporated in March 1899, William M. Wood (1858-1926), treasurer of the suffering Washington Mills of Lawrence, conceived the new venture. Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of other mills, joined Wood and formed a conglomerate of small wool operations. The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."⁴

The fire ravaged the mill on April 18, 1899. Two weeks later, Collins sold the entire mill complex to the American Woolen Company. The AWC hired Boston architects Francis W. Dean and Charles T. Main to rebuild the site. The

¹ Duda, Rebecca "Collinsville, Collies, and Costellos," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 9, 2015.

² *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

³ Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

⁴ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

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firm specialized in mill design and engineering, designing the Boston's 1898 Walter M. Lowney Company complex and Mansfield's 1897 Lowney Chocolate Factory.

In 1955, Textron forcibly took over AWC's parent company, forming Textron American. This conglomerate funded other enterprises by selling AWC assets. Textron liquidated all of its New England mills within two years of the merger, which essentially "delivered the coup de grace to the New England woolen textile industry."⁵ Dracut's once-thriving textile industry resulted in empty mill buildings and a decaying village center.

Dean & Main

Francis W. Dean (1852-1940) was born in Taunton, Massachusetts, and attended Harvard University. From 1874 to 1882, he was an instructor and tutor at the Harvard Engineering School. He was then chief draftsman at the Erasmus D. Leavitt Company for seven years, specializing in mechanical engineering. A resident of Lexington, Massachusetts, Dean was active in civic affairs. Among his commissions is the Engle-Cone Shoe Company Building (1911) in Boston (BOS.116). Dean also worked as an inventor, designing steam equipment.

Charles T. Main (1856-1943) was born in Marblehead, Massachusetts, and attended the Massachusetts Institute of Technology, where he later served as an assistant in the mechanical engineering department. He became a draftsman at the Manchester Mills in Manchester, New Hampshire. He worked for the Lower Pacific Mills in Lawrence, Massachusetts, where he was an engineer and superintendent for eleven years. Main designed mills and hydroelectric facilities in the US and Canada. He also designed several steam power and waterpower plants, including the Wood Worsted and Ayer Mills in Lawrence, and four hydroelectric developments for the Montana Power Company. Main's Massachusetts commissions included the Smith & Dove Flax Mill (1894) in Andover, the Dwight Manufacturing Company (1912-1920) in Chicopee, the Stevens Linen Carding & Hackling Mill (1913) in Dudley, and the Wood Worsted Mill complex (1906) in Lawrence.⁶

Dean & Main initially designed a four-story building in 1900. According to the 1907 Sanborn Fire Insurance Map, they built a two-story building (**Figure 5**). This is the present-day E. Butterworth building. The original plans had wool working and shoddy on the first floor, the second floor for shoddy, and the third and fourth floors for storage. The first and second floors accommodated fifteen workers. There were stairs and an elevator, both enclosed by a brick wall. It had automatic sprinklers.

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⁵ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

⁶ Lever, Brian and Betsy Friedberg, *Lowney Chocolate Factory National Register Nomination (Mansfield, Massachusetts)*. United States Department of the Interior, National Park Service, 2016.

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Figure 1 The extant buildings are #10 & #11

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Photograph 3 View looking west towards east elevation and diagonal section



Photograph 4 Looking southeast at boiler room addition

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Photograph 5 Boiler room, from the north, looking southeast



Photograph 6 Tower, looking north

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Figure 2 Boston Post, Boston, Massachusetts, August 24, 1875 (newspapers.com)

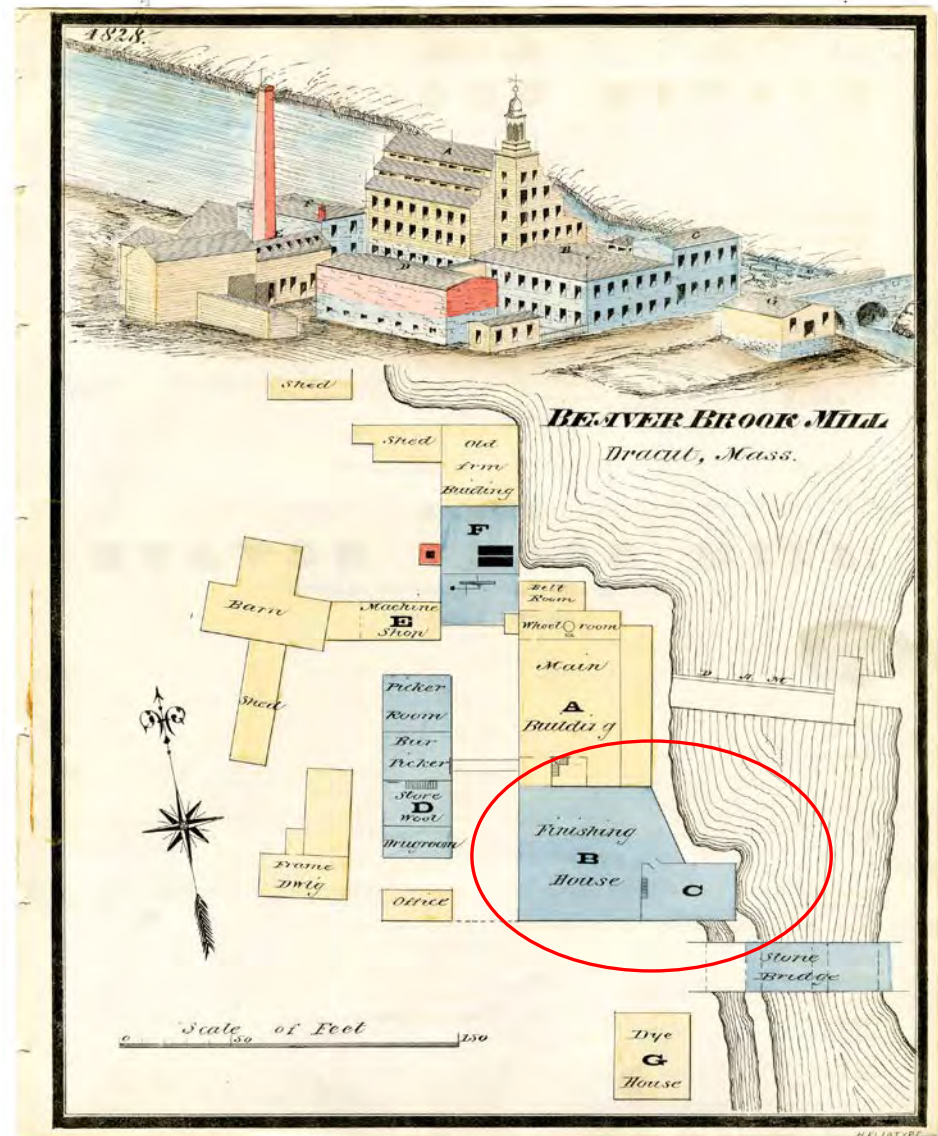


Figure 3 The 1877 Barlow depiction of Beaver Brook Mill, Barlow Insurance Survey #4828 (1877). Osher Map Library, University of Southern Maine, Portland, ME. Annotation shows the location of 1935 Lakeview Avenue.

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Figure 4 Detail from Walker Atlas of Middlesex County (Boston, 1889). Annotation shows the location of 1935 Lakeview Avenue

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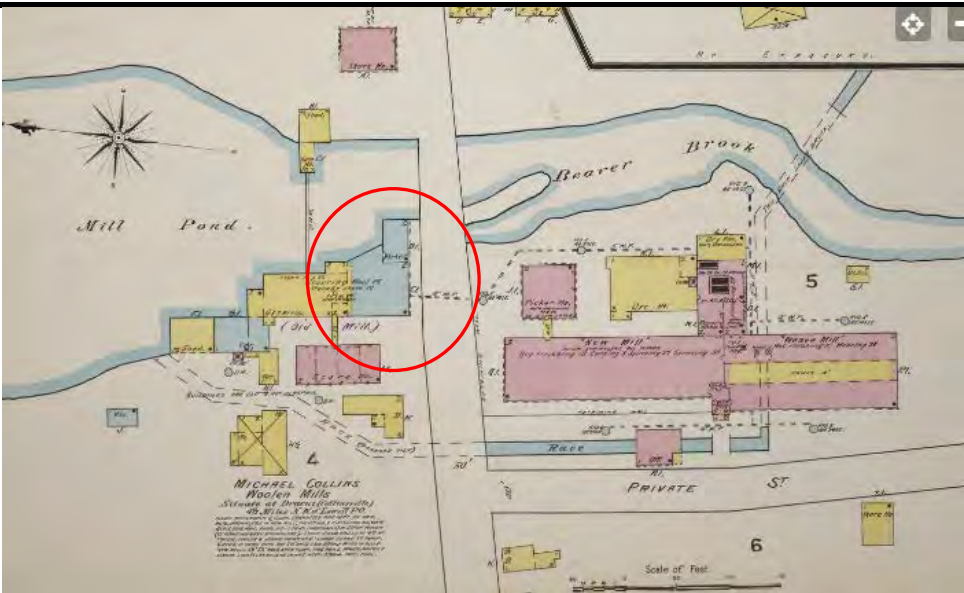


Figure 5 Detail from Plate 65, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1892, Library of Congress Geography and Map Division Washington, DC. The plate shows the old predecessor mill to the current Mill No. 2 (1935 Lakeview Ave). Annotation shows the location of 1935 Lakeview Avenue



Figure 6 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division.

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Figure 7 "Charred remains of Michael Collins' woolen mill... The mill burned on April 18, 1899. The new mill is in the background."⁷

⁷ Pendergast, John. *Images of America - Dracut*. (Charleston, NC: Arcadia Publishing, 1997).

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Figure 8 1900 blueprints for Butterworth Building, showing the five-story building. Dean & Main, engineers, American Woolen Company, Beaver Brook Mill Storage Building, Dracut, MA, plans, and elevations, (1900) Mass. Dept of Public Safety Records, #6327, Massachusetts Archives.

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Figure 9 1982, View from the east bank of Beaver Brook looking at the lower face of the dam and portion of the east elevation of Mill No. 2. (Dracut Historical Society)

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National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The property is a contributing structure to the larger Beaver Brook Mills complex, which is significant under Criterion A for its role in the industrial development and expansion in Dracut. It meets Criterion C for its typical mill construction of the time. The Butterworth Building was originally built in 1900 as part of the larger Collinsville Mill/Beaver Brook Mill Complex. It is located on the west side of Beaver Brook in 1900, following the destruction of the previous building from fire in 1899. The building is surrounded by other mill complex buildings. The mills remained in operation until 1955, and the Butterworth Building has had various uses. Some windows have been replaced or infilled with brick or wood. There have been significant interior changes.

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

62-0-20; 62-0-43;
62-0-149

Lowell

O

See Data
Sheet

Photograph



Town/City: Dracut

Place (*neighborhood or village*): Navy Yard

Name of Area: Merrimack Mills

Present Use: retail, storage

Construction Dates or Period: 1865-1940

Overall Condition: Fair

Major Intrusions and Alterations: Demolition of three small factory buildings; construction of modern parking lot; parking lots and landscaping.

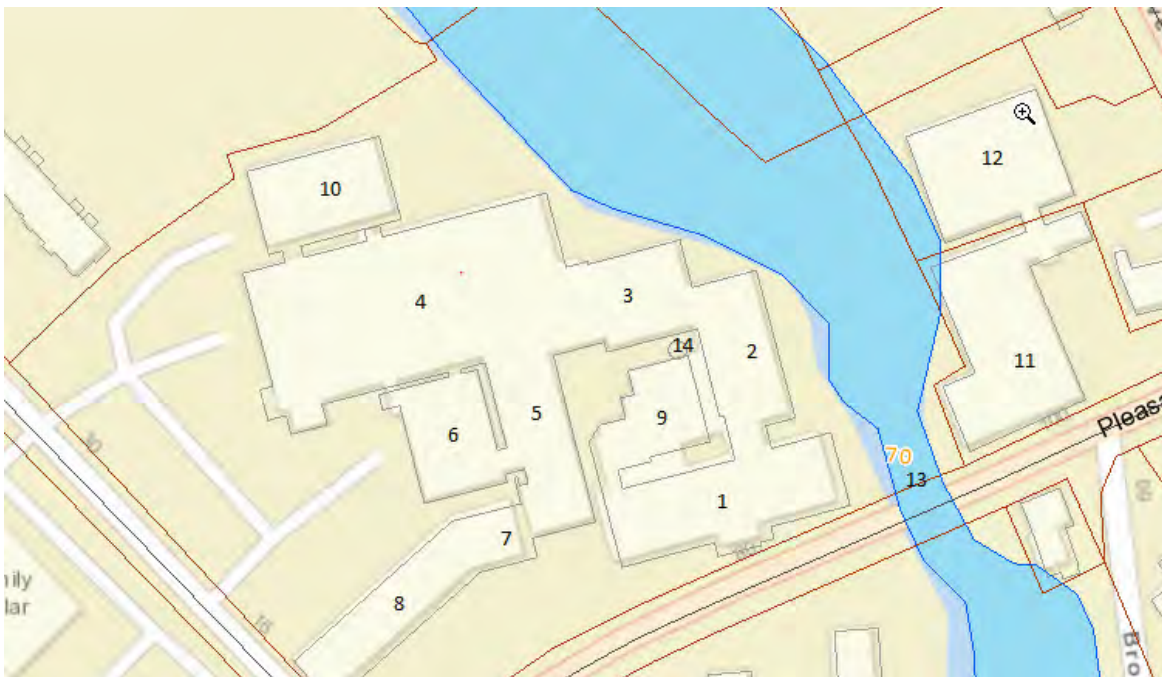
Acreage: 2.08

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): 11/2020

Locus Map



☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET DRACUT MERRIMACK MILLS AREA

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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See Data Sheet

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The Merrimack Woolen Mills complex is a dense collection of late nineteenth and twentieth-century industrial buildings. It is located in the Navy Yard neighborhood in the southern part of the Town of Dracut. It is bounded by Pleasant Street to the south, School Street to the west, and Beaver Brook to the north and east. The majority of the property is located on the west side of Beaver Brook, with two buildings situated along the east bank. That polygonal block contains 12 surviving buildings from the manufacturing era. There is also a smokestack and gravity dam with penstock. The 2.08-acre property was a succession of mills relating to the processing and manufacturing between c.1739 until the 1960s. The mills used the abutting waters of Beaver Brook to power mill operations. A headrace runs under Mill #2 (**Building 2**) and Pleasant Street.

The historical front of the complex faces north onto Pleasant Street, with its office building (no longer standing) and the formal façade of the main mill building and tower. Most other buildings face the mill yard at the center of the complex, where they generally present an irregular appearance marked by various materials, construction types, and fenestration choices. The various stages of textile production were isolated in separate buildings to minimize fire damage and arranged to facilitate the movement of materials through the multiple phases. This complexity represents the evolution of the facilities for the production of wool products.

The property is accessed on the south side of Pleasant Street and the west side on School Street. Most of the property is paved, with Beaver Brook and a wooded area located along the site's northeastern portion. Used for manufacturing and storage until the mid-twentieth century, the older buildings of the complex have been converted to storage and retail space over the last twenty years. Despite the changing uses of these buildings, the complex retains a high degree of integrity, with many buildings retaining most of their original window sash, doors, and other architectural details.

The walls of the buildings are of common red brick with brick corbelling detailing at the cornices. The windows throughout the complex vary in construction style and glazing. There are many cases of infill. The building interior retains an open layout with wood post and beam and hardwood floors. In some instances, there are partitions to meet the current occupant's business needs. The majority of the interior space retains brick walls, wooden post and beam, and hardwood floors.

1. Merrimack Woolen Company Mill #1, c.1865, DRA.8 (Photograph #1, #4, #12, #15, #19)

This is a four-story, 51-feet by 169-feet, rectangular, brick mill building with shallow pitched tar & gravel roof. This loft-type building has a footprint of 50-feet by 170-feet. Fenestration on the south, east and west elevations consists of evenly spaced 12/12 windows with rough granite sills and shallow segmental brick arches. The windows on the north elevation are 1/1 windows with rough granite sills and shallow segmental brick arches. There is a curved brick pattern connecting the lintels of the 4th story and a simple corbelled brick cornice. The brick basement is below the grade of Pleasant Street. There is a modern loading block on the tower's west elevation with a paved driveway leading to the street level. There are sixteen bays on the front (south) elevation. The pattern is interrupted between the 9th and 10th bays (from west to east) where a five-story brick tower and modern elevator tower projects. The 10th bay is infilled with brick. This fenestration pattern is repeated in all four stories. The east and west elevations consist of a row of five bays at each story. The north elevation consists of sixteen evenly spaced windows on each story. Some of the windows have been filled in with brick, retaining the window opening sills and lintel, while other components have been filled, leaving no trace of the fenestration opening. There is a breezeway connecting to the Picker House (Building #5 building on the third floor.

Projecting from the front elevation of the mill is an off-center tower. A modern elevator tower extends from the east elevation of the tower. There is a door on the first floor and two windows on each of the first four floors on the elevation's south elevation. The first floor of the tower's west elevation consists of a loading bay and a single window on the second, third and fourth stories. There is a corbeled brick diamond pattern separating the fourth and fifth stories. The fifth story consists of a tripartite arched window opening on each elevation. The windows are filled in with wood. There is a corbelled brick cornice and a flat roof.

To the west of this building, there is an alley between Mill #1 (Building #1) and the Picker House (Building #5). The alley leads to a small courtyard created by Mill #1 (Building #1), Picker House (Building #5), Mill #2 (Building #2), Mill #3 (Building #3), and the Engine/Boiler House (Building #9). Most of the mill yard between the buildings is paved for parking

The interior retains an open loft-style plan, although the floors are now filled with self-storage units. There is a spiral wood staircase in the historic tower and a modern elevator in the elevator tower.

The basement housed the water wheels, stone setting, fulling, and gigging. The second floor had a carding room plus access to the engine room and the finishing house. The third floor was for self-acting mule spinning, warping, spooling, and twisting. The fourth floor was for self-acting mule spinning.

INVENTORY FORM A CONTINUATION SHEET DRACUT MERRIMACK MILLS AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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See Data Sheet

2. Merrimack Woolen Company Mill #2/Finishing House, c.1865, DRA.206 (Photograph #12, #15, #17)

This is a three-story, 48-feet by 108-feet, rectangular, brick building with a shallow-pitched tar and gravel roof. This building is located to the east and is perpendicular to Mill #1 (Building #1). In 1877, it was a two-story building. The mill added a third story sometime between 1877 and 1940. Mill #2 directly abuts Beaver Brook on the east elevation. Fenestration consists of evenly spaced arched windows with rough granite sills and shallow segmental arches. There are nine windows along the east and west elevations with assorted glazing types. A metal smokestack projects from the second story of the east elevation. This building is connected to the north elevation of Mill #1 (Building #1) through a brick passageway and to the east elevation of Mill #3 (Building #3).

The first-floor was for finishing, and the second floor was beaming, dressing, and spooling.

3. Merrimack Woolen Company Mill #3, c.1918, DRA.207 (Photograph #17, #18)

This is a three-story, rectangular, 62-feet by 62-feet brick building with a shallow-pitched tar and gravel roof. This building is located north of Mill #1 (Building #1), across the courtyard. Fenestration consists of single and paired windows with concrete sills and brick lintels. The south elevation has a combination of single and paired double-hung windows with assorted glazing. An external electricity transformer dominates the first and second stories. A large smokestack is located at the southeast corner of the building. This building connects to the west elevation of Mill #2 (Building #2) and the east elevation of Mill #4 (Building #4).

James Edwin Ruthven Carpenter Jr. (1867-1932) designed this building.¹ James Edwin Ruthven Carpenter Jr. studied at the University of Tennessee and the Massachusetts Institute of Technology. He then studied at the École des Beaux-Arts in Paris. With offices at 681 Park Avenue in New York City, Carpenter designed several New York City high luxury high-rise residential buildings in the 1900s.

4. J.P. Stevens & Company Mill #4, c.1940, DRA.208 (Photograph #7)

This is a three-story, rectangular, 106-feet by 230-feet, brick building with a shallow-pitched tar gravel opening. This building is located to the west of Mill #2 (Building #2). Fenestration includes large window openings with concrete sills and shallow segmental arches. Some of these bays have been filled in with contemporary windows, wood infill, and brick infill. Some of the first-story bays have been converted to vehicular bays with overhead doors. Projecting from the west side of the south elevation is a one-story loading block bay with metal siding. The building connects to the wool storage building (Building #5) at the east end of the south elevation. It connects to Mill #3 (Building #3) at the east elevation.

This was built by Charles Runels Construction of Lowell.

¹ Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*, Los Angeles, Calif., 1956, p. 109.

5. Merrimack Woolen Company Picker House, c.1865, DRA.209 (Photograph #2, #9)

This is a three-story, rectangular, 130-feet by 52-feet rough granite building with a shallow-pitched tar and gravel roof. This building is located directly west of Mill #1 (Building #1), separated by an alleyway. Fenestration consists of 12/9 windows with granite sills and lintels. There are two wood doors on the first floor of the east elevation. Some windows have been filled in with concrete block or plywood, retaining the window opening sills and lintel. The south elevation features a rounded entryway and windows of assorted patterns. There is a breezeway connecting to Mill #1 (Building 1) at the third floor. The picker house abuts the east elevation of the wool storehouse (Building #6) and the south elevation of Mill #4 (Building #4).

The first floor had a section at the northern end for the centrifugal extractor and the stairs to the second floor. The middle section consisted of two large storerooms with iron doors. The southern section was also a storeroom with additional inside stairs. The northern section of the second floor was used for wool drying. The next room to the south had three wool dryers. The next room to the south was the picker room. The southern section was used for wool storage. Iron doors separated each of these four sections.

6. Merrimack Woolen Company Wool Storehouse, c.1918, DRA.210 (Photograph #6)

This is a one-story, rectangular, 60-feet by 84-feet building with a wood shingle and brick exterior. There are exposed rafter beams on the west elevation. The building is accessed by a covered porch at the northwest corner. It also directly abuts Mill #4 (Building #4) on the north side.

7. Merrimack Woolen Company Store House/Carbonizing Building, c.1865, DRA.211 (Photograph #2, #4)

This is a one-story, 44-feet by 40-feet stone building with a shallow-pitched tar and gravel roof. This building is directly west of Mill #1 (Building #1). There are three openings on the first floor that have granite sills and lintels. They are covered in wood. The north elevation is clad in wood shingles. This building abuts Picker House (Building #5) on the east and the Wool Store House (Building #8) on the west elevation.

8. Merrimack Woolen Company Wool Store House/ Carbonizing Building, c.1865, DRA.212 (Photograph #3, #4, #5, #6)

This is a one-story, rectangular, 190-feet by 40-feet stone building with a shallow-pitched tar and gravel roof. There is a single door at the east and west ends of the south elevation. Both arched doors have large stone surrounds. There are no openings on the south, street-facing elevation, and a single arched wooden door with stone lintels facing School Street. There are several openings on the north elevation.

9. Merrimack Woolen Company Boiler House /Engine house,c.1865, DRA.213 (Photograph #16)

This is a one-story, 60-feet by 120-feet brick building with a brick corbelled cornice. This building is directly north of Mill #1 (Building #1). The south elevation is flush with Mill #1 (Building #1). Windows are 12/12 sash with eight pane transoms. Centered on the north elevation is a vehicular bay that has been infilled with wood clapboard and a pedestrian entrance flanked by two windows. There are four

windows on the west elevation, and there are no windows on the east elevation, which has a brick parapet.

10. J.P. Stevens & Company Warehouse #1, c.1942, DRA.214 (Photograph #22)

This is a two-story, rectangular, 60-feet by 100-feet, pre-engineered warehouse with a gable roof and metal siding.

11. J.P. Stevens & Company Scouring House/Dye House, c.1930, DRA.215 (Photograph #10 and #11)

This is a one-story, 126-feet by 92-feet, brick building with a tar and gravel roof and corbelled brick cornice. The south (front elevation) consists of a garage bay door and filled-in window openings. There is a corbelled brick parapet on the front(south) elevation. Fenestration on the east elevation consists of large window openings with segmented arches and stone lintels. The east elevation consists of nine evenly spaced bays with segmental brick arches. The bays have brick infill and contemporary windows, garage bay doors, or pedestrian entrances. Despite these alterations, the rounded arches accentuate the entry points. A 22-feet by 29-feet, 1½ story gable roof ell extends from the northern section of the east elevation. It has a vehicular bay door on the south elevation. There is a small connection projecting from the north elevation to the warehouse (Building #12).

In 1877, this building was identified as a scouring house and a dye house in 1941.

12. J.P. Stevens & Company Warehouse, c.1942, DRA.216 (Photograph #21)

This is a 1½ story, 80-feet by 100-feet, rectangular garage with pre-engineered metal siding and steel gable roof. There is a connecting passageway on the south elevation leading to the scouring/dye house (Building #11).

13. Merrimack Woolen Company Dam, c.1850, DRA.914 (Photograph #13)

This is a 93-foot long stone masonry spillway with a brick building at each abutment. The spillway is approximately 21 feet high and most likely founded on bedrock. It is composed of placed, unmortared rock with an upstream timber facing and an angled iron crest. At the dam's right abutment is a concrete section with three stop log structures leading to a forebay and penstock. The penstock is located near Mill #2 (Building #2), and there is a metal catwalk extending over the brook from the penstock. There is a four-foot square low-level gated outlet through the spillway structure and conduit outlets through Mill #1 (Building #1).

14. Merrimack Woolen Company Smokestack, c.1865, DRA.915 (Photograph #20)

This is a circular brick smokestack that rises approximately 100 feet. The exterior is covered with telecommunications arrays.

The office was a separate building located close to Pleasant Street. It was removed in the late 19th century. There was the one-story, wood-frame dye house and one-story brick gas house located south of Pleasant Street, which is no longer extant. The gas house produced gas from crude petroleum, which provided lighting for the entire complex. Currently, there is a large paved parking lot on the northwestern section of the lot, which

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provides access to the many tenants in the complex. In 1877, a series of wood frame dwellings north of Building #8 fronted on School Street.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The area around the mills eventually became known as Navy yard. The lumber companies stocked sawed lumber and ship's knees in the area awaiting high water, waiting to be floated downriver to Newburyport. The appearance was similar to a Navy Yard, "the name by which the neighborhood would come to be known to this day."²

Late 18th -Early 20th Century Navy Yard Mills

Ephraim Hildreth owned 1,300 acres of land on the east side of Beaver Brook, which included the Navy Yard neighborhood. In 1710, Hildreth sold to Ebenezer Goodhue 16 acres extending from the falls to the Merrimack River. By 1739, Hildreth and Goodhue had built a mill (not extant) on the east side of the brook. It was there until at least 1892.³ Josiah Richardson became a part-owner of the mill and sold it to Ezekiel Hale of Newbury in 1762. In 1770 James Martin of Dracut sold to Ezekial Hale additional land, including a farm and a blacksmith's shop (not extant), located along Beaver Brook. Hale then built a grist mill and a fulling mill (not extant) for finishing homespun and woven woolen cloth. Moses Hale, the son of Ezekiel Hale, purchased his father's property in 1789. Ezekiel Hale, Jr. sold the property in 1793. In 1814, Jabez, Woodward, Artemas, and Sewall Stanley of Bristol purchased the property and erected a mill building to manufacture cotton goods and woolen goods (not extant). This mill failed in the 1820s, and its creditors granted a five-year lease to Charles Stott, Joseph Garnett, Robert Whittaker, and a Mr. Fitten who manufactured woolens. John and Thomas Nesmith purchased the mill in the late 1820s and manufactured flannels. In 1838, Darius Young purchased the property, and in 1839, the Chelmsford Company purchased the flannel factory and gristmill (not extant) for \$12,000. The Baldwin Woolen Company of North Chelmsford established a mill on the existing site in 1840. By 1856 a small village had arisen in this mill's immediate neighborhood consisting of millworkers' dwellings and businesses. In 1853, the Elliot Mills Company purchased the property for \$75,000. The company consisted of Harlan Pillsbury, Jonathan Tyler, James Waterhouse, and Joseph Farrington.

Merrimack Woolen Company

In 1854, Elliot Mills Company sold the property to Thomas Barrows of Dedham and William Hilton of Boston. John Nesmith became a partner soon after, and they formed the Merrimack Woolen Company.

²Varnum, Atkinson C. "Dracut," in D.H. Hurd, ed., *History of Middlesex County, Massachusetts* (1890), vol. 2, p. 316; <https://archive.org/details/historyofmiddles03hurdh/page/316>

³Coburn, Silas Roger, *History of Dracut, Massachusetts, called by the Indians Augumtoocooke and before Incorporation, the Wilderness North of the Merrimac. First Permanent Settlement in 1669 and Incorporated as a Town in 1701* (Press of the Courier-Citizen Company: Lowell, Massachusetts, 1922)

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By 1858, Nesmith, Thomas Barrows, and Walter Hastings. Joseph and Alfred Chase owned the mill which manufactured cloth. Thomas Barrows (1795-1880) was a leader in woolen manufacturing in mid-century Massachusetts. He previously worked as an agent for several woolen mills on Mother Brook in Dedham. At the time of his involvement with the Dracut mill, he had worked for the Maverick Mills for 40 years. His son, Edward Barrows (1828-18814), trained under him.

The existing buildings were "old and not fitted for the increasing business, and a more modern building was required to produce better results."⁴ The company purchased the Pearson Mills at Collinsville, removing the cotton machinery, and installed the wool machinery. With this purchase, the company built a new Navy Yard mill without disrupting its manufacturing schedule.

The company demolished the wooden mill and built the primary four-story brick building in 1862, with other brick parts of the complex going up later. The Navy Yard neighborhood was initially a deep valley infilled with sand. When the wooden mill

Was demolished, and the foundations of a new one was being prepared, it was necessary to drive piles into the ground to a great depth until the original bedrock was reached, as the glacial drift was unsuitable for foundations.⁵

In 1863, the Chases left the business, and Edward Barrows, the son of owner Thomas Barrows, became the principal-agent. By early 1864, the company was organized as Merrimack Mills of Dracut.

An October 1864 fire "totally destroyed the buildings and a two-story house which stood on the opposite side of the highway."⁶ The company transferred its operations to the Collinsville Mill while they built a new complex. The Collinsville Mill ran "night and day, and the work of clearing away the ruins commenced without delay."⁷

The new building, constructed in 1865, was an early example of "standard mill construction." It is four stories high, 172-feet by 51-feet, with a stair-water cistern tower in the center of the building. It had a shallow pitch roof and iron cornices.⁸

Barrows added new uncoursed granite rubble buildings in 1865 and 1866, and the company produced cassimere woolen cloth and employed 250 people. Cassimere is a woolen cloth variation made of medium-fine woolen yam woven into intricate patterns. The 125-foot by 40-foot picker house was three stories with a shallow pitch roof. It had brick and stone firewalls at 20-foot intervals. The one-story, 150-foot by 60-foot storehouse parallel to Pleasant Street, was also of stone construction with firewalls at 60-foot intervals. Eventually, twentieth-century mill buildings replaced the original boiler house, engine house, finishing building, and smith house.⁹

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Molloy, Peter, *The Lower Merrimack River Valley: An inventory of Historic Engineering and Industrial Sites*, University of Michigan Library (January 1, 1976)

⁹ Ibid.

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Following the rebuild, the new machinery of the mills "with the favorable conditions of the times was productive of great success."¹⁰ The Merrimack Woolen Company "maintained an active independent business for nearly five decades, which spurred a great amount of new development in the community, particularly around the mill complex along and adjacent to Pleasant Street."¹¹

The newly updated mill ran successfully for eight years, with periods of interrupted service. In 1868, the mill shut down for several weeks due to a lack of demand. In November 1873, "as the result of dissensions among the stockholders," the plant released its employees immediately after the mill depleted its yarn inventory.¹² In 1874, L.J. Stiatny, Edwin Ludlow, and C.P. Talbot offered the mill for sale. One of the mills was

A modern built brick mill of four stories and a basement, 170-feet by 51 feet, with L110 by 50 feet, with water and steam power; 12 sets of the most approved woolen machinery, in perfect order, and all other necessary buildings and appurtenances for the manufacture of first-class woollens; agents and boarding houses, and comprising one of the finest properties in the United States.¹³

The property was sold at a public auction in December 1874. The auction included the superintendent's house and the tenements, which were located in the parts of Dracut annexed to Lowell. This was most likely Pawtucketville, which Lowell annexed in 1874. The auction also included the c.1865 lower mill, which was located a few rods from the Lowell/Dracut border. George Brayton of New York purchased the property for \$121,000. A year later, Leonard J. Stickney of New York purchased the mill property for \$133,000.

Solomon Bachman / Merrimack Woolen Company

Solomon Bachman (1827-1898), originally of Bavaria, Germany, leased the Navy Yard mills in 1876. In addition to the Dracut mill, he also owned one in New York. The Dracut mill made primarily shawls with a stock of wool, cotton, yarn, and shoddy. The Barlow Insurance Survey, conducted in 1877, provided the first detailed depiction of the complex after its c.1865 construction. The survey included a description of the mill as it existed in 1877, providing much of the information provided in the following narrative (**Figure 1**).

The mill was powered by two water wheels and one 180hp Corliss steam engine. The newest building constructed in 1865, and the oldest component of the present complex, was **Merrimack Woolen Company (M.W.C.) - Mill No. 1** (Current Building #1, Barlow #1), an early example of "standard mill construction." A four-story, 175-feet by 51-feet brick and stone main building. The basement housed the water wheels, stone setting, fulling, and gigging. The second floor had a carding room plus access to the engine room and the finishing house. The third floor was for self-acting mule spinning, warping, spooling and twisting. The fourth floor was for self-acting mule spinning. Also, part of the first building campaign by Merrimack Mills and all

¹⁰ Coburn, Silas Roger, *History of Dracut, Massachusetts*

¹¹ Larson Fisher Associates, *Historic Preservation Plan & Town-Wide Survey of Historic Resources for Town of Dracut, Middlesex County, Massachusetts*, November 2012.

¹² Coburn, Silas Roger, *History of Dracut, Massachusetts*.

¹³ "Splendid Woolen Mills for Sale," *The Boston Post*, Boston, Massachusetts, April 10, 1874.

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still extant were five accompanying structures, **M.W.C. - Mill No. 2** (Building #2, Barlow #3), the **M.W.C. Picker House** (Building #5, Barlow #2), the **M.W.C. Boiler House/Engine House** (Building #9, Barlow #4 & 5), the **M.W.C. Storehouse** (Building #7, Barlow #7), and the c.1865 **MWC - Wool Storehouse/Carbonizing Building** (Building #8, Barlow #8). The **M.W.C. - Mill No. 2** was the "Finishing House," two stories in height. The first-floor was for finishing, and the second floor was beaming, dressing, and spooling. The three story, stone **M.W.C. Picker House** contained storerooms, dry rooms, and a picker room. The **M.W.C. Boiler House/Engine House** (Building #9, Barlow #4 & 5) directly abutted **M.W.C. - Mill No. 2**.

Bachman purchased the property in 1880 for \$120,000. By 1881, there were 200 employees at the mill.

In 1896, Bachman formed a new company, the Merrimack Woolen Mills Company, with a capital of \$250,000 and the Bachman family retaining most of the stock. After the death of Bachman in 1898, the property was sold at auction. In 1902, Charles Robinson purchased the mill at auction for \$68,000. Robinson also operated mills in Maine and New Hampshire. Later in the year, E. G. Morrison and Arthur G. Meyer purchased the property.

The Merrimack Mill attracted a plethora of immigrants arriving in the United States. Primarily English and Scottish immigrants worked in the mills as carders, spinners, weavers, and cordwainers. Thousands of French Canadians, seeking New England's manufacturing centers' economic opportunity, crossed the porous border into the United States between 1880–1890. Greek immigrants fleeing the 1897 war with Turkey represented the most extensive collection of immigrants, followed by Armenians, Lithuanians, Russians, Germans, Austrians, Poles, Portuguese, and Italians. Nearly all of these immigrants worked in the mills and lived in nearby tenement housing. In 1890, the mills had 356 employees, and the mill produced "dress goods, cloakings, shawls, etc."¹⁴ The mill had "not been obliged to suspend work at any time during the last 13 years," and the demand "has kept the machinery in motion on many hours of overtime."¹⁵ Despite the increased workload, the weavers went on strike, protesting their decreasing wages and increasing hours during that time span.

The 1890s forced many textile companies to adjust. The Depression of 1893 – 1897 and southern competition had a tremendous impact on the New England woolen industry. Small specialized textile manufacturing companies joined larger consolidated companies, which decreased risk for investors and enabled manufacturers to modernize equipment more efficiently. The American Woolen Company formed the most extensive consolidation of textile companies in New England in 1899. The consolidation movement effectively revitalized the New England woolen and worsted industry. The Wilson-Gorman act reduced tariff rates, and the shift in consumer preferences away from heavy woolen fabrics to worsted and other light fabrics also impacted the industry. The mid-1890s were referred to as "...without any reservation or qualification whatsoever...the most disastrous period in the history of the American wool manufacture."¹⁶

There were strikes in 1890 and 1894 with the mill workers protesting a reduction in wages. During an 1894 shut down, the mill closed "for a couple of months to outwit the operatives and to await improvement in the

¹⁴ "Splendid Woolen Mills for Sale," *The Boston Post*, Boston, Massachusetts, April 10, 1874.

¹⁵ "Dracut Weavers Strike," *The Boston Globe*, Boston, Massachusetts, February 16, 1890.

¹⁶ S. D. North, as quoted by Arthur H. Cole, *The American Wool Manufacture vol. 1*. (1926)

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market."¹⁷ In 1896, the mill closed for a month with "the intention to form a new company to manage this mill."¹⁸

Due to the effects of the depression of 1897, the Merrimack Mills closed down c.1900 and reopened in January 1902. C.F. Robinson of Windsor, Maine, and E.G. Morrison of Tilton, New Hampshire, represented the new mill owners. In 1907, mills throughout New England shut down due to a lack of business. There were strikes at the Merrimack Mills in 1907, 1908, and 1911. There was a success in 1912 when mill workers throughout New England received a five percent pay increase, including the 500 workers at the Merrimack Mills.

In the winter of 1906, there was a fire at the Merrimack Woolen Mill. When the fire company arrived, "the fire was burning fiercely through a large belt opening."¹⁹ Upon bringing the hose up the fire escape, the fireman found the door blocked by wool piles. They eventually got a hose through a rear window and extinguished the fire. The mill workers assisted the fireman but "pouring tons of water into the building, doing no good but to wet down everything."²⁰

During World War I, the U.S. government reinforced the woolen industry by taking over the wool market for military use.²¹ Perhaps reflecting the World War One surge, the Merrimack Woolen Mill hired J.E.R. Carpenter to build a three-story mill building in 1918.

During the war, the United States Government ordered 5,000,000 wool blankets with the Merrimack Mills. The number of blankets "meant that 25% of all American soldiers overseas had a blanket manufactured in Dracut, and not one of them was ever rejected by the U.S. Army Quartermaster—every blanket met the specifications set forth by the Army."²² At the time, the mill had 100 looms and employed 450 people, and workdays could be as long as 21 hours, and Sunday was the only day the mill closed. The *Lowell Sun* commented on Dracut's contributions to the war effort:

In all the years to come, next to the heroic young fellows who risked their lives as sons of Dracut going off to war. That sturdy and enterprising little town will probably have nothing to adorn her civic history and indicate her share in that war work better than to be able to say, 'One of our industries wove a half-million perfect blankets for the knights of democracy fighting overseas.'²³

By 1919, Morrison and Meyer had overseen many improvements. Approximately 400 operatives were producing finished products consisting of overcoating, cassimeres, and cloaking, "a line of goods for which the

¹⁷ "Agent Fels in New York," *The Lowell Sun*, Lowell, Massachusetts March 28, 1894.

¹⁸ "Lowell," *The Boston Globe*, Boston, Massachusetts, August 4, 1896.

¹⁹ Town of Dracut Town Reports, 1880-1940, Dracut Town Hall, Dracut, Massachusetts.

²⁰ Ibid.

²¹ Fields, Jenny R. and Alyssa L. Wood, *Weybosset Mills Complex Historic District (Providence, Rhode Island)*, United States Department of the Interior, National Park Service, 2007.

²² Duda, Rebecaa, "The Little Mill that could—500,000 blankets for WWI Doughboys thanks to the Merrimack Woolen Company," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 14, 2018.

²³ Ibid.

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mill is specially equipped and the production of which the managers provide the latest machinery."²⁴ The owners built **M.W.C. – Wool Storehouse** replaced the metal smokestack with **M.W.C. – Smokestack** and installed new wire fences around the property.

World War I temporarily revived the New England textile industry, but demand collapsed following the war due to introducing new synthetic fibers and intensified international competition.²⁵ Restrictions on immigration also impacted the labor pool. After World War One, the woolen and worsted industry declined. The lack of government demand for woolen goods, the introduction of the synthetics industry, the Great Depression, and strikes caused Dracut wool manufacturers to sell their mills or shift to the production of newer synthetic textiles. During the summer of 1920, the mills were temporarily shuttered due to a decrease in demand. The production stoppage led to a reduction in wages and, eventually, a worker's walkout. In 1925, a decline in demand led to a reduction in the number of hours the mill remained in operation.

M.T. Stevens

In December 1927, representatives from the M.T. Stevens inspected the Merrimack Woolen mill and soon purchased the company. The company immediately expanded the complex and added the **J.P. Stevens and Company wool storehouse**. Captain Nathaniel Stevens started the J.P. Stevens and Company in 1813 in North Andover, Massachusetts. In 1885, the company's name changed to M.T. Stevens & Sons and was incorporated in 1901. In 1899, John P. Stevens formed a partnership commission house to sell M.T. Stevens & Sons' products. The company was named J.P. Stevens and Co. By 1903, J.P. Stevens and Co. was the selling agent for the woolen mills owned by M.T. Stevens and Sons Co.: Andover (Marland Mills,) North Andover, MA (Stevens and Osgood Mills), Franklin, N.H. (Franklin Mills), Southbridge, MA (Hamilton Woolen Mill) in and Haverhill, MA (Penntucket Mills). The Stevens Company also owned a textile mill in Roanoke Rapids, North Carolina. In 1946, J.P. Stevens and Co., Inc. merged with M.T. Stevens and Sons Co. and Slater-Carter-Stevens, Inc. The resulting corporation continued under the name of J.P. Stevens and Co., Inc. The Stevens Mill made woolen dress goods and dyed and finished their fabrics.

As the country emerged from the Great Depression and prepared itself for a war footing, the mills once again thrived, providing supplies to their European allies and then their own troops following the Pearl Harbor bombing. In 1940, the Ralph E. Runels Construction Company built **J.P. Stevens and Company - Mill #3** (Building #3). In addition, the company added two pre-fabricated warehouse units - **J.P. Stevens and Company – Warehouses #1 and #2**.

By the 1950s, ninety-five percent of the New England's woolen-worsted industry moved to the south, and "as the textile industry moved out of the area, such related industries as the textile machinery makers, bobbin and spindle makers, wool scourers and cotton bleachers also suspended operations or moved."²⁶ J.P. Stevens sold the property in 1971 to Theodore Burt. At the time, the property consisted of nine buildings encompassing

²⁴ Coburn, Silas Roger, *History of Dracut*.

²⁵ Wright, Gavin. "Cheap Labor and Southern Textiles, 1880-1930." *Quarterly Journal of Economics* (November 1981)

²⁶ Molloy, Peter, *The Lower Merrimack River Valley: An inventory of Historic Engineering and Industrial Sites*, University of Michigan Library (January 1, 1976)

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220,000 square feet. Urban disinvestment and decline followed on the heels of the mill's closure. The cessation of mill operation left behind the mills, wheelhouses, canals, and tenements as reminders of the Navy Yard neighborhoods' manufacturing heritage. In the latter part of the 20th century, the property was adapted for use by a variety of commercial tenants, which are housed there today.

James Edwin Ruthven Carpenter Jr.

James Edwin Ruthven Carpenter Jr. (1867-1932) studied at the University of Tennessee and the Massachusetts Institute of Technology. He then studied at the École des Beaux-Arts in Paris. With offices at 681 Park Avenue in New York City, Carpenter designed several New York City high luxury high-rise residential buildings in the 1900s.²⁷

Ralph E. Runels Construction Company

Ralph E. Runels Construction Company were General Contractors and Consulting Engineers of Lowell, Massachusetts, built Mill #3 (Building #3) and offered "Industrial, Commercial and Public Buildings Dams, Bridges and Power Plants Alterations and Repairs."²⁸ Runels, a graduate of the Massachusetts Institute of Technology, was a descendent of a granite-cutting family. His father, Charles Runels, furnished the cut granite for the post office building in Lowell and the Aiken Street Bridge's piers across the Merrimack River. His grandfather was responsible for developing Lowell buildings such as "Davis Square, now Gallagher Square, where he erected several business blocks and built the Runels Building, now Fairburn Building in Merrimack Square."²⁹ No other buildings in Massachusetts have been identified by this architect in MACRS.

Freeman C. Hatch Jr.

Freeman C. Hatch Jr. designed the Dye House. Hatch was a mechanical engineer who worked directly for M.T. Stevens at the mill.

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²⁷ Withey, Henry F. and Elsie Rathburn Withey

²⁸ *Lowell, MA City Directory*, (R.L. Polk & Company: Lowell, Massachusetts, 1946)

²⁹ Conklin, Edwin P, *Middlesex County and its People; a history*, (Lewis Historical Publishing Company: New York, New York, 1927)

INVENTORY FORM A CONTINUATION SHEET DRACUT MERRIMACK MILLS AREA

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Data Sheet

Bldg. #	MHC #	Assessor #	Street #	Street	Historic Name	Date	Photo #
1	DRA.8	62-0-20	76	Pleasant St	Merrimack Woolen Company Mill #1	c.1865	1,4,12,15, 19
2	DRA.206	62-0-20	76	Pleasant St.	Merrimack Woolen Company Mill #2/Finishing House	c.1865	12,15,17
3	DRA.207	62-0-20	76	Pleasant St.	Merrimack Woolen Company Mill #3	c.1918	17,18
4	DRA.208	62-0-20	19	School St.	J.P. Stevens & Company Mill #4	c.1940	7
5	DRA.209	62-0-20	76	Pleasant St.	Merrimack Woolen Company Picker House	c.1865	2,9
6	DRA.210	62-0-20	19	School St.	J.P. Stevens & Company: Wool Storehouse	c.1918	6
7	DRA.211	62-0-20	76	Pleasant St.	Merrimack Woolen Company Store House/Carbonizing Building	c.1865	2,4
8	DRA.212	62-0-20	76	Pleasant St.	Merrimack Woolen Company Wool Store House/ Carbonizing Building	c.1865	3, 4, 5,6
9	DRA.213	62-0-20	76	Pleasant St.	Merrimack Woolen Company Boiler/Engine House	c.1865	16
10	DRA.214	62-0-20	76	Pleasant St.	J.P. Stevens & Company Warehouse #1	c.1942	22
11	DRA.215	62-0-149	96	Pleasant St.	J.P. Stevens & Company Scouring/Dye House	c.1930	10,11
12	DRA.216	62-0-43	1118	Lakeview Ave.	J.P. Stevens & Company Warehouse #2	c.1942	21
13	DRA.914	n/a		Pleasant St.	Merrimack Mills: Dam	c.1850	13
14	DRA.915	62-0-20	76	Pleasant St.	J.P. Stevens & Company Smokestack	c.1918	20

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Photograph 1 Mill #1 (Building #1) from the southwest.



Photograph 2 Picker House (Building #5) and Wool Storage (Building #7) from the south

INVENTORY FORM A CONTINUATION SHEET DRACUT MERRIMACK MILLS AREA

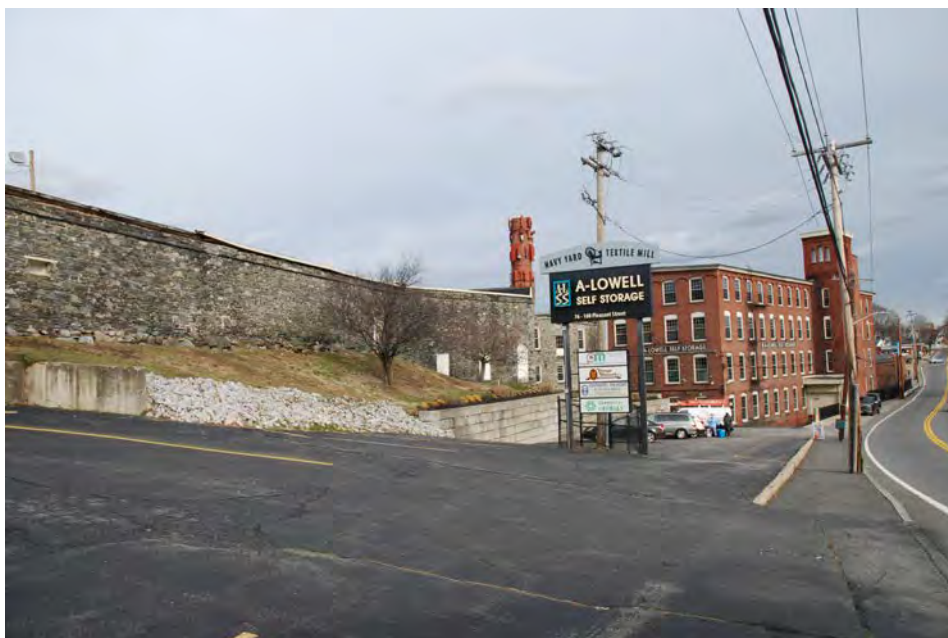
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Photograph 3 Wool Storage (Building #8) from the southeast



Photograph 4 Complex from the southwest

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Photograph 5 Wool storage (Building #8) from the southwest



Photograph 6 Wool storage (Building #8) from the west

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Photograph 7 Mill #4 (Building #4) from the southwest



Photograph 8 Wool storage (Building #6) from the west

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Photograph 9 Picker House (Building #5) from the west



Photograph 10 Dye House (Building #11) from the south

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Photograph 11 Dye House (Building #11) from the southeast



Photograph 12 Mill #1(Building #1) and mill #2 (Building #2) from the east

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Photograph 13 Dam from the south



Photograph 14 Mill #2 (Building #2) from the west

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Photograph 15 Looking southwest at Building #2 and Building #3



Photograph 16 Looking south at Building #9 and Building #1

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Photograph 17 Looking East at Building #2 and Building #3

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Photograph 18 Building #3

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Photograph 19 Tower

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Photograph 20 Smokestack

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Photograph 21 Warehouse #2



Photograph 22 Warehouse #1

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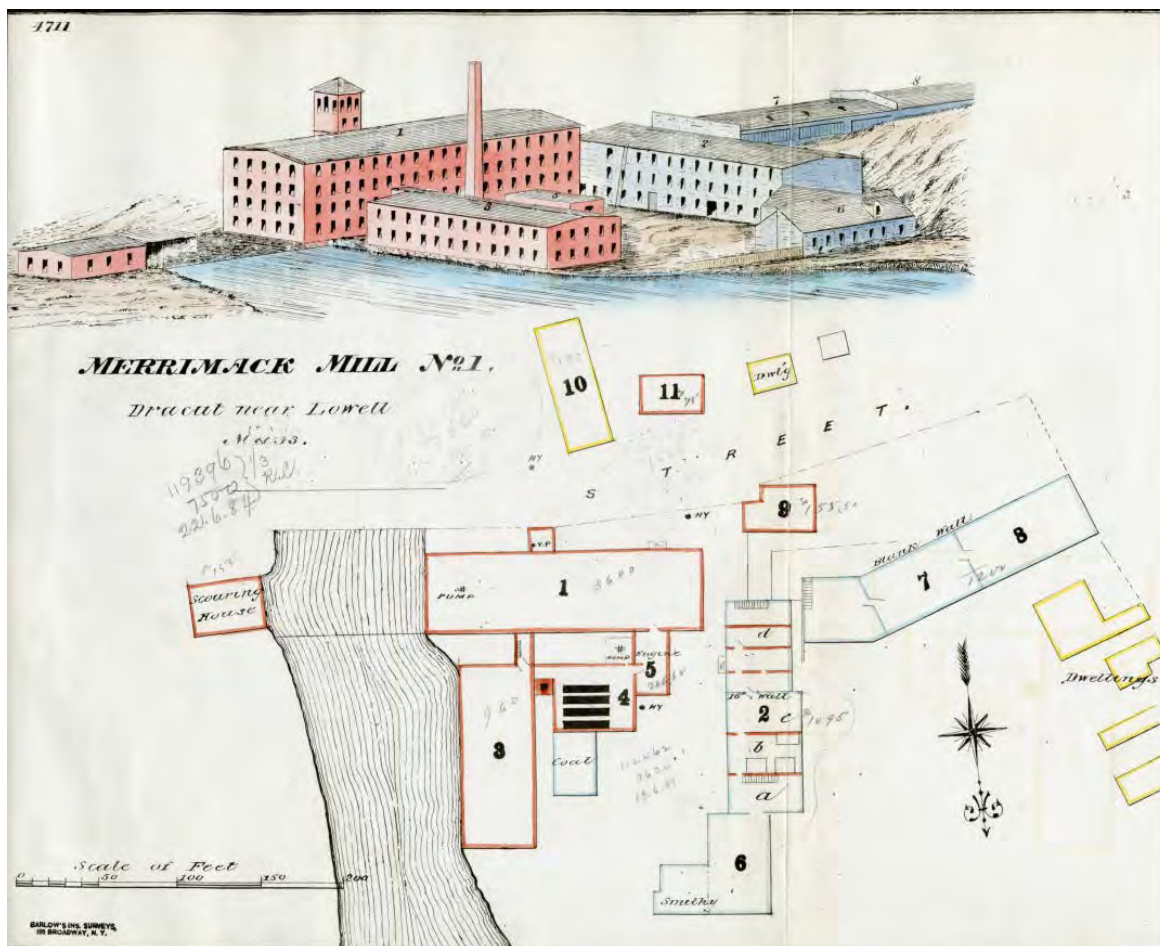


Figure 1 Merrimack Mill No. 1, Barlow Insurance Survey, #4711 (1877), Osher Map Library, University of Southern Maine, Portland, Maine.

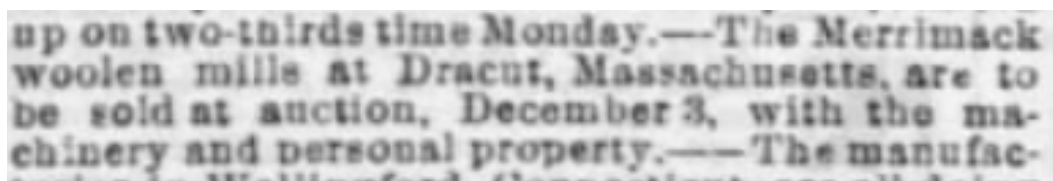


Figure 2 Baltimore Sun, October 15, 1874 (Newspaper.com)

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The four story brick mill of the Merrimac (Mass.) Woolen Company and the mill of wood and stone in Dracut were sold at auction to George Brayton, treasurer of the New Bedford Star mill at Middleboro, last week, for \$121,000, the price of the lower mill being \$98,000. The mills have been idle for several months.

Figure 3 *Baltimore Sun*, Baltimore, Maryland, December 8, 1874 (Newspapers.com)



Figure 4 Historic photograph of M.W.C.- Mill #1 and mill office, c.1900 (no longer extant) (Dracut Historical Society)

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Figure 5 Historic photograph of M.W.C. – Mill #1, c. 1900 (Dracut Historical Society)



Figure 6 Historic view of M.W.C. – Mill #1, #2 and #3 c.1940 (Dracut Historical Society)

DRACUT MERRIMACK MILLS AREA

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Figure 7 Detail from *Beers Atlas of Middlesex County* (New York, 1875)

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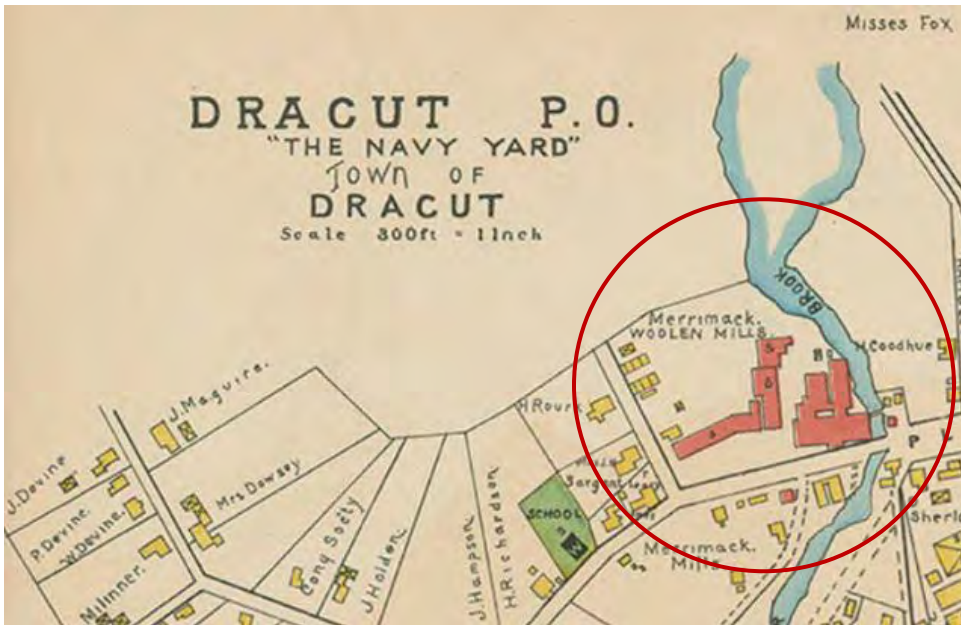


Figure 8 Detail from *Walker Atlas of Middlesex County* (Boston 1889)

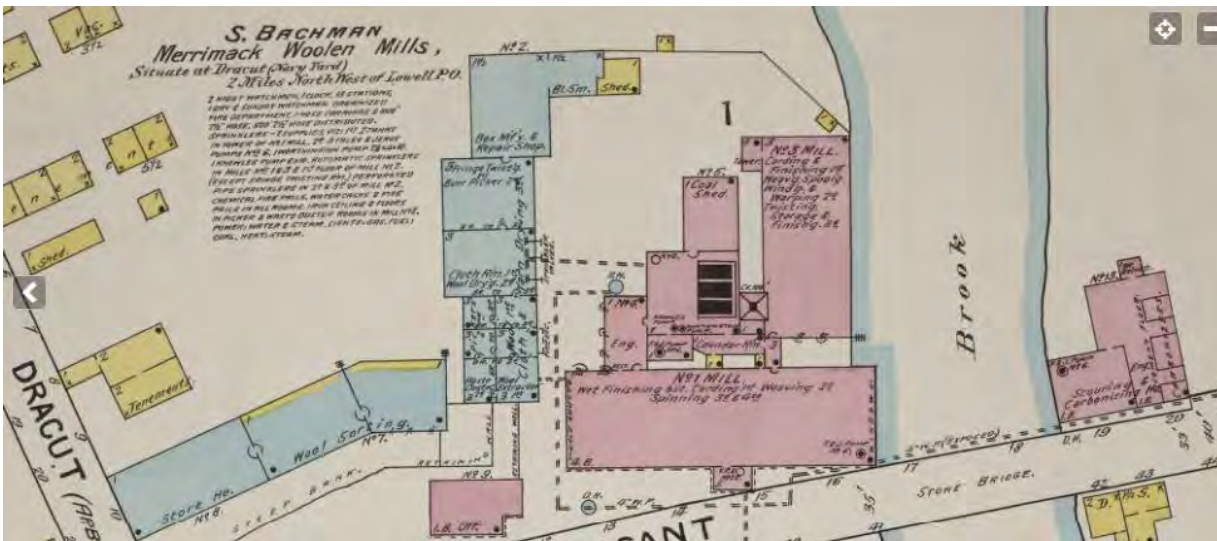


Figure 9 Detail from Plate 65. Sanborn Fire Insurance Map, Lowell, Middlesex County, Massachusetts, 1892, Library of Congress Geography and Map Division, Washington D.C.

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Figure 10 Detail from Plate 78. Sanborn Fire Insurance Map, Lowell, Middlesex County, Massachusetts, 1907, Library of Congress Geography and Map Division, Washington D.C.

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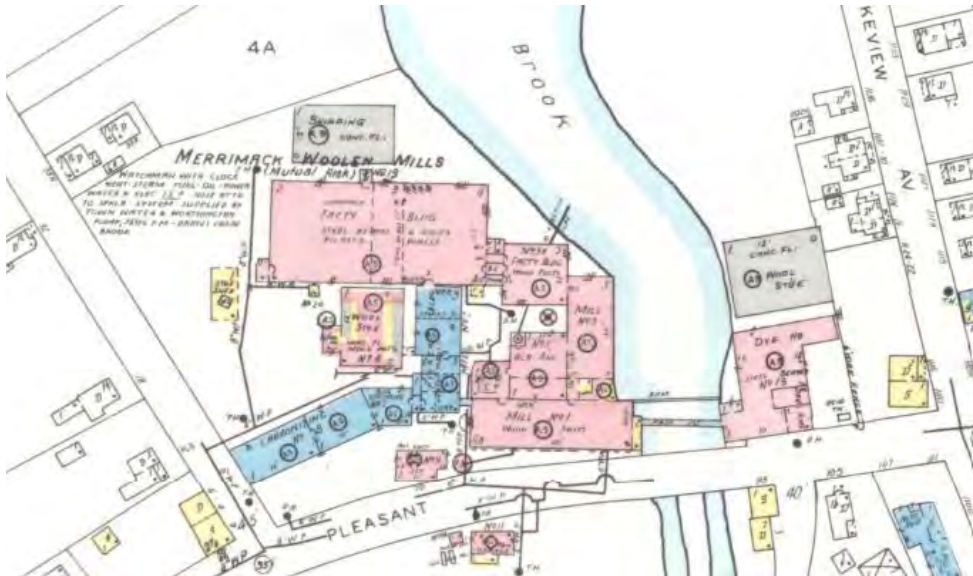


Figure 11 Detail from Plate 78. Sanborn Fire Insurance Map, Lowell, Middlesex County, Massachusetts, 1942, Library of Congress Geography and Map Division, Washington D.C.

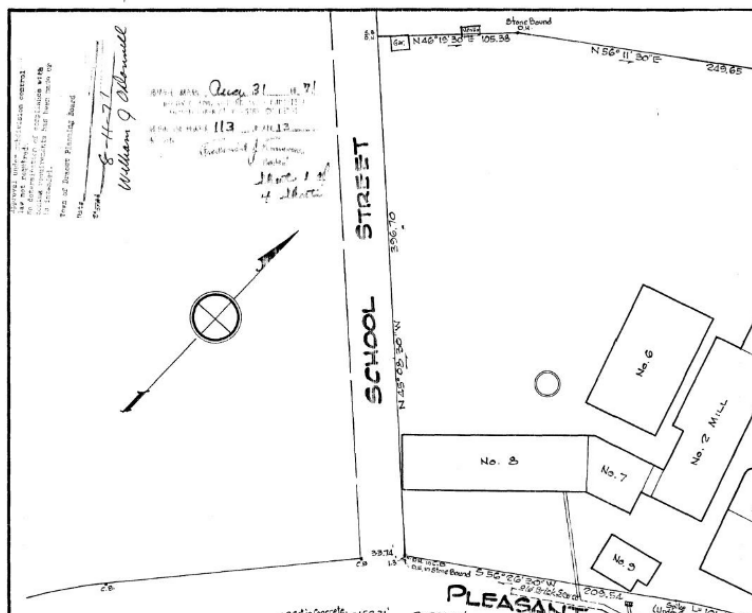


Figure 12 Detail from 1971 Plat Map (MCRD, 113/13, 1971)

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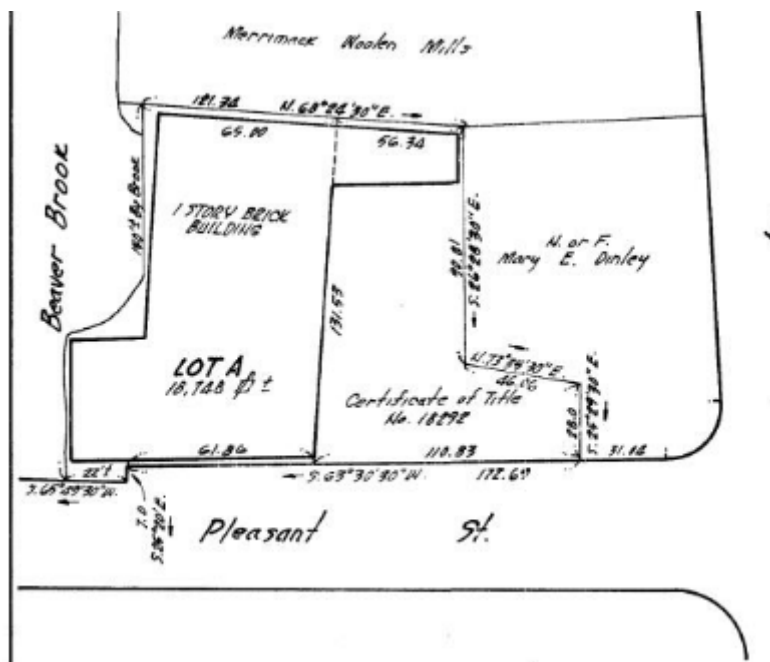


Figure 13 Detail from 1973 Plat Map (MCRD, 118/62, 1973)

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Merrimack Mill complex, constructed between 1865 and 1952, is significant as a well-preserved, textile mill complex. The mill buildings rest on both banks of Beaver Brook and consist of twelve buildings plus a smokestack and a dam. The first woolen mills were built at the falls in the 1840s, and the plant was expanded over the succeeding decades. Oriented toward Pleasant Street, an 1862 fire almost completely wiped away the earlier complex. The owners rebuilt the site in 1865 with major complex expansions in 1918 and 1940. As a result, the twelve buildings of the present Merrimack Mills complex represent an evolution of industrial types of the late nineteenth and early twentieth century. The complex retains its integrity of location, design, setting, materials, workmanship, and feeling. The complex is eligible for listing in the National Register of Historic Places under criteria A for its associations with the textile industry in northern Massachusetts and its role in the development of Dracut. It is eligible under criteria C as a well-preserved example of a New England woolen mill in the Town of Dracut, and is significant at the local level.

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

32-0-67 to 32-0-98;
32-0-17 to 32-0-19

Lowell

P

See Data Sheet

Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Name of Area: Mill Street Area Workers' Housing

Present Use: Single-Family Dwellings; Multiple-Family Dwellings

Construction Dates or Period: c.1865-c.1919

Overall Condition: Fair to Good

Major Intrusions and Alterations: Vinyl Siding; Replacement Windows; Replacement Roofing

Acreage: 6.05 acres

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): December 2020

Photograph



Figure 1 17, 25, 33, 35 Mill Street (R-L)

Locus Map



☐ see continuation sheet

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural, and landscape features and evaluate in terms of other areas within the community.

The Mill Street Area consists of twenty-six single or multifamily houses constructed to house Beaver Brook Mills employees. The buildings are located on the entirety of Mill Street, south of Lakeview Avenue, the south side of Water Street, and the entirety of Middle and Cottage Streets. The area is located south of the Beaver Brook Mills and abuts Mammoth Road to the west.

Michael Collins or the American Woolen Company built these housing units for mill employees. The building materials, technologies, and the types of houses in the mill village document typical period Massachusetts mill housing. There are three different building types in the area. Starting in the mid-1880s, Collins made massive improvements on the Collins Mills. This building project included buildings several worker's housing units on Mill Street (#5, #7, #11-13, #17-19, #29-33, #34, #42-#44, #45-47, #51, and #52) and on Cottage Street (#17-19, #29-33, #34, #42-#44, #45-47, #51, and #52) and on Cottage Street (#9, #15 and #21). These are typically 1½ story, gable-front, sidehall plan buildings. When the American Woolen Company purchased the mill in 1899, the company built additional houses – the entirety of Middle and Water Street plus three units on Mill Street (#4-6, #12 and #18-#20). These buildings mirror the buildings in the AWC Alder-Spare Streets Area (see DRA.K). The houses are gambrel-roofed, 1½ story double houses with a total size of approximately 3,000 square feet. They have a uniform, moderate setback from the street with a paved driveway on each building side. They are all 27-feet by 22-feet, rectangular-plan buildings with gambrel roofs and a brick foundation. They have two eaves front entries accessed by a stoop, interior brick chimneys symmetrically positioned, and, on the front of each tenant apartment, broad gabled dormers and flat hoods over the entrance doors. On some of these houses, the door hoods still retain trim work beneath the hood consisting of a pair of curving scroll-sawn boards ornamented with a scroll at the front end. The layout allows for the lots to share a common interior space, although fences delineate individual yards. The lots are maintained primarily in turf with foundation plantings. There is one large 168-foot by 28-foot building consisting of six different units(29-33 Mill Street). These may have been further divided by floor when used by the American Woolen Company. The lots are maintained primarily in turf with foundation plantings. These houses were all painted a dull green, and the houses were known as the “greenhouses.”¹

¹ Gunther, Katherine Kiernan, *Collinsville Memories 1903-1988*. Unpublished manuscript available at the Dracut Historical Society, 1997.

There are also three multifamily buildings on Mammoth Road which were not owned by the mill companies but did provide housing opportunities for mill employees.

The AWC apparently favored the Colonial Revival Style house with a gambrel form for its worker housing. The AWC used a similar form building for the "New Village" housing area for the Assabet Mills in Maynard, Massachusetts. Following a similar timeline to that of Dracut, the AWC acquired the Assabet Mills in 1899 and expanded the plant exponentially, including over 180 housing units. Most were rented to mill employees until 1934 when AWC sold its residential holdings. In March 2000, consultants Karen Davis and Joan Rockwell Associates identified the c.1903 "Type M. Gambrel Duplex" for this complex. This building type is almost identical to the AWC houses in both the Mill Street Area and the AWC Alder-Spare Street Area (DRA.K). There were 25 examples of this archetype in Maynard. The standard form was 1½ stories, eight bays across with two street entries, each approached by a flight of steps. Two-bay dormers pierced the lower slope of the roof immediately above each entry; a chimney rose above the roofline a few feet from each of the endwalls. They were originally clapboard-sided and had "nearly flat, prominently projecting canopies supported by massive scrolled brackets (about 6 feet long)" above each of the entries. There are similar 1906 "Type M" Gambrel duplexes constructed for the AWC's Puritan Mill in Plymouth.² The Type M buildings followed designs by an architect employed by the American Woolen Company, especially considering the amount of new construction being undertaken by the firm in its first decade, and the similarity of these buildings to other AWC housing in other communities.

AWC Worker's Housing Duplex –Mill Street Area: 4-6 Mill Street, c.1905, DRA.217 (Photo #1)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of three closely arranged windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a wooden stoop with a vinyl railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. The entries are protected by a shallow-sloped gable roof porch with wood columns.

Collins Mill Worker's Housing – Mill Street Area: 5 Mill Street, c.1885, DRA.218 (Photo #2)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 40-foot by 20-foot building is clad in wood clapboards and a composite shingle roof. Fenestration included 1/1 replacement windows with simple wood hoods and sills. Additional architectural features include cornice returns and corner boards. There is a shed dormer on the east roofline. A one-story, 14-foot by 14-foot addition projects from the rear (south) elevation.

Collins Mill Worker's Housing - Mill Street Area: 7 Mill Street, c.1885, DRA.219(Photo #3)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in wood clapboards and a composite shingle roof. Fenestration consists of 1/1

² Davis, Karen L. & Joan Rockwell Associates. *Town of Maynard, New Village Area Form (MAY.G)* Massachusetts Cultural Resource Information System, Massachusetts Historical Commission, Boston, Massachusetts.

replacement windows. Architectural features include cornice returns with gingerbread trim, corner boards, simple frieze, a gable peak bargeboard, and a Colonial Revival entry with a broken pediment. A two-story gable roof projects from the rear (south) elevation, and a one-story, shed roof addition abuts the east elevation.

Collins Mill Worker's Housing -Mill Street Area: 11-13 Mill Street, c.1885, DRA.220 (Photo #4)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in vinyl siding and a composite shingle roof. Fenestration consists of 6/6 replacement windows. The first story of the front(north) elevation is clad with vinyl stone siding and a replacement bay window. Projecting from the east elevation is a one-story, shed roof addition. A one-story, flat roof addition abuts the south elevation.

AWC Worker's Housing Duplex – Mill Street Area: 12 Mill Street, c.1905, DRA.221 (Photo #5)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, wide aluminum siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of two closely arranged windows, a door, a set of two windows, a door, and two evenly spaced windows. The entry doors are accessed by a brick stoop with a iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. The entries are protected by a gable roof porch with wood columns. There are two interior brick chimneys rising from the east and west ends of the roofline.

Collins Mill Worker's Housing – Mill Street Area: 17-19 Mill Street, c.1885, DRA.222 (Photo #6)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 28-foot building is clad in wood shake siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front sidehall entry is protected by a flat-roofed porch with wood brackets. The east and west roof lines have two gable dormers. There is a two-story shed roof addition abutting the south elevation. A one-story, shed-roofed addition projects from the east elevation.

AWC Worker's Housing Duplex – Mill Street Area: 18-20 Mill Street, c.1905, DRA.223 (Photo #7)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, wide aluminum siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of two closely arranged windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a concrete stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. The entries are protected by a gable roof porch with wood columns. There are two interior brick chimneys rising from the east and west ends of the roofline.

Collins Mill – Mill Street Area: 25 Mill Street, c.1885, DRA.224 (Photo #8)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in aluminum siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front sidehall entry is protected by a flat-roofed porch with wood brackets. A one-story shed-roofed addition projects from the east elevation.

Collins Mill Worker's Housing – Mill Street Area: 29-33 Mill Street, c.1885, DRA.225 (Photo #9 and #10)

This is a two-story, 28-foot by 168-foot, wood-frame, multifamily building. The rectangular plan is divided into six 27-foot by 28-foot units. Resting on a stone foundation, the building is clad in alternating units of vinyl shingle and vinyl clapboard siding. The entire building is clad with composite shingle roofing material. Fenestration consists of 1/1 sash and casement replacement windows. Each unit entry is protected by a steeply pitched gable roof porch. A single brick chimney rises from the gable ridgeline.

Collins Mill Worker's Housing – Mill Street Area: 34 Mill Street, c.1885, DRA.226 (Photo #11)

This is a 1½ story, five-bay by three-bay, eaves front, wood-frame single-family home. Resting on a stone foundation, the 40-foot by 28-foot building is clad with vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The building consists of two 20-foot by 28-foot blocks. The left block has a gable roof, while the right box is a saltbox with a projecting second-story on the rear (north) elevation.

Collins Mill Worker's Housing - Mill Street Area: 42-44 Mill Street, c.1885, DRA.227 (Photo #12)

This is a 1½ story, five-bay by three-bay, eaves front, wood-frame duplex. Resting on a stone foundation, the building is clad with aluminum siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. A one-story, shed roof addition abuts the length of the rear (north) elevation. The front (south) entry is protected by a steeply pitched gable roof porch supported by wood brackets.

Collins Mill Worker's Housing – Mill Street Area: 45-47 Mill Street, c.1885, DRA.228 (Photo #13)

This is a 1½ story, five-bay by three-bay, eaves front, wood-frame duplex. Resting on a stone foundation, the building is clad with aluminum siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (north) entry is protected by a steeply pitched gable roof porch supported by wood posts. There are two interior brick chimneys rising from the gable ridgeline.

Collins Mill Worker's Housing – Mill Street Area: 51 Mill Street, c.1885, DRA.229 (Photo #14)

This is a 1½ story, five-bay by three-bay, eaves front, wood-frame duplex. Resting on a stone foundation, the building is clad with aluminum siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (north) entry is protected by a steeply pitched gable roof porch supported by wood columns. There is an interior brick chimney rising from the gable ridgeline.

Collins Mill Worker's Housing - Mill Street Area: 52 Mill Street, c.1885, DRA.230 (Photo #15)

This is a 1½ story, five-bay by three-bay, eaves front, wood-frame duplex. Resting on a stone foundation, the building is clad with asbestos shingle siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (north) entry is protected by a steeply pitched gable roof porch supported by iron brackets. There are two interior brick chimneys rising from the gable ridgeline.

Collins Mill Worker's Housing – Mill Street Area: 3 Cottage Street, c.1885, DRA.231 (Photo #23)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The first story of the front(west) elevation has a replacement bay window. Projecting

from the east elevation is a one-story, shed roof addition. There are shed roof dormers on the north and south rooflines.

Collins Mill Worker's Housing – Mill Street Area: 9 Cottage Street, c.1885, DRA.232 (Photo #22)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in aluminum siding and a composite shingle roof with cornice returns.

Fenestration consists of 1/1 replacement windows. The front (west) entry is protected by a gable roof portico supported by wood columns. A one-story addition abuts the east elevation.

Collins Mill Worker's Housing – Mill Street Area: 15 Cottage Street, c.1885, DRA.233 (Photo #21)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows. A one-story addition abuts the east elevation.

AWC Mill Worker's Housing– Mill Street Area: 21 Cottage Street, c.1905, DRA.234 (Photo #20)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. Resting on a stone foundation, the 20-foot by 27-foot building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows. A wood porch supported by wood columns spans the entire front (west) elevation. A one-story addition abuts the east elevation.

AWC Worker's Housing Duplex – Mill Street Area: 1-3 Water Street, c.1905, DRA.235 (Photo #17)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 6/1 replacement windows, and there is a slight eaves overhang. The front (north), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a concrete stoop with an iron railing. There are two broad gabled dormers on the front (north) roofline. Each dormer has a pair of 6/1 windows. The gable ends have two windows on the first story and two windows on the second story. The entries are protected by a flat roof porch with scroll brackets. There are two interior brick chimneys rising from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 9-11 Water Street, c.1905, DRA.236 (Photo #18)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 6/2 replacement windows, and there is a slight eaves overhang. The front (north), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and two evenly spaced windows. The entry doors are accessed by a wood deck with a wood railing. There are two broad gabled dormers on the front (north) roofline. Each dormer has a pair of 6/2 windows. The gable ends have two windows on the first story and two windows on the second story. Two interior brick chimneys rise from the east and west ends of the roofline.

AWC Worker's Housing Duplex– Mill Street Area: 17 Water Street, c.1905, DRA.237 (Photo #19)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (north), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a

door, and a set of two evenly spaced windows. The entry doors are accessed by a wood deck with a wood railing. The entries are protected by a flat roof porch. There are two broad gabled dormers on the front (north) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There are two interior brick chimneys rising from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 1 Middle Street, c.1905 DRA.238 (Photo #24)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (north), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a wood stoop with a wood railing. The entries are protected by a flat roof porch supported by scroll brackets. There are two broad gabled dormers on the front (north) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There are two interior brick chimneys rising from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 6 Middle Street, c.1905, DRA.239(Photo #25)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a brick stoop with an iron railing. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There are two interior brick chimneys rising from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 9-11 Middle Street, c.1905, DRA.240 (Photo #26)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, aluminum siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (north), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a brick stoop with an iron railing. The entries are protected by a flat roof porch supported by scroll brackets and a wood post. There are two broad gabled dormers on the front (north) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There are two interior brick chimneys rising from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 12 Middle Street, c.1905, DRA.241 (Photo #29)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a wooden stoop with a wooden railing. The entries are protected by a flat roof porch supported by scroll brackets. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two

windows on the first story and two windows on the second story. Two interior brick chimneys rise from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 17 Middle Street, c.1905, DRA.242 (Photo #28)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (north), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. A brick stoop accesses the entry doors with a vinyl railing. The entries are protected by a flat roof porch supported by scroll brackets. There are two broad gabled dormers on the front (north) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There are two interior brick chimneys rising from the east and west ends of the roofline.

AWC Worker's Housing Duplex – Mill Street Area: 20 Middle Street, c.1905, DRA.243 (Photo #27)

This is a 1½ story gambrel roof, eaves entry duplex with a brick foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 1/1 replacement windows, and there is a slight eaves overhang. The front (south), 1st story fenestration pattern consists of two evenly spaced windows, a door, a set of two windows, a door, and a set of two evenly spaced windows. The entry doors are accessed by a wooden stoop with a wooden railing. The entries are protected by a flat roof porch supported by scroll brackets. There are two broad gabled dormers on the front (south) roofline. Each dormer has a pair of 1/1 windows. The gable ends have two windows on the first story and two windows on the second story. There are two interior brick chimneys rising from the east and west ends of the roofline.

1106 Mammoth Road. c.1895, DRA.244 (Photo #30)

This is a two-story, gable-front, wood-frame, multifamily home. It consists of a 31-foot by 26-foot main block with two 10-foot by 13-foot ells. It has a moderate setback from the road, and most of the front area is paved over. Resting on a stone foundation, the building is clad with vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (east) elevation features a pair of two-story projecting, hipped roof bays. Each bay has three windows in each story. There is pair of 1/1 windows in the front gable peak. The house entries are located at each ells and are accessed by a full-length porch spanning the north and south elevations of the main block.

This house is identical to the house immediately to the south, #1114 Mammoth Road.

1114 Mammoth Road. c.1919, DRA.245 (Photo #31)

This is a two-story, gable-front, wood-frame, multifamily home. It consists of a 31-foot by 26-foot main block with two 10-foot by 13-foot ells. It has a moderate setback from the road, and most of the front area is paved over. Resting on a stone foundation, the building is clad with vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. The front (east) elevation features a pair of two-story projecting, hipped roof bays. Each bay has three windows in each story. There are pair of 1/1 windows in the front gable peak. The house entries are located at each of the ells and are accessed by a full-length porch spanning the north and south elevations of the main block.

1122 Mammoth Road. c.1919, DRA.246 (Photo #32)

This a two-story, six-bay by three-bay, wood-frame, multifamily house. The eaves front, gable roof, 26-foot by 57-foot building has a moderate setback from the road. Resting on a stone foundation, the building is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. There are entry points on the front (east) elevation in the center and at each gable end, where there is a two-story enclosed stairwell.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The housing district possesses the characteristics of late 19th- and early 20th-century mill housing. The units in the multifamily buildings were rented by numerous families over the fifty years they were in use by Michael Collins and the American Woolen Company. These dwellings share similar characteristics with another housing complex located southwest of the mill complex. The building materials, technologies, and houses in the mill village document typical period Massachusetts mill housing.

Collins Mill

In 1876, Michael Collins (1839-1922) leased the neighboring mill complex and purchased the property four years later. In 1884, he expanded the site significantly. He constructed several new brick buildings, a canal, and a flume. By 1885, the plant contained 72 looms and ten sets of cards. As the Collins mill prospered, the surrounded neighborhood flourished. Between 1880 and 1900, Dracut's population doubled from 1595 to 3253. At the height of its production, the Collins mills produced 230,000 yards of cloth annually and employed 260 workers.³ The mill produced kerseys, chinchilla, beaver overcoating, worsted cassimere, and "other fine grades of cloths."⁴

Collins gradually improved the mill buildings, built worker housing, and employee multi-unit houses throughout his ownership. The area was previously undeveloped (**Figure 2**). The worker's housing district was known as "The Village." (**Figure 3**) Collins laid out new streets, built company stores, and installed a Federal Post Office inside the mill. He encouraged large family "picnics" and sponsored a baseball team. With a large Irish population working in the mills, Collins built St. Mary's Catholic Church (DRA.51,73) for \$2,000 in 1884. Collins also donated (DRA.45), a local hall for the local temperance society to meet. As the mill prospered, the Town of Dracut invested in the infrastructure, adding ten kerosene street lamps in 1892; widened the bridge over the Beaver Brook in 1894; upgraded to gasoline lights in 1899 and a polling center in 1902.

³ Duda, Rebecca "Collinsville, Collies, and Costellos," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 9, 2015.

⁴ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

Collins continued to improve the facility, expanding the 1884 mill, building a seven-story bell tower, and a new weave shed, boiler room, and a dye-house. After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."⁵

The American Woolen Company (AWC) purchased the Beaver Brook Mill in 1899. Founded in Lawrence, Massachusetts, the AWC was one of the world's largest wool manufacturers. Incorporated in March 1899, William M. Wood (1858-1926), treasurer of the suffering Washington Mills of Lawrence, conceived the new venture. Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of other mills, joined Wood and formed a conglomerate of small wool operations. The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."⁶

Upon purchase of the property, the AWC "made extensive improvements" to Beaver Brook Mills "and more than doubled the capacity of the plant."⁷ At its peak, the firm had 60 mills accounting for one-sixth of the industry's gross product. The company employed 40,000 workers and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."⁸

During World War One, the AWC profited tremendously due to significant government contracts. The AWC built up enormous cash reserves following World War I, the last significant boom period for the New England woolen industry. This surplus capital enabled AWC to survive many lean years following World War One. The AWC turned a profit until 1924 when losses totaled \$6,900,000 and marked the beginning of the end of the AWC.⁹ By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials" contributed to the decline of the New England textile industry.¹⁰ In 1933, AWC arranged with the Textile Realty Company and divested 43 worker houses and the large multiple-unit building. In the early winter of 1933, several of the properties in the Mill Street Area were put up to auction, making many employees first-time homeowners (Figure 4).

The mill prospered during World War Two and the immediate postwar period, but then there was a steady decline. Except for the 1951 Korean War, the company lost millions of dollars between 1949 and 1954. In 1955, Textron forcibly took over AWC's parent company, forming Textron American. This conglomerate funded other enterprises by selling AWC assets. Textron liquidated all of its New England mills within two years of the

⁵ Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

⁶ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

⁷ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁸ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*.

⁹ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

¹⁰ Ibid.

merger, which essentially “delivered the coup de grace to the New England woolen textile industry.”¹¹ Dracut's once-thriving textile industry resulted in empty mill buildings and a decaying village center. The collapse of the AWC followed the pattern of many of the heavy manufacturing companies that dotted the New England landscape.

Neighborhood History

The units in the multifamily buildings were rented by numerous families over the fifty years they were in use by the mills. Since they were leased units and there was a high turnover in the workplace, there is very little information on the tenants until the houses were sold to individuals in the 1930s. For instance, in 1930 there were 25 units on Mill Street. Every single one was rented by laborers from Massachusetts, Canada, Greece, Poland, England, and Ireland. The majority worked in the mills, with some the children working elsewhere in Dracut.

1910 Census

The 1910 census provides information for this area. The enumeration house numbers, however, do not correspond with any historic house numbers. A vast majority of the residents worked in the woolen mill with the following positions: weaver, specker, burler, yarn weigher, drover, carder, cloth folder, spooler, boiler room fireman, and bobbin boy. The average household size was four to five. The residents' nation of origins included Armenia, Yiddish Russia, Austria-occupied Poland, Polish Russia, Canada, Quebec, Ireland, Finland, and Germany. The majority of the immigrants arrived in the United States between 1890 and 1910. There were also several American families from Vermont, Rhode Island, Connecticut, New Hampshire, and Massachusetts. The majority of the people born in the United States had parents born in other countries.

Post-1933 Neighborhood History

4-6 Mill Street, c.1905 (American Woolen Company Worker's Housing Duplex)

In 1930, two families lived in this house. Eight members of the Dickson family lived in #4, with four members working in the mill. A Polish family lived next door. Victor G. Veevers (1903-1970) purchased lots #17, #18, and #21 from the Textile Realty Company in 1933.¹² Veever's parents were both English immigrants and lived in Lowell. In 1930, Veevers was an accountant for the Electric Light Company and an insurance clerk for the Massachusetts Electric company. This property was likely an investment property. Leo and Margaret Jean purchased it in 1949.¹³ Leo grew up in a house on Old Meadow Road in Dracut with thirteen siblings. His father was a laborer for the Works Progress Administration. By 1943, the eighteen-year-old Leo worked at the Abbot Worsted Mill in Lowell. When he purchased the extant houses, he was an attendant at the hospital. The next

¹¹ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

¹² MCRD: 835/465, 1933.

¹³ MCRD: 1130/297, 1949.

owners were John and Theresa Dillon.¹⁴ An Irish immigrant, John previously worked as a machinist at the woolen mill.

5 Mill Street, c.1885 (Collins Mill Worker's Housing)

The Textile Realty Company sold this property to George C. Eliades (1902-1960) in 1933.¹⁵ Born in Smyrna, Turkey, Eliades was an attorney in Lowell. As he lived in Lowell, he likely rented this property to local workers. Eliades sold the property to Thomas and Margaret McNamara in 1945.¹⁶ Between 1910 and 1945, they previously lived at 23 and 27 Mill Street. The McNamaras were born in Ireland and were retired from working in the mills when they purchased the house. Thomas was a weaver until at least 1930. Their daughter, Theresa, was a secretary at the woolen mill. Anthony and Mildred Cullinan purchased the property in 1960.¹⁷ Twenty years earlier, the two lived at 47 Mill Street, and Anthony worked as a mechanic at an automobile shop.

7 Mill Street c.1885 (Collins Mill Worker's Housing)

See 5 Mill Street

11-13 Mill Street c.1885 (Collins Mill Worker's Housing)

Joanna Cullinan purchased Lots #10 and #14 from the Textile Realty Company in 1934.¹⁸ Joanna was married to Francis Cullinan. Born in Massachusetts, Francis Cullinan's parents were both Irish immigrants. In 1910, he rented #27 Mill Street with his wife and two children. He worked at the shoddy mill.

12 Mill Street, c.1905 (American Woolen Company Worker's Housing Duplex)

Victor G. Veevers (1903-1970) purchased lots #17, #18, and #21 from the Textile Realty Company in 1933.¹⁹ Veevers sold it to Bernard Ribardy in 1955.²⁰ Ribardy grew up at 1137 Lakeview Terrace. He worked in a warehouse. Maurice J. Tanquay was the next owner. He worked in the construction trade as a lather.

17-19 Mill Street, c.1885 (Collins Mill Worker's Housing)

The Textil Realty Company sold Almond Mayo Lot #13 in 1933.²¹ During the 1930s, the Cullinan and Perry families lived in the company-owned property. Both families worked in the woolen mill. Frank Cullinan was the son of an Irish immigrant, and Delancey Perry was a French-Canadian immigrant. John Costa is the first documented property owner after the Textile Realty Company sold off the Beaver Brook Mill's housing units. He sold the property to Robert and Virginia Tilson in 1958.

18-20 Mill Street, c.1905 (American Woolen Company Worker's Housing Duplex)

Daniel O'Rourke owned the building in 1956. O'Rourke grew up at 1187 Lakeview Avenue. Maurice Mercier purchased the property in 1972.

¹⁴ MCRD: 1604/315, 1963.

¹⁵ MCRD: 835/460, 1933.

¹⁶ MCRD: 1063/365, 1945.

¹⁷ MCRD: 1478/331, 1960.

¹⁸ MCRD: 842/493, 1934; 842/495, 1934

¹⁹ MCRD: 835/465, 1933.

²⁰ MCRD: 1133/421, 1950.

²¹ MCRD: 835/460, 1933.

25 Mill Street, c.1885 (Collins Mill Worker's Housing)

Thomas and Margaret McNamara are the first documented building owners (see 5-7 Mill Street). B. Edith Plamendon purchased the property in 1936. A previous resident of 43 Mill Street, Edith was married to a French-Canadian immigrant who worked as a picker.

29-33 Mill Street, c.1885 (Collins Mill Worker's Housing)

This was Lot #11 in the Textile Realty Company's subdivision. The Textile Realty Company conveyed this building back to the American Woolen Company in 1933.²² The AWC continued to use the building for storage purposes. This building became the Collinsville Condominiums in 1980. Previous owners were Frank Frawley, Dwyer Realty Trust, and Bernard Pace.

34 Mill Street, c.1885 (Collins Mill Worker's Housing)

No data

42-44 Mill Street, c.1885 (Collins Mill Worker's Housing)

The Textile Realty Company sold Lots # 5 and #6 to H. Francis Kiernan in 1933.²³ Known as "Frank," Kiernan was the Collinsville postmaster for 45 years. He moved to Dracut with his family in 1884, and he worked for his father's business, John J. Kiernan and Sons, a grocery store. He ran the store and post office simultaneously until he sold the business in 1945. He was married to Katherine Cullinan, a member of another neighborhood family. George and Emily McNamara purchased the property in 1947.²⁴ The son of Irish immigrants, McNamara was an operator at the mill.

45-47 Mill Street, c.1885 (Collins Mill Worker's Housing)

The Textile Realty Company sold this property to Anthony J. Cullinan in 1933. Cullinan, a former resident of 17 Mill Street, was the son of a woolen mill employee. In 1940, the house was valued at \$1,800, and he worked as a mechanic in an automobile garage. Eventually, Anthony and Margaret moved to 5-7 Mill Street, but this house remained in the Cullinan family until 1972.

51 Mill Street, c.1885 (Collins Mill Worker's Housing)

The Textile Realty Company sold Lot #9 to Paul and Anna Szymanski in 1933.²⁵ Polish immigrants, the Szymanskis had six children. Paul was a picker in the mill while three children worked there in different capacities, such as weaver, clerk, and rope carrier.

52 Mill Street, c.1885 (Collins Mill Worker's Housing)

The Textil Realty Company sold Lot # 7 to Mary C. Degnan in 1934.²⁶

3 Cottage Street, c.1885 (Collins Mill Worker's Housing)

²² MCRD: 835/323,1933.

²³ MCRD: 835:454, 1933.

²⁴ MCRD: 1067/572,1947.

²⁵ MCRD: 835/457,1933.

²⁶ MCRD: 842/489, 1934.

Mary T. Bagley owned this property in the 1950s. She sold it to Theresa M. McNaspie in 1959. Harry W. Bailey purchased the property in 1961.

9 Cottage Street, c.1885 (Collins Mill Worker's Housing)

The Textile Realty Company sold Lot #3 to Patrick Hogan in 1933.²⁷

15 Cottage Street, c.1885 (Collins Mill Worker's Housing)

The Textile Realty Company sold Lots #2 and #2a to Paul and Angela Dillon in 1933.²⁸

21 Cottage Street, c.1885 (Collins Worker's Housing)

The Textile Realty Company sold Lots #1 and #1a to Frank Burke in 1934.²⁹ The Burke family lived here in 1930. Katherine Burke, the head of the family, was an Irish immigrant and lived here with four children. The oldest son, Frank, worked as a spinner. In 1933, when the Textile Realty Company sold off the properties, Frank purchased the house, demonstrating a transition from renting to owners. It remained in the Burke family until 1967.

1-3 Water Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lots # 25, #27, and #28 to John W. Riley in 1933.³⁰ There was a John W. Riley in Medford, Massachusetts, between 1930 and 1940, and he may have purchased this property and the one next door for investment purposes. Riley sold it to Cristobal Edlund, a teacher at the Collinsville School, in 1944.

9-11 Water Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lots # 25, #27, and #28 to John W. Riley in 1933.³¹ Harold Kane worked for the New Deal Works Progress Administration road construction in 1940 and rented a unit in this building with his wife, Rose Ann, and their three sons. By 1943, he worked for the American Woolen Mill. Three years later, they bought the property from their landlord.

17 Water Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lot #26 to Gladys E. Marshall in 1933.³² Gladys was married to Leo Marshall, who was a truck driver. Before purchasing this house, they rented on Water Street. Eleanor and Lawrence Roark purchased the property in 1957.³³

1 Middle Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lot #22 to John J. Laffey (1874-1943) in 1933.³⁴ In 1910, Laffey lived on Lakeview Avenue with his wife. Born in Ireland, Laffey came to the United States in 1893 and worked in the

²⁷ MCRD: 835:451, 1933.

²⁸ MCRD: 835:448, 1933.

²⁹ MCRD: 842/205, 1934.

³⁰ MCRD: 835/494, 1933.

³¹ MCRD: 835/494, 1933.

³² MCRD: 825/498, 1933.

³³ MCRD: 1369/414, 1957.

woolen mill. Laffey owned his Lakeview Avenue residence, Laffey had nine boarders who all worked at the woolen mills.

6 Middle Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lot #23 to siblings Thomas F. Greaney and Bridget Greaney in 1933.³⁵ The two Irish immigrants worked at the mill. Mary McKone was the next owner. Her father was a Danish immigrant, and her mother was an Irish immigrant. Her husband, James, worked at the woolen mill. She rented this property in 1930 with her husband, Thomas. At that time, they both worked in the mill.

9-11 Middle Street, c.1905 (American Woolen Company Worker's Housing Duplex)

Victor G. Veevers (1903-1970) purchased lots #17, #18, and #21 from the Textile Realty Company in 1933.³⁶

12 Middle Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lot #24 to John and Margaret Brennan in 1933.³⁷ Brennan worked for the American Woolen Mill. They owned the property until 1961.

17 Middle Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lot #22 to Thomas and Francis McKone in 1933.³⁸ The property remained in the McKone family until 1981.

20 Middle Street, c.1905 (American Woolen Company Worker's Housing Duplex)

The Textile Realty Company sold Lots # 25, #27, and #28 to John W. Riley in 1933.³⁹ Born in Ireland, Riley came to the United States in 1895. In 1910, he lived at a boarding house owned by John Laffey (1 Middle Street) and worked in the woolen mill. In 1940, Riley was a wool presser, who continued to live at Lakeview Avenue, so this may have been an investment property.

1106 Mammoth Road, c.1895 (James Orlando House)

Michael Collins sold a lot comprising #1106, #1114, and #1122 Mammoth Road to Eliza Long in 1890.⁴⁰ Long, born in Ireland, came to the United States in 1870 when she was eighteen. She married Frank Edwards, an English immigrant who came to the United States in 1890. He worked as a weaver at the mills. In 1900, the two lived here with Eliza's niece and nephew, who came to the United States the prior year and worked in the mills. Frank Edwards bought the property at public auction for \$3,500 in 1919 and built three houses. Edwards sold it to Pasco and Cecilia Collepe in 1920. Pasco and his son Angelo worked in American Woolen Mill. The Collipi moved to the house next door, and James Orlando owned the building in 1923. Avon and Margaret Peasley lived here in the early 1920s with their two daughters. The house was valued at \$3,000. Avon emigrated from Canada in 1900, and Margaret arrived in the United States from Northern Ireland in 1888. Avon fixed looms

³⁴ MCRD: 835/485, 1933.

³⁵ MCRD: 835/488, 1933.

³⁶ MCRD: 835/465, 1933.

³⁷ MCRD: 835/491, 1933.

³⁸ MCRD: 835/482, 1933.

³⁹ MCRD: 835/494, 1933.

⁴⁰ MCRD: 600/204, 1890.

while his daughters worked as a stenographer at a print shop and a bookkeeper for a motor company. The Peasleys sold it to one of their daughters, Jessie, and her husband David Devanny.

1114 Mammoth Road, c.1919 (Pasco and Cecilia Collepe House)

Michael Collins sold a lot comprising #1106, #1114, and #1122 Mammoth Road to Eliza Long in 1890.⁴¹ Long, born in Ireland, came to the United States in 1870 when she was eighteen. She married Frank Edwards, an English immigrant who came to the United States in 1890. He worked as a weaver at the mills. In 1900, the two lived here with Eliza's niece and nephew, who came to the United States the prior year and worked in the mills. Frank Edwards bought the property at public auction for \$3,500 in 1919 and built three houses. Edwards sold this property to Pasco and Cecilia Collepe in 1920. Pasco and his son Angelo worked in American Woolen Mill. In 1930, there were five members of the Collepe family living in the building. Pasco was a farm laborer while the children were the proprietor of a boiler shop, a lacer in a shoe factory and a mechanic in an auto shop. In 1936, the Collepes went into foreclosure, and the Lowell Institution for Savings assumed ownership of the building. In 1941, the Devannys, who owned 1106 Mammoth Road, purchased the building. Francis and Theresa Barrett bought the house in 1952.

1122 Mammoth Road, c.1919 (Nester and Augusta Willen)

Michael Collins sold a lot comprising #1106, #1114, and #1122 Mammoth Road to Eliza Long in 1890.⁴² Long, born in Ireland, came to the United States in 1870 when she was eighteen. She married Frank Edwards, an English immigrant who came to the United States in 1890. He worked as a weaver at the mills. In 1900, the two lived here with Eliza's niece and nephew, who came to the United States the prior year and worked in the mills. Frank Edwards bought the property at public auction for \$3,500 in 1919 and built three houses. Edwards sold this property to Nester and Augusta Willen in 1920.⁴³ It remained in the Willen family until 1971. Born in Finland, Nester Willen came to the United States in 1908 and worked as a weaver. Augusta Willen was also Finnish and went to the United States in 1902. They rented part of the house to a couple of Finnish and Austrian descent.

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⁴¹ MCRD: 600/204,1890.

⁴² MCRD: 600/204,1890.

⁴³ MCRD: 632/259, 1920

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INVENTORY FORM A CONTINUATION SHEET Dracut MILL ST AREA WORKER'S HOUSING
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

P

See Data Sheet

MHC #	Assessor #	Street #	Street	Historic Name	Date	Style	Acre	Photo
DRA.217	32-0-76	4-6	Mill St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	1
DRA.218	32-0-86	5	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.21	2
DRA.219	32-0-87	7	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.14	3
DRA.220	32-0-88	11-13	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.19	5
DRA.221	32-0-77	12	Mill St	AWC Worker Duplex	c.1905	Colonial Revival	0.15	4
DRA.222	32-0-89	17-19	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.19	6
DRA.223	32-78-1	18-20	Mill St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.19	7
DRA.224	32-0-90	25	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.19	8
DRA.225	32-0-91	29-33	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.62	9, 10
DRA.226	32-0-83	34	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.19	11
DRA.227	32-0-88	42-44	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.12	12
DRA.228	32-0-92.1 & .2	45-47	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.35	13
DRA.229	32-0-93	51	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.35	14
DRA.230	32-0-85	52	Mill St	Collins Mill Worker's Housing	c.1885	No Style	0.22	15
DRA.231	32-0-82	3	Cottage St	Collins Mill Worker's Housing	c.1885	No Style	0.16	23
DRA.232	32-0-81	9	Cottage St	Collins Mill Worker's Housing	c.1885	No Style	0.14	22
DRA.233	32-0-80	15	Cottage St	Collins Mill Worker's Housing	c.1885	No Style	0.23	21
DRA.234	32-0-79	21	Cottage St	Collins Mill Worker's Housing	c.1885	No Style	0.31	20
DRA.235	32-0-67	1-3	Water St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	17
DRA.236	32-0-68	9-11	Water St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	18
DRA.237	32-0-69	17	Water St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	19
DRA.238	32-0-73	1	Middle St.	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	24
DRA.239	32-0-70	6	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	25
DRA.240	32-0-74	9-11	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	26
DRA.241	32-0-71	12	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	29
DRA.242	32-0-75	17	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	28
DRA.243	32-0-72	20	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival	0.15	27
DRA.244	32-0-18	1106	Mammoth Rd	James Orlando House	c.1895	No Style	0.26	30
DRA.245	32-0-19	1114	Mammoth Rd	Pasco and Cecilia Collepe House	c.1919	No Style	0.26	31
DRA.246	32-0-17	1122	Mammoth Rd	Nester and Augusta Willen	c.1919	No Style	0.26	32

Photographs



Photograph 1 4-6 Mill Street



Photograph 2 5 Mill Street

P

See Data Sheet



Photograph 3 7 Mill Street



Photograph 4 12 Mill Street

P

See Data Sheet



Photograph 5 11-13 Mill Street



Photograph 6 17-19 Mill Street

P

See Data Sheet



Photograph 7 18-20 Mill Street



Photograph 8 25 Mill Street



Photograph 9 33 Mill Street



Photograph 10 33 Mill Street



Photograph 11 34 Mill Street



Photograph 12 42-44 Mill Street



Photograph 13 45-47 Mill Street



Photograph 14 51 Mill Street

P

See Data Sheet



Photograph 15 52 Mill Street



Photograph 16 Mammoth Street



Photograph 17 1-3 Water Street



Photograph 18 9-11 Water Street



Photograph 19 17 Water Street



Photograph 20 21 Cottage Street



Photograph 21 15 Cottage Street



Photograph 22 9 Cottage Street

P

See Data Sheet



Photograph 23 3 Cottage Street



Photograph 24 1 Middle Street

P

See Data Sheet



Photograph 25 6 Middle Street



Photograph 26 9-11 Middle Street

P

See Data Sheet



Photograph 27 20 Middle Street



Photograph 28 17 Middle Street

P

See Data Sheet



Photograph 29 12 Middle Street



Photograph 30 1106 Mammoth Road

P

See Data Sheet



Photograph 31 1114 Mammoth Road



Photograph 32 1122 Mammoth Road



Figure 3 Detail from Walker Atlas of Middlesex County (Boston, 1889). Annotation depicts first phase of Mill Street Area



Figure 4 Detail of 1932 Textile Realty Company Subdivision of Beaver Brook Mill residential holdings (MCRD, Plan: 58/19,1933)

P

See Data Sheet

**44 MILL HOUSES SOLD
FOR ONLY \$27,100.**

DRACUT, Mass., Nov. 22 (AP).—
Forty-four dwelling houses owned
by the Beaver Brook mills of the
American Woolen company at Col-
linsville were sold at auction today
for a total of \$27,100. The highest
price brought by any house was
\$2625, while a block of 12 flats com-
manded only \$1000 and several
single dwellings went under the
hammer for as little as \$125.

Figure 5 *Bennington Banner*, Bennington, Vermont, November 23, 1933 (newspapers.com)

P

See Data Sheet



Figure 6 Detail from 1941 Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts. Sanborn Map Company, 1907; Republished 1952 Vol. 1. Library of Congress Geography and Map Division. The atlas plates were published in 1952, the Collinsville sheet carries the survey date "Sept. 1941".



Figure 7 33 Mill Street, c.1982 (Dracut Historical Society)



Figure 8 33 Mill Street, c. 1976 (Dracut Historical Society)

INVENTORY FORM A CONTINUATION SHEET Dracut MILL ST AREA WORKER'S HOUSING
 MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

P

See Data Sheet

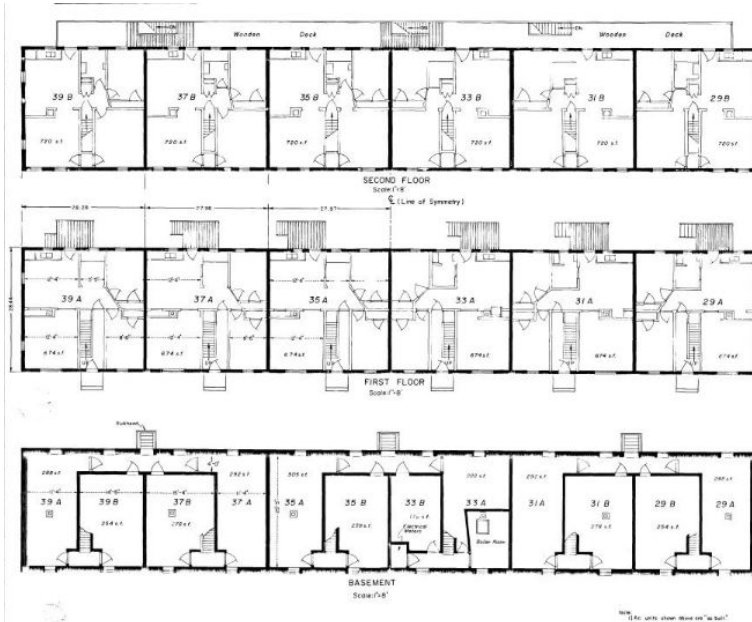


Figure 9 Floor Plan, 33 Mill Street (MCRD: 131/71-72, 1980)



Figure 10 Mill Street House, c. 1976 (Dracut Historical Society)



Figure 11 Mill Street House, c.1976 (Dracut Historical Society)

National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Mill Street Worker's Housing units were built between c.1885 and c.1919 to provide housing for the families of the Collins Mill and Beaver Brook Mill employees. The nature of the residential building project reflected the make-up of the turn-of-the-century textile labor force who resided with their families.

The district is significant under Criterion A as it possesses characteristics of late 19th- and early 20th-century mill housing, and the period materials and technologies document typical Massachusetts mill housing. The houses reflect the late 19th-century to early 20th-century industrialization of Dracut, New England, and America, and buildings demonstrate management's response to the needs of their expanding workforce. The buildings represent an intact streetscape of early company-sponsored housing adjacent to the mill complex. The arrangement of identical footprints on similar-sized lots reflects an intentional construction of similar units rather than the acquisition of existing houses. While the houses have been altered and updated, they produce a distinguishable, cohesive entity that retains architectural style, orientation, and massing characteristics.

The district is significant under Criterion C for its associations with both the Collins and Beaver Brook Mills. The mills built these houses for mill employees. These buildings are significant in terms of social history for their associations with a group of Dracut's working class who contributed to the town's industrial growth. These housing units provided a stable, conveniently located workforce. This cluster housing was in close proximity to the mill and was augmented by churches, schools, stores.

During the late nineteenth century, employers recognized the need for worker housing as there was an “intimate relationship between production and proper living conditions.”⁴⁴

Mill housing “displayed the hierarchy of the labor force: simple, unadorned forms for worker tenements and houses, modestly grander single-family dwellings for supervisors, and stately owner homes.”⁴⁵ This development was part of the industrialization process. It occurred in mill towns across New England, transforming many rural communities and setting the pace for the future development of urban neighborhoods. This neighborhood had a significant impact on the local history of Dracut and helps tell the story of industrial and community development in Massachusetts.

⁴⁴ *Industrial Housing*, Lockwood, Greene and Company, New York, New York, 1920.

⁴⁵ “Mill Communities,” *Mills: Making Places in Connecticut*. Preservation Connecticut Website. Date Accessed November 24, 2020.

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

48-0-80 to
48-0-87

Lowell

Q

See Data
Sheet

Photograph



L-R: 46, 50, 54, 58 Parker Avenue

Town/City: Dracut

Place (*neighborhood or village*): Navy Yard

Name of Area: Parker Avenue

Present Use: Residential

Construction Dates or Period: 1895-1905

Overall Condition: Fair to Good

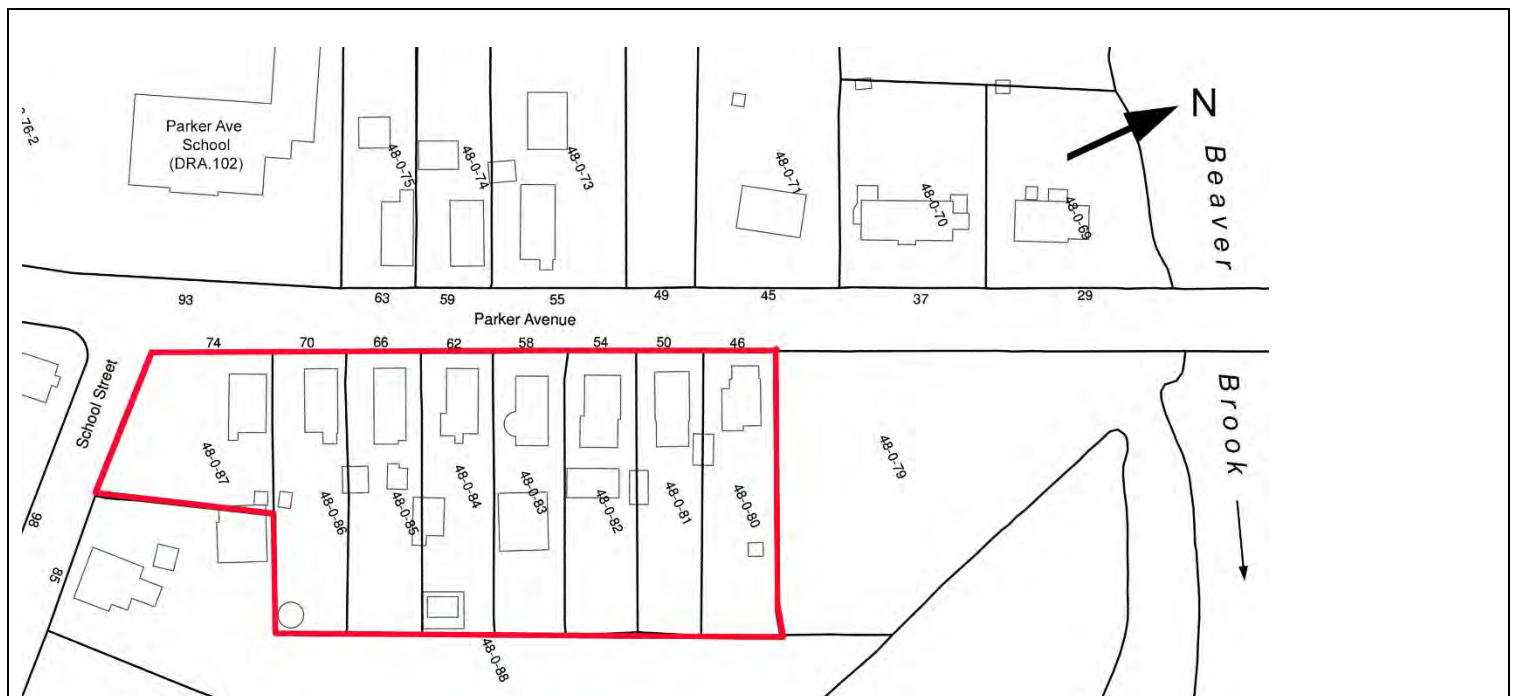
Major Intrusions and Alterations: There are replacement materials for roofs, windows, and siding.

Acreage: 3.3 Acres

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): November 2020



INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Q

See Data Sheet

☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural, and landscape features and evaluate in terms of other areas within the community.

The Parker Avenue Area consists of eight wood-frame homes. These are part of the Percy Parker subdivision. They are 1½ story, gable-front, sidehall plan homes. Located on the east side of Parker Avenue, they have a moderate setback from the road and a uniform relationship to each other. They have small front yard and long rear yards extending towards the Beaver Brook.

46 Parker Avenue, c.1893, DRA.247 (Photo #1)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame, single-family dwelling. The 24-foot by 32-foot main block has a moderate setback from the road. Resting on a stone foundation, the building is clad in asbestos shingle siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. A closed-in porch spans the front (northwest) elevation. There is a small entry porch on the south elevation, and there is a large shed dormer on the south roofline—a 13-foot by 19-foot projects from the rear (east) elevation.

50 Parker Avenue, c.1890, DRA.248 (Photo #2)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame, single-family dwelling. The 24-foot by 32-foot main block has a moderate setback from the road. Resting on a stone foundation, the building is clad in vinyl siding and a composite shingle roof with cornice brackets. Fenestration consists of 1/1 replacement windows with historic wood trim. A porch with wood posts and balustrade spans the front (northwest) elevation. A one-story, 18-foot by 22-foot addition projects from the rear (southeast) elevation.

54 Parker Avenue, c.1890, DRA.249 (Photo #3)

This is a 1½ story, three-bay by five-bay, gable-front, wood frame, single-family dwelling. The 20-foot by 28-foot main block has a moderate setback from the road. Resting on a parged stone foundation, the building is clad in vinyl siding and a composite shingle roof with cornice brackets. Fenestration consists of 1/1 replacement windows. A gable-roofed entry porch with wood posts protects the front (northwest) entry. A one-story, 16-foot by 20-foot addition projects from the rear (southeast) elevation. A closed-in porch abuts the south elevation of the addition.

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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See Data Sheet

58 Parker Avenue, c.1895, DRA.250 (Photo #4)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame, single-family dwelling. The 21-foot by 26-foot main block has a moderate setback from the road. Resting on a brick foundation, the building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows. A gable roofed entry porch with wood posts protects the front (northwest) entry. A one-story, 18-foot by 22-foot addition projects from the rear (southeast) elevation. A polygonal closed-in porch abuts the south elevation of the addition.

62 Parker Avenue, c.1890, DRA.251 (Photo #5)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame, single-family dwelling. The 20-foot by 26-foot main block has a moderate setback from the road. Resting on a brick foundation, the building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows with shutters. A porch with wood posts and knee-wall spans the front (northwest) elevation. A two-story, 17-foot by 13-foot addition projects from the rear (southeast) elevation. The addition has a large shed dormer on the south roofline.

66 Parker Avenue, c.1895, DRA.252 (Photo #6)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame, single-family dwelling. The 20-foot by 26-foot main block has a moderate setback from the road. Resting on a brick foundation, the building is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. A closed-in porch spans the front (northwest) elevation. A two-story, 21-foot by 15-foot addition projects from the rear (southeast) elevation. The addition has a large shed dormer on the south roofline.

70 Parker Avenue, c.1904, DRA.253 (Photo #7)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame, single-family dwelling. The 20-foot by 26-foot main block has a moderate setback from the road. Resting on a brick foundation, the building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows with shutters. A closed-in, hipped-roof porch spans the front (northwest) elevation. A one-story, 21-foot by 21-foot addition projects from the rear (southeast) elevation.

74 Parker Avenue, c.1904, DRA.254 (Photo #8)

This is a 1½ story, three-bay by five-bay, gable-front, tri gable-form, wood frame, single-family dwelling. The 22-foot by 28-foot main block has a moderate setback from the road. Resting on a brick foundation, the building is clad in vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows with shutters. The front (northwest) elevation has a gable roofed entry porch with turned posts and balustrade and a bay window. A one-story, 22-foot by 13-foot addition projects from the rear (southeast) elevation. Projecting from the south elevation is a gable-roof projection with clipped corners and drop pendants.

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

Q	See Data Sheet
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HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

In 1890, Percy Parker (1857-1923) of Lowell subdivided this land into 24 building lots. At this time, 50, 54 and 62 Parker Avenue had been built. Parker was a prominent citizen of Lowell who had extensive holdings in Dracut in the area of Parker Avenue, including the Bassett Mills paper mill. He was the son of Colonel John Milton Grosvenor Parker (1824-1889) and a grandson of Perley Parker (b. 1797) and Sally Hill Grosvenor. His father was the quartermaster of the 6th Massachusetts Regiment during the Civil War and later the surveyor and postmaster of New Orleans.¹

Percy Parker attended the U.S. Military Academy at West Point and attained the rank of Colonel in the army. He served on frontier duty during the Indian uprisings from September 30, 1879, to April 29, 1880, with headquarters at Fort McDermitt, Nevada, when he garrisoned at Angel Island, California, until his resignation from the army on July 8, 1882.² In 1893, he was Assistant Quartermaster General, with the rank of Colonel, on the staff of William E. Russell, Governor of Massachusetts, and Assistant Inspector General on the staff of Governor Frederic T. Greenhalge.³

Parker was President of the Middlesex Safe Deposit and Trust Company, Director of the Old Lowell National Bank, Director of the Traders and Mechanics Insurance Company and Trustee of the City Institution for Savings, President of the American Bolt Company of Birmingham, Alabama; and President of the Columbian National Life Insurance Company of Boston, Massachusetts. He was a member of the Loyal Legion, Sons of the Revolution, Order of Indian Wars, and various Masonic Orders.

Percy Parker lived a busy and useful life. He was an honored citizen, beloved in the community which he adorned, and his gentle, retiring disposition won for him instant and constant friendships. He was very widely known, particularly throughout New England, through the many and widespread interests with which he became identified.⁴

In 1890, a town meeting appropriated \$8,000 to construct a new schoolhouse in the Navy Yard, and Parker offered land on Parker Avenue, directly across the street from his proposed subdivision. By September 1890, when Osgood & Snell produced a plan of Parker's subdivision (Figure 1), the new school was already depicted as part of it. The new school opened in 1891. When it burned in 1923, the present Parker Avenue School was erected on the site (77 Parker Avenue, DRA.102). In 1895, Parker donated

¹ Clemson, John D., "Parker Avenue School," Form B, Dracut, Massachusetts Historic Commission, Boston, Massachusetts

² United States Military Academy Association of Graduates, *Annual Report of the Association of the Graduates of the United States Military Academy at West Point, New York*, (Seamann & Peters, 1921)

³ Ibid.

⁴ Ibid.

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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10,000 square feet of land for the construction of a new Dracut town hall.⁵ However, the town did not accept the gift, and the town hall was built elsewhere.

Starting in the 1880s, Parker began to buy up land on the southwest side of Beaver Brook. This land was known as Old Meadow Road and New Meadow Road. An 1874 Pawtucket Mill survey showed the area as undeveloped. Parker first developed Parker Avenue and then parts of School Street.

46 Parker Avenue, c.1893 (Henry W. Ashton House)

The 1890 subdivision plan indicates that this house was constructed by that date. Percy Parker sold Lot #24 to Henry W. Ashton in 1894.⁶ A carpenter from England, Ashton lived in Lowell. He may have built the extant house. In 1905, he was also listed as a patternmaker. Warner B. Sargent purchased the property in 1898 "with buildings thereon."⁷ In 1900, he lived here with his wife and daughter-in-law. He was a pattern maker at the iron foundry. In 1917, Medara Couture purchased the property. Canadian immigrants Louis and Medara Couture lived here with one child. Louis Couture worked as a lineman for the telephone company.

50 Parker Avenue, c.1890 (William Crawford House)

This is Lot #23 of the Percy Parker subdivision. In 1900, William Crawford, a carpenter by trade, lived here with his wife and son. Crawford may have built the extant house. Alice Labranche purchased the property in 1923. Labranche was a Canadian immigrant and the wife of a shoemaker in Lowell. The property went into foreclosure in 1934. Roy A. Laurie purchased the property from the City Institution for Savings in 1939. Laurie was an electrician who lived on Sladen Street.

54 Parker Avenue, c.1890 (Elie and Delima Belleville House)

The 1890 subdivision plan indicates that this house was constructed by that date. This is Lot #22 of the Percy Parker Subdivision. Elie and Delima Belleville were early owners of this property. Originally from Canada, they lived here with their eight children, who were all born in the United States. Elie was a conductor for the street railway.

58 Parker Avenue, c.1895 (Thomas Moore House)

This is Lot #21 of the Percy Parker Subdivision. Parker sold the lot to Thomas Moore of Westford in 1891. Moore sold the land and buildings to Edward A. Whitney of Ayer in 1895.⁸ Whitney owned a livery and jitney business in Ayer. This property may have been an investment. Whitney sold land and buildings to Adoulde Belleville in 1897.⁹ Belleville emigrated from Quebec in 1890. Her husband owned a grocery store in Lowell. Belleville sold the property to Frank Knapp in 1899.¹⁰ Knapp was a machinist at the mill.

⁵ Duda, Rebecca, "Small schoolhouse—Big history—Percy Parker and Parker Ave School," *Discovering the Historic Merrimack Valley, Lowell Sun*, May 27, 2017.

⁶ MCRD, 254/125, 1894.

⁷ MCRD, 301/137, 1898.

⁸ MCRD: 263/184, 1895.

⁹ MCRD: 282/277, 1897.

¹⁰ MCRD: 310/231, 1899.

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

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He lived here with his wife, mother, and son. Knapp sold it to David and Rosalee Beauvais of Lowell in 1908.¹¹ David Beauvais sold the property to Aurora Boissoneault in 1909.¹² Aurora Boissoneault transferred this property to Fred Chitty in 1918.¹³ Anna Drew sold the property to Eugene and Mariette Vallencourt in 1936.¹⁴ The Vallencourts sold this property to Dennis and Blanche Belleville in 1945.¹⁵ Blanche Belleville were early owners of this property.

62 Parker Avenue, c.1890 (George and Martina Boyle House)

The 1890 subdivision plan indicates that this house was constructed by that date. Percy Parker sold Lot #20 to George and Martina Boyle in 1890. George Boyle was a motorman for the street railway. The property remained in the Boyle family until 1942. Arthur and Elizabeth Lehmann were the subsequent owners.

66 Parker Avenue, c.1895 (Thomas McOscar House)

In 1900, Thomas McOscar, an Irish immigrant, rented this house with his family. He worked as a motorman for the street railway. In 1920, Paul Adamowski lived here with his wife and child. Originally from Austrian-controlled Poland, Adamowski was a weaver in the mill.

70 Parker Avenue, c.1904 (Mary Cunningham House)

Percy Parker sold Lot #18 to Mary Cunningham in 1903. The widow Cunningham lived here with her three children. Her son, William Cunningham, took over the property in 1913. He sold it to John L. Heathcock in 1946.

74 Parker Avenue, c.1904 (Thomas and Esther Crawford House)

In 1900, Canadians Thomas and Esther Crawford lived here. Working as a house carpenter, Crawford may have built the extant house. In 1920, Christos and Vasilike Spanos lived here with their two children. Originally from Greece, he was a spinner at the woolen mill.

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¹¹ MCRD: 424/499,1908

¹² MCRD: 442/84,1909.

¹³ MCRD: 535:206,1918.

¹⁴ MCRD: 888/518,1936.

¹⁵ MCRD: 1028:369,1945

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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DRACUT PARKER AVENUE AREA

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DRACUT

PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

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MHC #	Assessors #	Street #	Street	Date	Historic Name	Style	Acreage	Photo
DRA.247	48-0-80	46	Parker Avenue	c.1893	Henry W. Ashton House	No Style	0.23	1
DRA.248	48-0-81	50	Parker Avenue	c.1890	William Crawford House	No Style	0.23	2
DRA.249	48-0-82	54	Parker Avenue	c.1890	Elie and Delima Belleville House	No Style	0.23	3
DRA.250	48-0-83	58	Parker Avenue	c.1892	Thomas Moore House	No Style	0.23	4
DRA.251	48-0-84	62	Parker Avenue	c.1890	George and Martina Boyle House	No Style	0.23	5
DRA.252	48-0-85	66	Parker Avenue	c.1895	Thomas McOscar House	No Style	0.23	6
DRA.253	48-0-86	70	Parker Avenue	c.1904	Mary Cunningham House	No Style	0.23	7
DRA.254	48-0-87	74	Parker Avenue	c.1904	Thomas and Esther Crawford House	No Style	0.25	8

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

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Photograph 1 46 Parker Avenue



Photograph 2 50 Parker Avenue

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Photograph 3 54 Parker Avenue



Photograph 4 58 Parker Avenue

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DRACUT PARKER AVENUE AREA

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Photograph 5 62 Parker Avenue



Photograph 6 66 Parker Avenue

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PARKER AVENUE AREA

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Photograph 7 70 Parker Avenue



Photograph 8 74 Parker Avenue

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MASSACHUSETTS HISTORICAL COMMISSION

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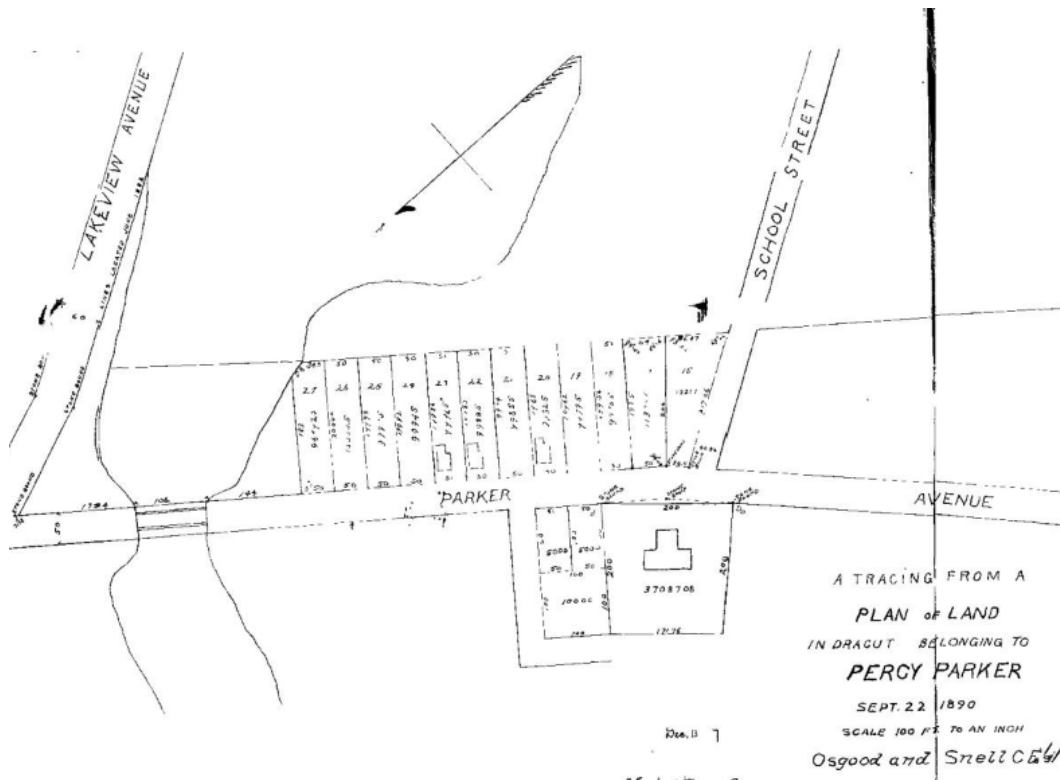


Figure 1 1890 (MCRD: 25/4, 1890). Map showing Percy Parker subdivision.

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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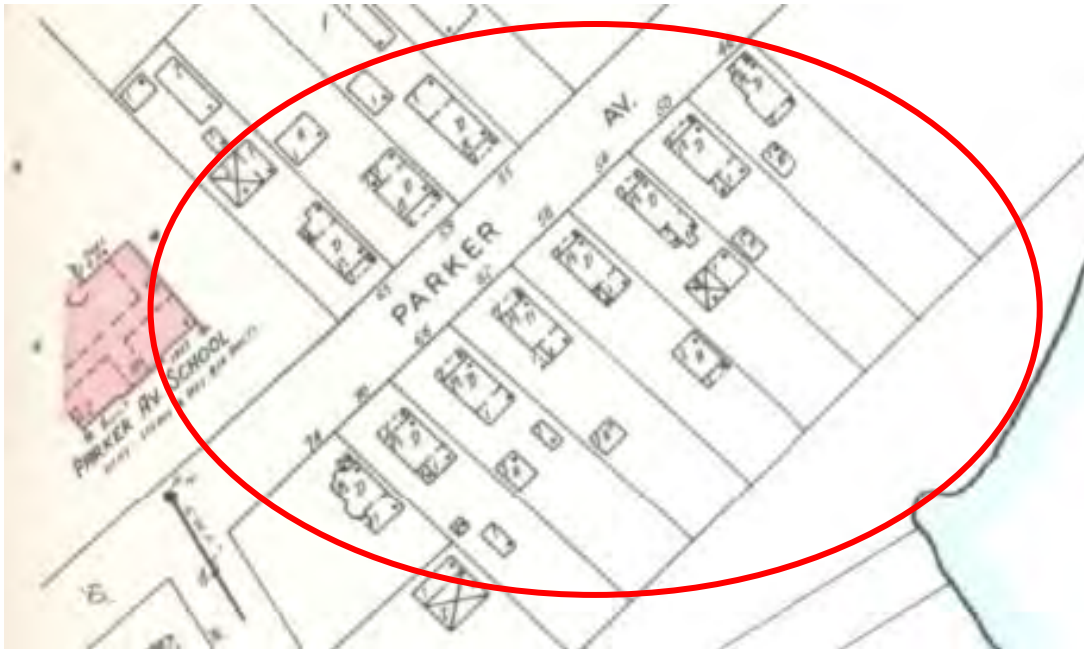


Figure 2 Detail from Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1952, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

INVENTORY FORM A CONTINUATION SHEET

DRACUT PARKER AVENUE AREA

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☐ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Parker Avenue Area is a residential subdivision with the majority of the homes built between c.1891 and c.1906. It is significant under Criterion C at the local level for with Community Development and Planning of Dracut. The subdivision contains a mixture of styles and building types reflecting a late 19th-century neighborhood and streetcar suburb. Concentrated development resulted in a streetscape of late 19th and early 20th century homes on the southside of Parker Avenue .

Percy Parker (1857-1923) of Lowell subdivided this land into 24 building lots. Parker was a prominent citizen of Lowell who had extensive holdings in Dracut in the area of Parker Avenue, including the Bassett Mills paper mill. Starting in the 1880s, Parker began to buying up land on the northwest side of Beaver Brook. This land was known as Old Meadow Road and New Meadow Road. An 1874 Pawtucket Mill survey showed the area as undeveloped. Parker first developed Parker Avenue and then parts of School Street. During the late 19th century, there was a significant population change in Dracut as primarily immigrant laborers sought employment. These housing units provided housing for the growing Dracut workforce. This type of development occurred in mill towns across New England, transforming many rural communities and setting the pace for the future development of urban neighborhoods. This neighborhood had a significant impact on the local history of Dracut and helps tell the story of industrial and community development in Massachusetts.

FORM A - AREA

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

Assessor's Sheets

USGS Quad Area Letter Form Numbers in Area

62-0-58, 62-0-62,
62-0-63, 62-0-67;
62-0-139; 62-0-
140; 62-0-141; 62-
0-143

Lowell

R

See Data
Sheet

Photograph



R-L: #163, 167 and 173 Pleasant Street

Town/City: Dracut

Place (*neighborhood or village*): Navy Yard

Name of Area: Pleasant Street Area

Present Use: Residential

Construction Dates or Period: c.1840-c.1996

Overall Condition: Fair

Major Intrusions and Alterations: Buildings have modern replacement materials for roofing, windows and siding.

Acreage: 3.03 acres

Recorded by: Brian Knight Research

Organization: Town of Dracut

Date (*month/year*): November 2020

Locus Map

☒ *see continuation sheet*

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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See Data Sheet

☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

This area consists of a series of wood-frame houses on the south and north side of Pleasant Street. They range in age and style, including Greek Revival, Italianate, and American Four Square. The development of Pleasant Street covers a long period. The two oldest houses are most likely the c.1840 John Clark House (166 Pleasant) and c.1866 Eben Pollard House (173 Pleasant). The area also includes mid-20th-century and later intrusions, including a c.1953 Ranch (176 Pleasant Street) and a c.1996 Garrison Colonial Style House (179 Pleasant).

163 Pleasant Street, c.1918, DRA.255 (Photo #1)

This is a two-story, wood-frame, American Four-Square Style house. Resting on a stone foundation, it has a flattened hipped roof and vinyl siding. Fenestration includes paired 1/1 replacement windows. A full front porch w/hipped roof spans the front (north) elevation. Centered on the front (north) roof line is a hipped-roof dormer with a vinyl-sided kneewall. There is a one-bay recessed ell addition projects from the east elevation. The first and second story of the addition has large picture windows on the front (north) elevation.

166 Pleasant Street, c.1840, DRA.256 (Photo #2)

This is a two-story, wood-frame, gable-front building. It is oriented parallel with Pleasant Street and has a moderate setback. While the building has a Pleasant Street address, the gable fronts face toward Upland Street. A two-story ell projects from the north elevation of the 22-foot by 44-foot main block. Architectural details include wide overhanging eaves, molded box cornice w/returns & wide frieze. There is a two-story projecting porch on the south elevation. The second-story section of the porch is enclosed. The original entry faced towards Upland Street. The sidehall entry has a door surround. Connected to the rear (north) elevation is a gable-front carriage house and a c.1940 one-story, shed-roofed concrete-block addition with a loading dock.

167 Pleasant Street, c.1900, DRA.257 (Photo #3)

This is a two-story, gable-front, wood-frame, single-family home. The building is perpendicular to Pleasant Street and has a moderate setback. Resting on a stone foundation, the building is clad with vinyl siding and has a steeply pitched front gable roof covered with composite shingles. The three-bay by five-bay building has a cross-gabled side ell and a one-story, gable-roofed addition projecting from the rear (south) elevation. Fenestration includes 1/1 replacement windows with shutters. Spanning the front (north) elevation is a full front porch with a hipped roof and vinyl-sided kneewall. A brick chimney rises from the center of the ridge line.

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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173 Pleasant Street, c.1866, DRA.258 (Photo #4)

This is a two-story, gable-front, three-bay by five-bay, wood-frame, Italianate Style house. Resting on a stone foundation, the building is clad with aluminum siding and a composite shingle roof. Fenestration includes 6/6 replacement windows with round headers. The sidehall entry has a sidelight and is located on the front (north) elevation, and is protected by a flat-roofed entry hood with an ornate bracket. Projecting from the west elevation of the 24-foot by 30-foot main block is a two-story, 15-foot by 30-foot wing. There are two brick interior chimneys rising from the ridgeline.

174 Pleasant Street, c.1953, DRA.259 (Photo #5)

This is a one-story, 24-foot by 34-foot, wood-frame Ranch Style house. Clad in wood clapboard and brick veneer, the house has a composite shingle roof and a concrete block foundation. Fenestration includes 2/2 windows with horizontal muntin bars. The off-center front door has a portico supported by round columns. According to deed research, there was a building on this property when it transferred in 1924.¹

179 Pleasant Street, c.1996, DRA.260 (Photo #6)

This is a two story, 24-foot by 34-foot, Garrison Colonial style house. Resting on a concrete foundation, it is clad in vinyl siding and a composite shingle roof.

180 Pleasant Street, c.1945, DRA.261 (Photo #7)

This is a two-story, wood-frame, American Four-Square Style home. Resting on a stone foundation, it has vinyl siding and a hipped roof. Centered on the front (south) and rear (north) elevations is a hipped-roof dormer. Fenestration consists of 6/1 original windows. Spanning the front (south) elevation is a full enclosed porch. A brick chimney rises from the center. A one-story ell projects from the north elevation and extends beyond the west elevation. There is a one-story bay window on the east elevation. An attached basement level garage extends from the north elevation and is accessed from Swain Street. A stone retaining wall extends along the Pleasant Street and Swain Street sides.

187 Pleasant Street, c.1888, DRA.262 (Photo #8)

This is a 1½ story, gable-front, wood-frame Italianate Style house. The house is oriented perpendicular to the road and has a moderate setback. Resting on a stone foundation with incised parging, the 22-foot by 26-foot buildings is clad with asbestos shingle siding and a composite shingle roof with cornice returns. The front (north) elevation has a hipped-roof entry hood with ornate brackets and a faceted bay window with a hipped roof and scroll-sawn brackets. Fenestration consists of 1/1 replacement windows with decorative peaked window headers. A one-story rear addition extends from the south elevation. There is a stone retaining wall along the front property line.

188 Pleasant Street, c.1908, DRA.263 (Photo #9)

This is a two-story, three-bay by five-bay, gable-front, wood-frame building. The sidehall entry is facing towards Swain Street, and the eaves side faces towards Pleasant Street. Fenestration consists of 6/6 replacement

¹ MCRD: 701/560

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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windows with shutters. The elaborate entry has a closed pediment hood and columns. Resting on a stone foundation, the 24-foot by 35-foot main block rests on a stone foundation and is clad with wood shingle siding and a composite shingle roof. Projecting from the east elevation is a 1½ story wing with a front gable, broken-eave dormer & one-story shed and hipped roof extensions on the front. There are wide overhang eaves with returns.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

The houses in the area cover a wide time period and have a variety of architectural styles. Located further away from the Merrimack Mills, these house tend to be single-family homes with one home, the c.1840 Clark House, pre-dating the peak period of the mill. Several of the houses on the south side of the Pleasant Street belonged to the Pollard family. Eben Pollard lived in the c.1866 173 Pleasant Street, which is the next oldest building in the area. Eben worked for the Merrimack Mills.

163 Pleasant Street, c.1918 (Frank and Marietta Gorman House)

This house was part of the Belmont Realty Company's 1916 development known as Hillside Park (**Figure 3**). This development encompassed land west of Sladen Street and South of Pleasant Street, including Short, Newton, and Peabody Avenues. Based in Providence, Rhode Island, the Belmont Realty Company was responsible for the 1923 subdivision of Fitchburg's Summer Street Fairgrounds. Frank and Marietta Gorman purchased the empty lot in 1916.² In 1910, Frank Gorman (1886-1974) lived nearby on Pleasant Street with his wife's family. He was a machinist. The transfer came with the following restrictions: the new house had to be no less than ten feet from the street, and that the building costs could not be less than \$1500.³ Gorman worked in road construction.

166 Pleasant Street, c.1840 (John and Margaret Clark House)

John Clark lived here in 1856 and G.M. Clark in 1873. John Clark (1790-1864), a farmer, born in Windham, NH, married Margaret Clyde in Andover in 1826. In 1882, as noted, Clark's widow, Margaret, transferred the property to her son George Milton Clark (1841-1902), in 1882.⁴ George Clark was a farmer. The 1889 map depicts a building with multiple ells and wings.⁵ After the death of George Clark, Joseph Bisson (b.1838) purchased the property. Born in France, Joseph and his wife, Rose, came to the United States in 1886. In 1900, Bisson lived here with his wife, three children, and a grandson. Frank Goldman was the next owner. In 1913, Peter and Tekla Swiniarski purchased the property. Polish-born Swiniarski was the proprietor of the milk delivery company Peter Swiniarski, and Sons.⁶ He and his son, Edward, operated the company from this

² MCRD 557/15, 1916.

³ Ibid.

⁴ MCRD, 158:519, 1882;

⁵ 1889 Atlas of Middlesex County, Massachusetts. Boston: George H. Walker & Co.

⁶ Massachusetts Census Data, 1940.

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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address. Over the years, they added several additional buildings to accompany the growth of their enterprise. It remained in the Swiniarski family until 1961.

167 Pleasant Street, c.1900 (Pollard House)

Fred E. Pollard (1865-1925), one of Dracut's selectmen, owned this land in the late 19th century. In 1887, Fred Pollard sold the property to his mother, Agnes (Blackington) Pollard (1827-1910). This may have been a house for his mother, after the death of his father. In 1889, several buildings were belonging to Pollard (**Figure 2**).⁷ In 1898, Agnes Pollard transferred the property back to Fred Pollard.⁸ As Pollard was a carpenter, he may have built the extant house. In 1920, Fred and Isabel Pollard lived here with their four children. Agnes P. (Pollard) Lachance sold the property with a building to her brother Orville Pollard in 1931.⁹ The property, with its footprint, is depicted in **Figure 5**. Albert and Shirley Dalphond purchased the property in 1946. Albert was a barber based in Lowell. Richard McCarthy was the next owner.

173 Pleasant Street, c.1866 (Eben and Agnes B. Pollard House)

The 1889 map identifies 173, 179, and 187 Pleasant street as a single lot with three buildings owned by "Mrs. E. Pollard". This was Agnes (Blackington) Pollard (1827-1910), the widow of Ebenezer ("Eben") Pollard who had died five years earlier. Ebenezer ("Eben") Pollard (1818-1884), born in Burlington, VT, was a dyer in the Merrimack Mills at the time of the 1860 census. In 1862, he married the widow of the boardinghouse keeper where he had been living, Agnes Blackington (née Thissell) (1827-1910). Four years later (1866), he purchased three parcels on the "Town Rd" from William and George Frye and James Wilson. As this is the oldest house on the south side of Pleasant Street, and its style and form are compatible with a ca. 1866 date, it seems plausible that this was their house, moved a few feet to the west at an undetermined date in the 20th century. Fred E. Pollard (1865-1925) owned this land in the late 19th-century. Fred Pollard was the son of Eben and Agnes Pollard. The center, largest building on this lot on the 1889 map was probably Eben and Agnes's house, possibly moved to 173 Pleasant Street early in the 20th century replacing a barn or outbuilding that previously stood on the site. Anthony Prypec owned the property in the mid-20th century. Anthony Sidovich purchased the property in 1951.

174 Pleasant Street, c. 1953

Anna G. Sullivan sold land with buildings to Martin and Mary McNally in 1924. The original house no longer stands.

179 Pleasant Street, c.1996

No data

180 Pleasant Street, c.1945 (Paul and Bridgett Merrill House)

John and Phoebe Ames owned a vacant lot during the early 20th century.¹⁰ John H. Ames (1853-1937) assisted his father, John Ames, in building several speculative houses on Upland and Swain Street. In 1904, Ames was

⁷ 1889 Atlas of Middlesex County, Massachusetts. Boston: George H. Walker & Co.

⁸ MCRD 300:574, 1898.

⁹ MCRD, 808:409, 1931

¹⁰ MCRD, 371:260, 1904.

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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involved in a rather public dispute with his wife (**Figures 7 & 8**). In 1905, Ames petitioned the Massachusetts legislature proposing that Lowell absorb the Navy Yard village.¹¹ In 1936, the Town of Dracut seized Ames' Dracut holdings due to nonpayment of taxes. Paul and Bridgett Merrill purchased the lot from the Town of Dracut in 1944 and built the extant house.¹² Paul was a contractor who lived on adjacent Swain Street before purchasing the lot. He may have built the extant house. His wife and son worked at the plush mill.

187 Pleasant Street, c.1888 (Nicholas Gallagher House)

Fred E. Pollard sold a tract of land to Nicholas Gallagher in 1887.¹³ A N. Gallagher lived here in 1889 (**Figure 2**).¹⁴ In 1910, Nicholas, and his wife, Alice, lived here with their son and daughter. Gallagher was the Town of Dracut Assessor. Alice was a school teacher. Their son was a clerk in a paint store. Members of the Gallagher lived in this house until 1978.

188 Pleasant Street, c.1908 (Joseph Willette House)

William R. Farnham sold a parcel of land to Joseph Willette in 1907.¹⁵ A French-Canadian, Willette lived here with his wife. He was a janitor at one of the Dracut schools. The Lowell Cooperative Bank assumed control of Willette's property and buildings in 1933. John and Marietta Keefe purchased the building in 1941.

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1941 Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1941, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

¹¹ "The Legislature," *Fall River Globe*, Fall River, Massachusetts, January 21, 1905.

¹² MCRD, 1003:524, 1944.

¹³ MCRD, 192:200, 1887.

¹⁴ *Atlas of Middlesex County, Massachusetts*. Boston: George H. Walker & Co., 1889.

¹⁵ MCRD, 402:469, 1907

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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Property Data Sheet

MHC #	Assessor #	Street #	Street	Historic Name	Date	Style	Acreage	Photo
DRA.255	62-0-139	163	Pleasant St.	Frank and Marietta Gorman House	c.1918	American Four Square	0.32	1
DRA.256	62-0-58	166	Pleasant St.	John and Margaret Clark House	c.1840	Greek Revival	0.59	2
DRA.257	62-0-140	167	Pleasant St.	Fred E. Pollard House	c.1900	No Style	0.13	3
DRA.258	62-0-141	173	Pleasant St.	Eben and Agnes B. Pollard House	c.1866	Italianate	0.26	4
DRA.259	62-0-62	174	Pleasant St.	Martin McNally House	c.1953	Ranch	0.29	5
DRA.260	62-0-142	179	Pleasant St.	Angel Santiago House	c.1996	Garrison Colonial	0.49	6
DRA.261	62-0-62	180	Pleasant St.	Paul and Bridgett Merrill House	c.1945	American Four Square	0.29	7
DRA.262	62-0-143	187	Pleasant St.	Nicholas Gallagher House	c.1888	Italianate	0.21	8
DRA.263	62-0-67	188	Pleasant St.	Joseph Willette House	c.1908	No Style	0.46	9

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

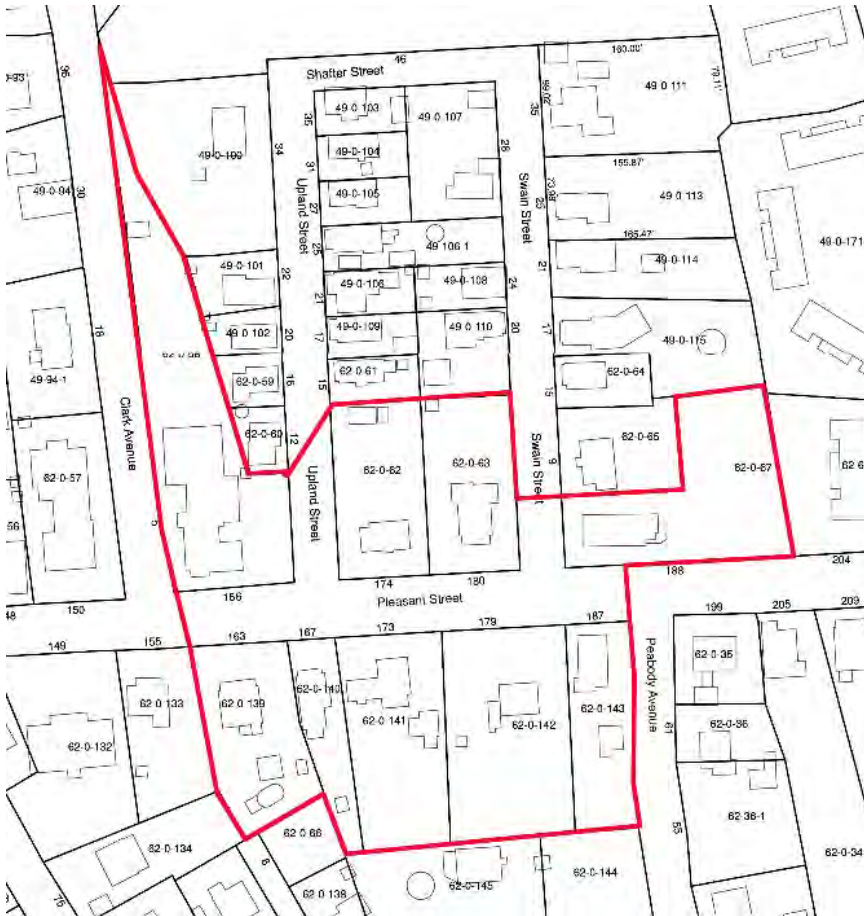
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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Locus Map

INVENTORY FORM A CONTINUATION SHEET

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Photograph 1 163 Pleasant Street



Photograph 2 166 Pleasant Street

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Photograph 3 167 Pleasant Street



Photograph 4 173 Pleasant Street

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Figure 1 174 Pleasant Street



Figure 2 179 Pleasant Street

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Photograph 5 180 Pleasant Street



Photograph 6 188 Pleasant Street

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Photograph 7 187 Pleasant Street

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MASSACHUSETTS HISTORICAL COMMISSION

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Figure 3 Detail from Walker Atlas of Middlesex County (Boston, 1889)



Figure 4 1916 Belmont Realty Company Subdivision Plan (MCRD, Plan, 33/58). Annotation depicts the south side of Pleasant Street prior to development.

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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Figure 5 Detail from Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1941, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

INVENTORY FORM A CONTINUATION SHEET

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PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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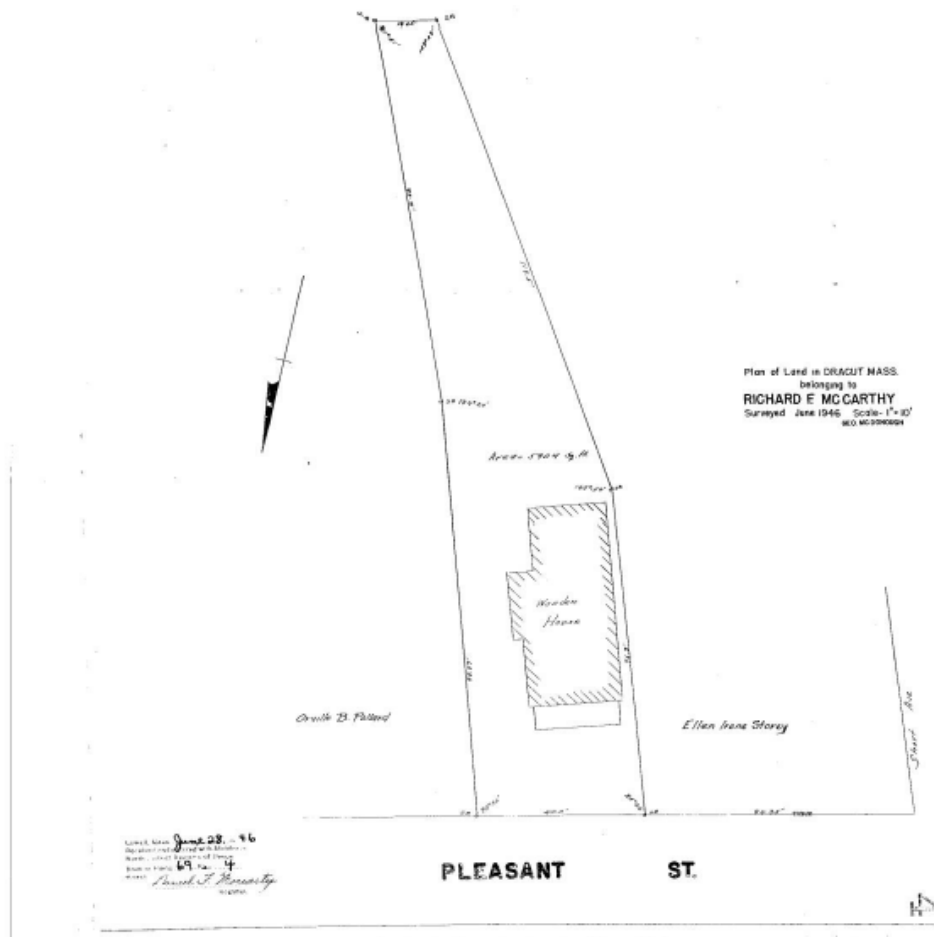


Figure 6 167 Pleasant Street 1946 (MCRD, Plans, 69/4)

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PLEASANT STREET AREA

MASSACHUSETTS HISTORICAL COMMISSION

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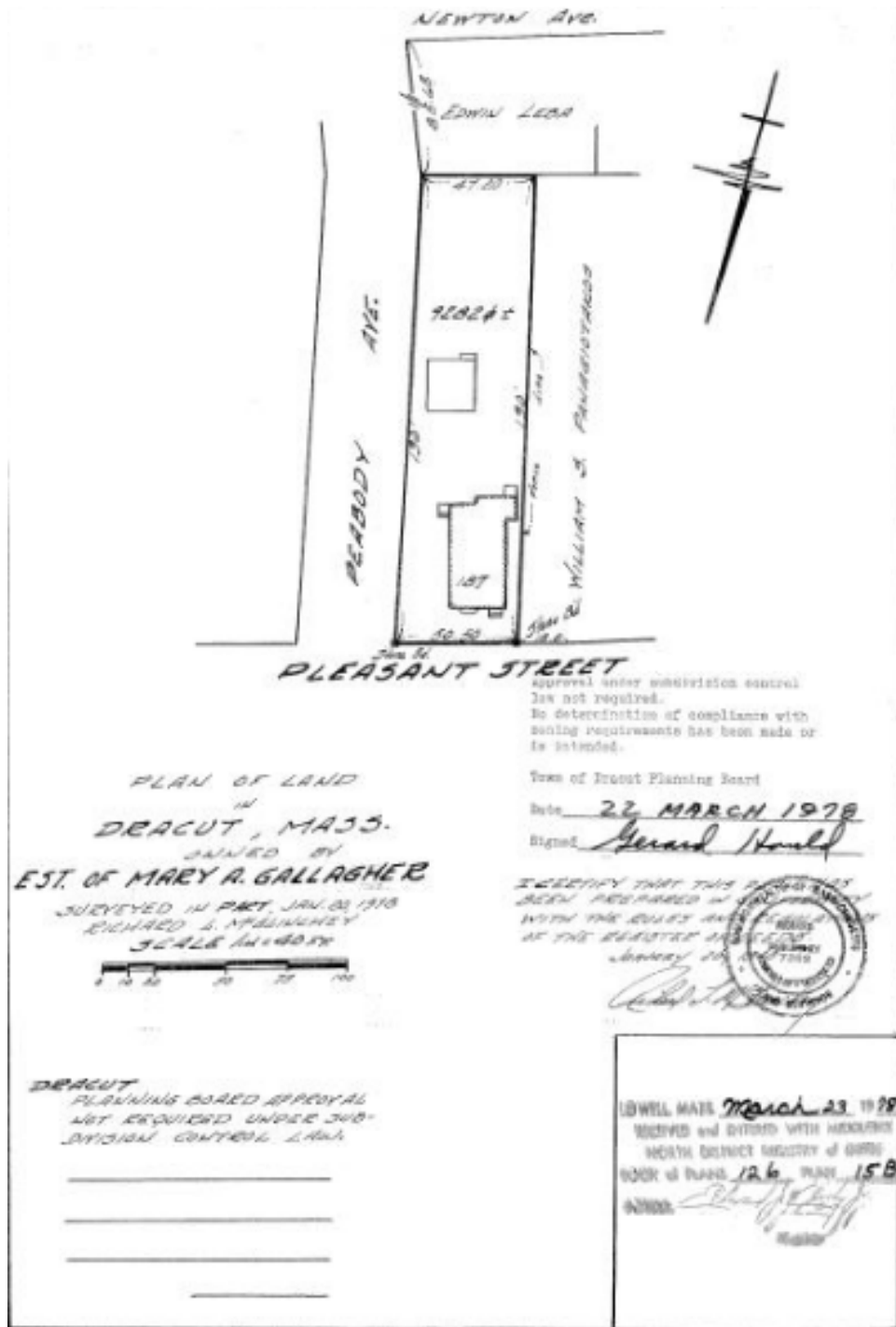


Figure 7 187 Pleasant Street 1987 (MCRD, Plan 126/15b)

FORM B – BUILDING

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

Photograph



Locus Map



Recorded by: Brian Knight

Organization: Brian Knight Research

Date (month / year): November 2020

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

62-0-57

Lowell

DRA.153

Town/City: Dracut

Place: (*neighborhood or village*): Navy Yard

Address: 150 Pleasant Street

Historic Name: Fire Station #1

Uses: Present: Storage

Original: Fire Station

Date of Construction: c.1929

Source: Lister Files, Middlesex County Registry of Deeds/Land Records (MCRD), Massachusetts Census Data, Sanborn Maps (Library of Congress -LOC), Newspapers

Style/Form Classical Revival

Architect/Builder: N/A

Exterior Material:

Foundation: Concrete Block

Wall/Trim: Concrete Block/ Wood

Roof: Composite Shingle

Outbuildings/Secondary Structures:

Memorial to Deceased Dracut Firefighters, 1969 - inscribed memorial stone set on granite plinth.

Major Alterations (*with dates*): There is a pos 1950 addition extending to the north, connecting to a late 20th century garage. The windows were replaced in the late 20th-century.

Condition: Fair to Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.49

Setting: This building is located on a bust street. It is on the corner of Pleasant Street and Clark Avenue. The street starts to transition from primarily residential to commercial in the general area of this building.

INVENTORY FORM B CONTINUATION SHEET

DRACUT

150 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

DRA.153

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

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a two-story, gable-front firehouse building. The building is oriented perpendicular to Pleasant Street and has a moderate setback from the road. The building is made of concrete block and rockface block. Fenestration includes 1/1 replacement windows. Architectural features include rock-faced concrete block, cornice returns, and a half-moon lunette (boarded up). There are two vehicular bays on the first story on the front (south) elevation. The second story has two pairs of closely arranged 1/1 windows. The east elevation, facing Clark Avenue, has an entry and three 1/1 windows in the first story and four 1/1 replacement windows in the second story. Projecting from the west elevation is a one-story, shed-roofed addition with entry. Extending from the rear (north) elevation is a one-story, flat-roof addition with vehicular bays fronting Clark Avenue. A square, wood-clapboarded tower rises from the east roof slope.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

There were originally four fire stations in Dracut – one in Kenwood, one in Dracut Center, one in Collinsville, and one on Pleasant Street. In March 1927, the Dracut fire department “recommended the purchase of land in the Navy Yard District upon which to erect an engine house to take the place of a building burned some time ago.”¹ The 1952 Sanborn map identifies this building as “Fire Station No.1.” At this time, Dracut had a volunteer fire department with four stations in town, one chief, and 75 firefighters. Dracut utilized a call department in which volunteers responded to fire calls in the village that they resided. The firefighters were alerted by a large horn located on the roof.

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1941 Sanborn Insurance Map.

Secondary Sources

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¹ “Dracut Fire Engineers to Ask for New House,” *The Boston Globe*, Boston, Massachusetts, March 14, 1927.

INVENTORY FORM B CONTINUATION SHEET

DRACUT

150 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	DRA.153

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INVENTORY FORM B CONTINUATION SHEET

DRACUT

150 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	DRA.153



Figure 1 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, 1941, vol. 1. Library of Congress Geography and Map Division(LOC)

INVENTORY FORM B CONTINUATION SHEET

DRACUT

150 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s)	Form No.
	DRA.153

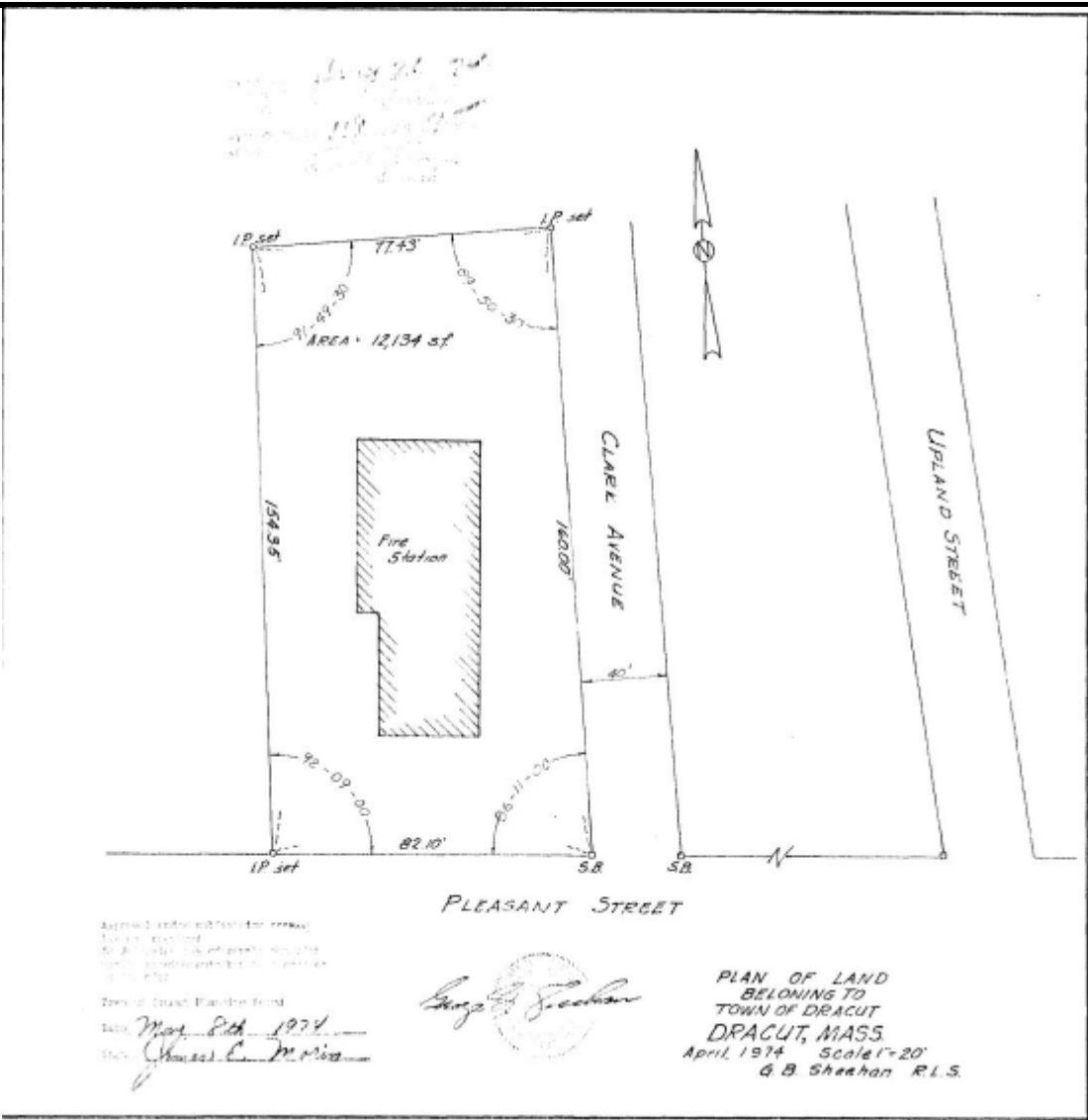


Figure 2 1974 (MCRD 119/75)

National Register of Historic Places Criteria Statement Form

Check all that apply:

☒ Individually eligible ☐ Eligible **only** in a historic district

☐ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ **A** ☐ **B** ☒ **C** ☐ **D**

Criteria Considerations: ☐ **A** ☐ **B** ☐ **C** ☐ **D** ☐ **E** ☐ **F** ☐ **G**

Statement of Significance by Brian Knight Research
The criteria that are checked in the above sections must be justified here.

The Fire Station #2 fire station is historically significant under the National Register of Historic Places Criterion A for its association with the development and history of the Dracut Fire Department, illustrating the growth of the Navy Yard community as well as the transition from horse-drawn engines to automotive engines. The Navy Yard Fire Station is eligible for under National Register of Historic Places Criterion C as it possesses architectural characteristics such as concrete block and rockface block construction, cornice returns half-moon lunette, and vehicular bays.

+FORM A - AREA

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

25-0-209 to
 25-0-213

Lowell

S

See Data
 Sheet

Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Photograph

Name of Area: Collins Mill Housing -Primrose Hill Rd. Area

Present Use: Residential

Construction Dates or Period: c.1890

Overall Condition: Poor to Fair

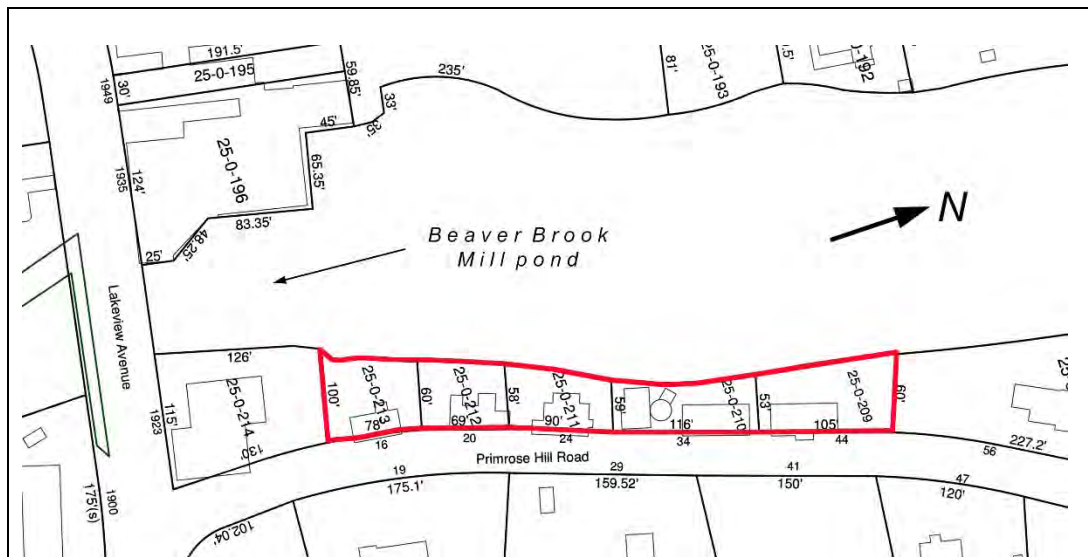
Major Intrusions and Alterations: New siding, roofing and window materials

Acreage: 0.88 Acres

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): November 2020



INVENTORY FORM A CONTINUATION SHEET

DRACUT

PRIMROSE HILL RD AREA

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☒ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural, and landscape features and evaluate in terms of other areas within the community.

The Collins Mill Housing -Primrose Hill Road Area consists of five houses constructed to house his Collins Mill employees. These worker housing duplexes and multi-family homes are located on the west side of Primrose Hill Road. They have a minimum setback from the road. Primrose Hill Road starts at Lakeview Avenue and continues northward out of the area boundary. The housing complex is approximately 100 feet from the nearest mill building. All of the duplexes are approximately 38-feet by 18-feet, two-story, wood-frame buildings. They either have gable or shed roofs. The lots are primarily paved over.

The 1889 map (**Figure 1**) appears to show that the two double houses at the northern end of the area (34 and 44 Primrose Hill Rd) had already been constructed, while another structure (possibly 24 Primrose Hill Rd, or a predecessor) has been constructed on the water's edge.

16 Primrose Hill Road, c.1890, DRA.264 (Photo #1)

This is a two-story, eaves-front, 38-foot by 18-foot wood-frame dwelling. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. Centered on the front (east) elevation is an entry door flanked by two windows on each side. There are five windows on the second story. There is a single-window at each story of the gable ends.

20 Primrose Hill Road, c.1890, DRA.265 (Photo #2)

This is a two-story, eaves-front, 38-foot by 18-foot wood-frame dwelling. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. Centered on the front (east) elevation is an entry door flanked by two windows on each side. A gable-roofed porch supported by brackets protect the entry. There are five windows on the second story. A brick chimney rises from the gable ridge.

24 Primrose Hill Road, c.1890, DRA.266 (Photo #3)

This is a two-story, eaves-front, 38-foot by 18-foot, saltbox-form, wood-frame dwelling. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PRIMROSE HILL RD AREA

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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windows. There is an entry at the south and north ends of the front (east) elevation. A one-story addition abuts the south gable end. A brick chimney rises from the gable ridge.

34 Primrose Hill Road, c.1885, DRA.267 (Photo #4)

This is a two-story, eaves-front, 54-foot by 25-foot, shed-roofed, wood-frame duplex. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. Centered on the front (east) elevation are two entry doors flanked by three windows on each side. A hipped-roofed porch supported by brackets protect the entry. There are six windows on the second story. This building is similar to 44 Primrose Hill Road.

44 Primrose Hill Road, c.1885, DRA.268 (Photo #5)

This is a two-story, eaves-front, 54-foot by 25-foot, shed-roofed, wood-frame duplex. Resting on a stone foundation, it is clad in vinyl siding and a composite shingle roof. Fenestration consists of 1/1 replacement windows. Centered on the front (east) elevation are two entry doors flanked by three windows on each side. The entry is protected by a two-story contemporary porch and deck. There are six windows on the second story. This building is similar to 34 Primrose Hill Road.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

Michael Collins (1839-1922) built this housing complex for mill employees. The housing district possesses the characteristics of late 19th- and early 20th-century mill housing. Numerous families rented the units in the multi-family buildings over the fifty years they were in use by Michael Collins and then the American Woolen Company. These dwellings share similar characteristics with another housing complex located to the southwest of the mill complex. The building materials and technologies and the types of houses present in the mill village document typical period Massachusetts mill housing.

Collins Mill

In 1876, Michael Collins leased the neighboring mill complex and purchased the property four years later. In 1884, he expanded the site significantly. He constructed several new brick buildings, a canal, and a flume. By 1885, the plant contained 72 looms and ten sets of cards. As the Collins mill prospered, the surrounding neighborhood flourished. Between 1880 and 1900, Dracut's population doubled from 1595 to 3253. At the height of its production, the Collins mills produced 230,000 yards of cloth annually and employed 260 workers.¹ The mill produced kerseys, chinchilla, beaver overcoating, worsted cassimere, and "other fine grades of cloths."²

¹ Duda, Rebecca "Collinsville, Collies, and Costellos," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 9, 2015.

² *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

INVENTORY FORM A CONTINUATION SHEET

DRACUT

PRIMROSE HILL RD AREA

MASSACHUSETTS HISTORICAL COMMISSION

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Collins gradually improved the mill buildings, built worker housing, and employee multi-unit houses throughout his ownership. Built c.1890, the first worker's housing district was known as "The Village." Collins laid out new streets, built company stores, and installed a Federal Post Office inside the mill. He encouraged large family "picnics" and sponsored a baseball team. With a large Irish population working in the mills, Collins built St. Mary's Catholic Church, 1868 Lakeview Ave (DRA.51) for \$2,000 in 1884. Collins also donated a local hall for the local temperance society to meet, the Collinsville Union Mission, later known as the Collinsville Union Church, 2087 Lakeview Ave (1897, DRA.45). As the mill prospered, the Town of Dracut invested in the infrastructure, adding ten kerosene street lamps in 1892; widened the bridge over the Beaver Brook in 1894; upgraded to gasoline lights in 1899, and constructing a polling center in 1902.

Collins continued to improve the facility, expanding the 1884 mill, building a seven-story bell tower, and a new weave shed, boiler room, and a dye-house. After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."³

Collins sold the mill to the American Woolen Company (AWC) in 1899, and the facility became known as Beaver Brook Mill. Founded in Lawrence, Massachusetts, the AWC was one of the world's largest wool manufacturers. Incorporated in March 1899, William W. Wood (1858-1926), treasurer of the suffering Washington Mills of Lawrence, conceived the new venture. Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of other mills, joined Wood and formed a conglomerate of small wool operations. The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."⁴

Upon purchase of the property, the AWC "made extensive improvements" to Beaver Brook Mills "and more than doubled the capacity of the plant."⁵ At its peak, the firm had 60 mills accounting for one-sixth of the industry's gross product. The company employed 40,000 workers and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."⁶

During World War One, the AWC profited tremendously due to significant government contracts. The AWC built up enormous cash reserves following World War I, the last considerable boom period for the New England woolen industry. This surplus capital enabled AWC to survive many lean years following World War One. The AWC turned a profit until 1924 when losses totaled \$6,900,000 and marked the beginning of the end of the AWC⁷ By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-

³ Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

⁴ Gloss, Christopher W. and Valery Mitchell and Woodard D. *Openo Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

⁵ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁶ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, Mansions, and Mergers: The Life of William H. Wood*.

⁷ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

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PRIMROSE HILL RD AREA

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priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials” contributed to the decline of the New England textile industry.⁸ In 1933, AWC arranged with the Textile Realty Company and began divesting 43 worker houses and the large multiple-unit building. In the early winter of 1933, several of the properties on Primrose Hill Road were put up to auction, making many employees first-time homeowners.

The mill prospered during World War Two and the immediate postwar period, but then there was a steady decline. Except for the 1951 Korean War, the company lost millions of dollars between 1949 and 1954. In 1955, Textron forcibly took over AWC’s parent company, forming Textron American. This conglomerate funded other enterprises by selling A.W.C assets. Textron liquidated all of its New England mills within two years of the merger, which essentially “delivered the coup de grace to the New England woolen textile industry.”⁹ Dracut’s once-thriving textile industry resulted in empty mill buildings and a decaying village center. The collapse of the AWC followed the pattern of many of the heavy manufacturing companies that dotted the New England landscape.

1920 Census

For the 1920 Census, these houses on Primrose Hill were not given a street number but rather an “x,” perhaps denoting that they were part of the Collinsville Mill property. There were seven different rented units at the lower part of Primrose Hill Road denoted on the census. There were approximately 16 people who worked in the woolen mill. These positions included laborer, weaver, stripper, card stripper, and carder. Their nationalities included Italy, Syria, Lithuania, Ireland, Greece, and the United States. The household sizes ranged from three to ten. The largest household consisted of Italian immigrant Domenic Tyler who lived in one of the units with his wife, Philomanda, and their eight children. Domenic and Philomanda came to the United States together in 1899. Their children ranged in age from three months to sixteen years old. In the adjacent unit, Greek immigrant, Arthur Coutis, lived with his wife and six children. Arthur Coutis came to the United States in 1910, with his wife and two oldest children arriving three years later. The remaining children were born in the United States.

Post 1933 Neighborhood History

16 Primrose Hill Road, c.1890

The Textile Realty Company sold Lot #47 to Joann Piantidosi in 1933.¹⁰ In 1940, Greek immigrants Aristides and Lambrene Curtis lived here with their four daughters. The house was valued at \$1500. Two of the daughters worked at the woolen mill as a secretary and a sorter. The secretary worked 50 hours a week, earning \$800, and the sorter worked 30 hours a week, earning \$420.

⁸ Ibid.

⁹ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

¹⁰ MCRD: 822/822, 1933.

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PRIMROSE HILL RD AREA

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20 Primrose Hill Road, c.1890

The Textile Realty Company sold Lot #48 to Yvonne Belanger in 1933.¹¹ Belanger formerly lived on Lakeview Avenue with her family, and she worked as a furniture upholsterer. Her husband, Raymond, owned a café. In 1940, they lived on Dinley Street, suggesting that they used this property as an investment. That same year, Annie Brogan lived with her son, who worked as a welder at the woolen mill. Brogan was originally from Quebec, and by 1940, she was a naturalized American citizen. They had a boarder – Anna Gigoire – who worked as a spinner at the mill. Maurice and Madelaine LaPlume purchased the property in 1946.¹² Maurice was a loom fixer based in Lowell. Joseph and Beth Fontaine purchased the property in 1950.¹³

24 Primrose Hill Road, c.1890

The Textile Realty Company sold Lot #49 to William and Edmour Pateneude in 1933.¹⁴ The siblings lived in Lowell. Marie Aurore Matte purchased the property in 1939.¹⁵ Her husband, Henry, was a laborer at the Navy Yard. They had six children. The oldest son, the nineteen-year-old Edward, worked as a filling carrier at the silk mill. The family had previously lived in Charlestown, Massachusetts. It remained in the Matte family until 1979.

34 Primrose Hill Road, c.1885

The Textile Realty Company sold Lot #50 to John O. Brewster (1899-in 1933. Brewster lived in Lowell and worked for the Atlantic Parachute Company. Steevi Latcopski purchased the property in 1936.¹⁶ Originally from Lithuania, Latcopski was a picker at the woolen mill. Anna Choquette was the next owner.¹⁷ Mary Daniels, who had been renting in part of the building since at least 1935, purchased the entire building in 1952.

44 Primrose Hill Road, c.1885

The Textile Realty Company sold Lot #51 to Louis W. Savard (1910-1957) in 1933.¹⁸ Savard worked at the American Woolen Mill and lived on Lakeview Avenue. Joseph E. Damboise purchased the property in 1955. Harold D. Baroni purchased the property in 1957.

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¹¹ MCRD: 835/470, 1933.

¹² MCRD: 1056/280, 1946.

¹³ MCRD: 1149/221, 1950.

¹⁴ MCRD: 905/569, 1937.

¹⁵ MCRD: 933/394, 1939.

¹⁶ MCRD: 880/388, 1936.

¹⁷ MCRD: 1207/373, 1952.

¹⁸ MCRD: 835/476, 1933.

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MHC #	Assessor #	Street #	Street	Date	Historic Name	Style	Acreage	Photo
DRA.264	25-0-213	16	Primrose Hill Rd.	c.1890	Collinsville Mill Workers Housing – Primrose Hill Rd	No Style	0.15	1
DRA.265	25-0-212	20	Primrose Hill Rd.	c.1890	Collinsville Mill Workers Housing – Primrose Hill Rd	No Style	0.09	2
DRA.266	25-0-211	24	Primrose Hill Rd.	c.1890	Collinsville Mill Workers Housing – Primrose Hill Rd	No Style	0.12	3
DRA.267	25-0-210	34	Primrose Hill Rd.	c.1885	Collinsville Mill Workers Housing – Primrose Hill Rd	No Style	0.15	4
DRA.268	25-0-2019	44	Primrose Hill Rd.	c.1885	Collinsville Mill Workers Housing – Primrose Hill Rd	No Style	0.14	5

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Photograph 1 16 Primrose Hill Road



Photograph 2 20 Primrose Hill Road

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Photograph 3 24 Primrose Hill Road



Photograph 4 34 Primrose Hill Road

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Photograph 5 44 Primrose Hill Road

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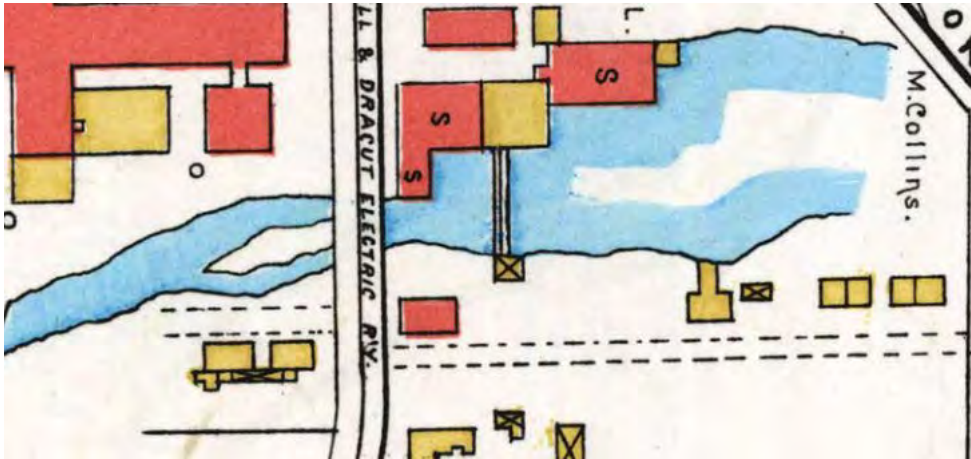


Figure 1 1889 *Atlas of Middlesex County, Massachusetts*. Boston: George H. Walker & Co.



Figure 2 1933 Textile Realty Company Divestment Plan (MCRD, Plan 58/19)

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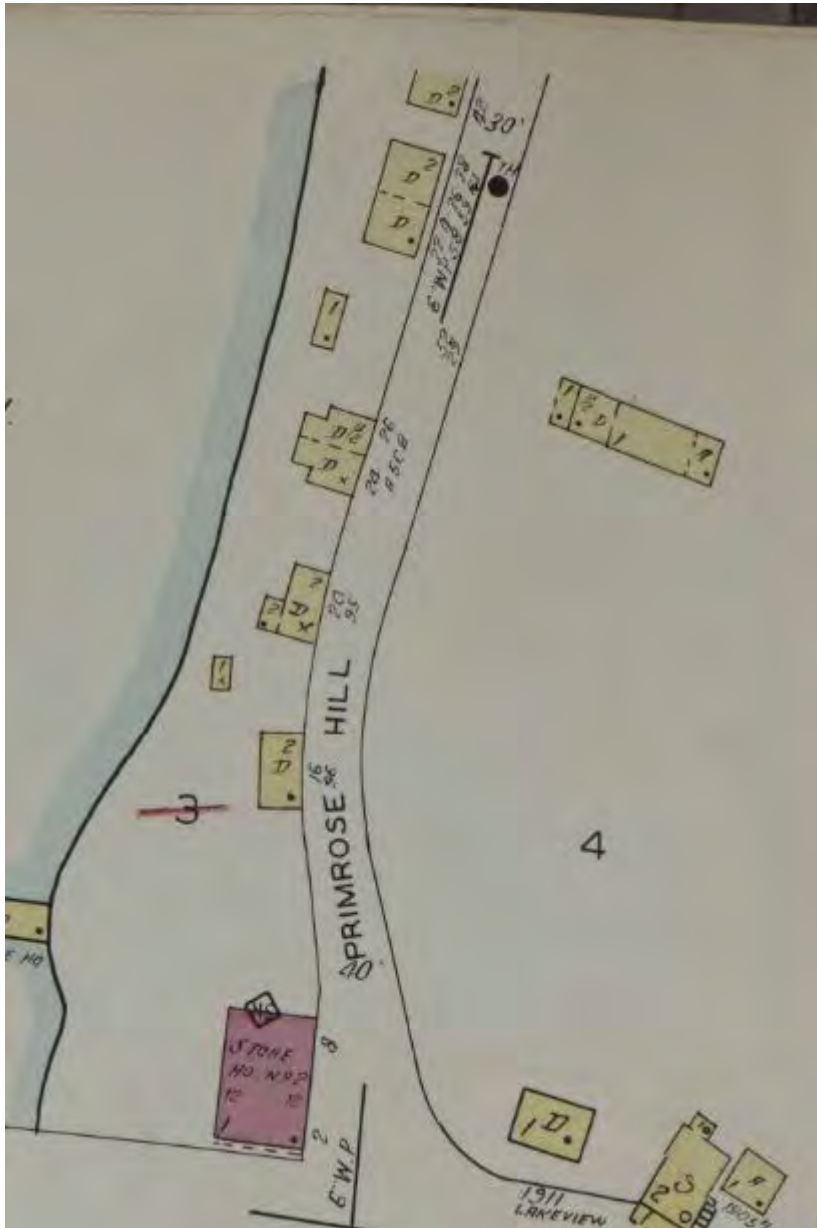


Figure 3 Detail from Plate 82, 1941 Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts. Sanborn Map Company, 1907; Republished 1952 Vol. 1. Library of Congress Geography and Map Division.

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☐ Individually eligible ☐ Eligible **only** in a historic district
- ☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☐ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Primrose Hill duplexes were built c.1890 to provide housing for the families of the Collinsville Mill employees. The district is significant in terms of social history for its associations with a group of Dracut's working class who contributed to its industrial growth. It reflects the late 19th-century to early 20th-century industrialization of Dracut, New England, and America. The buildings document the company's response to the needs of their expanding workforce. The area reflects an important form of period residential development and provides information about the living arrangements and lifestyles of the historic mill worker. To expand and grow as businesses, textile mills provided housing for a growing workforce. This development was part of the industrialization process. It occurred in mill towns across New England, transforming many rural communities and setting the pace for the future development of urban neighborhoods.

These housing units provided a stable, conveniently located workforce. This cluster housing was close to the mill and was augmented by churches, schools, stores. During the late 19th century, employers recognized the need for worker housing as an "intimate relationship between production and proper living conditions."¹⁹ Initially, many company towns followed the tenet of paternalism, where the company owner dictated every moment of the workers' lives. The mill owner, "in a spirit of genuine benevolence," believed that his direct intervention could best improve the "living conditions of his employees."²⁰ Mill owners and businessmen

¹⁹ *Industrial Housing*, Lockwood, Greene and Company, New York, New York, 1920.

²⁰ Hamlin, W. "Low-Cost Cottage Construction in America: A study based on the housing collection in the Harvard Social Museum." Publications of the Department of Social Ethics in Harvard University (Harvard University Press: Cambridge, MA, 1917)

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considered paternalism “to be a moral responsibility, protecting society while furthering the business.”²¹ By the 1920s, worker housing decreased due to post-war industrial contraction. The trend accelerated in the 1930s as mills closed during the Great Depression and public relief programs sought to increase working-class homeownership.²²

²¹ Garner, John S., *The Model Company Town: Urban Design through Private Enterprise in Nineteenth Century New England* (University of Massachusetts Press: Amherst, Massachusetts, 1984)

²² “Mill Communities,” *Mills: Making Places in Connecticut*. Preservation Connecticut Website. Date Accessed November 24, 2020.

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

48-0-89; 62-0-3;
62-0-04; 48-0-
88

Lowell

T

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Photograph



Photograph 1 #85 and #75 School Street

Town/City: Dracut

Place (*neighborhood or village*): Navy Yard

Name of Area: School Street

Present Use: Residential

Construction Dates or Period:

Overall Condition: Fair

Major Intrusions and Alterations: The buildings have replacement roofing, window, and siding materials

Acreage: 4.33

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): November 2020

Locus Map

☒ *see continuation sheet*

INVENTORY FORM A CONTINUATION SHEET

DRACUT

SCHOOL STREET AREA

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☐ Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

The buildings in this area are located on both sides of School Street, connecting Pleasant Street with Parker Avenue. This area is adjacent to the Parker Street Area (DRA.Q). The Merrimack Mills were located at the southern end and the schoolhouse at the northern end. There have been modern infill in the form of modern subdivisions and condominiums.

71 School Street, c.1900, DRA.269 (Photo 2)

This is a 1 ½ story, eaves-front, gable roof, wood-frame, Bungalow Style home. Resting on a stone foundation, the building is clad with aluminum siding and a composite shingle roof. Fenestration consists of 1/1 windows. A full-length porch with a kneewall spans the front (south) elevation. The second story of the front elevation features a full shed dormer with two paired window units. A brick chimney rises from the north roofline (**Figure 3**).

72 School Street, c.1918, DRA.270 (Photo 3)

This is a 1½ story, wood-frame, gable-front house. Resting on a stone foundation, the building is clad with asbestos shingle siding and a composite shingle roof with cornice returns. There is a bay window with 8/1 replacement windows on the east end of the front (south) elevation. The hip roof of the bay window extends to create a front entry porch supported by a turned post. Fenestration includes 1/1 replacement windows. A one-story, shed-roofed addition extends from the rear (north) elevation. A brick chimney rises from the ridge line.

75 School Street, c.1913, DRA.271 (Photo 4)

This is a two-story, gable-front, wood-frame house. Resting on a stone foundation, it has vinyl siding and a composite shingle roof with cornice returns. Fenestration consists of 1/1 replacement windows with shutters. The windows have wood window hoods with wooden keystone blocks. A two-story, gable-roof ell extends from the east and west elevations. Spanning the front (south) elevation is a porch with turned posts and a balustrade. The porch wraps around the east and west elevations and terminates with the projecting ells. This is the largest house in the area and is apparently a two-family residence, identified on the facade as 75 and 77 School Street.

76 School Street, c.1921, DRA.272 (Photo 5)

This is a 1½ story, three-bay by five-bay, wood-frame, single-family dwelling. Resting on a stone foundation, it is clad with vinyl siding and a composite shingle roof with gable returns. Fenestration includes 6/1 replacement windows with shutters. The front (south) elevation has an entry protected by a gable-roofed porch with columns. To the west of the porch is a bay window with 6/1 replacement windows. Extending from the west elevation is a two-story, gable-roofed projection. The first floor of the projection is slightly recessed.

85 School Street, c.1905, DRA.273 (Photo 6)

This is a two-story, wood-frame, hipped-roof, American Four-Square Style home with Queen Anne Style details. Architectural details include cornice brackets, cornice dentils, and corner posts. Resting on a stone foundation, the 30-foot

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SCHOOL STREET AREA

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by 30-foot building has vinyl siding and a composite shingle roof. Fenestration includes 1/1 replacement windows. Spanning the front (west) elevation is a porch with scroll brackets and turned support posts. There is a closed-in porch along the south elevation. Centered on the south roofline is a hipped-roof window dormer. The large gambrel-roofed barn that is set back on the lot is present on the 1942 Sanborn Map (**Figure 2**).

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

This land belonged to Joseph B. Varnum. Upon his death, he left the land to the Evangelical Congregational Society (E.C.S.) of Dracut. In 1894, the E.C.S. leased the land to the Merrimack Investment Association (M.I.A.) of Lowell and Dracut, which laid out building lots (**Figure 1**). By 1897, there were 52 building lots. Between 1894 and 1912, the agreement between the E.C.S. and M.I.A. dissolved, and the E.C.S. began selling lots.

71 School Street, c.1900 (Frank and Flora Hayden House)

In 1900, Frank and Flora Hayden lived at #6 Parker Place. They previously lived in Somerville, Massachusetts.¹ Frank was an electrician. They lived there with their three children and his mother. In 1948, Nicholas and Esther Pappas purchased the house.²

72 School Street, c.1918 (Christos Tournas House)

This land belonged to Joseph B. Varnum (1751-1821). Upon his death, Varnum, left the land to the Evangelical Congregational Society (E.C.S.) of Dracut. In 1894, the E.C.S. leased the land to the Merrimack Investment Association (M.I.A.) of Lowell and Dracut, which laid out lots of land(**Figure 1**). By 1897, there were 52 building lots. John A. Thompson, a representative of the M.I.A., sold Christos Tournas a building lot in 1917.³ Christos Tournas transferred land with buildings to John and George Tournas in 1924.⁴

75 School Street, c.1913 (Judson and Minnie Crawford House)

In 1912, the E.C.S. sold this lot to Judson and Minnie Crawford.⁵ Judson Crawford (1859-1945) worked as a carpenter and a surveyor. He may have built the extant house. They lived at 85 School Street with their daughter's family. During the Great Depression, their son-in-law, John Shanks, worked on the W.P.A.-funded road project.

76 School Street, c.1921 (William and Sarah Glines House)

John A. Thompson, a representative of the M.I.A., sold this lot to William and Sarah Glines in 1920.⁶ William Glines (1875-1963) was a master mechanic for one of the Lowell mills. The Glines lived in Lowell and probably built this house for investment purposes.⁷ The Glines sold the lot, with buildings, to Etta Conlon in 1924.⁸ Catherine Monoxelos purchased the property in 1931.⁹

85 School Street, c.1906 (Judson and Minnie Crawford House)

¹ Dracut Census, 1910

² MCRD: 1107:232, 1948.

³ MCRD, 585/37, 1917

⁴ MCRD, 947/465, 1924

⁵ MCRD: 620/195,1920.

⁶ MCRD, 630/193,1920

⁷ Lowell Census, 1920

⁸ MCRD: 635/132,1924.

⁹ MCRD: 800/527, 1931.

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Minnie E. Crawford purchased Lot #15 in 1905. Judson and Minnie Crawford most likely built the extant house. They lived here with their daughter's family. During the Great Depression, their son-in-law, John Shanks, worked on the W.P.A.-funded road project. Louis and Jane Tournas purchased the property in 1939.

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Property Data Sheet

MHC #	Assessor #	Street #	Street	Historic Name	Date	Style	Acre age	Photo
DRA.269	48-0-90	71	School St.	Flora Hayden House	c.1900	Bungalow	0.17	2
DRA.270	62-0-04	72	School St.	Christos Tournas House	c.1918	No Style	1.3	3
DRA.271	48-0-89	75	School St.	Judson and Minnie Crawford House	c.1913	No Style	1.52	4
DRA.272	62-0-3	76	School St.	William and Sarah Glines House	c.1921	No Style	0.21	5
DRA.273	48-0-88	85	School St	Judson and Minnie Crawford House	c.1906	American Four Square	1.3	6

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Locus Map

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Photograph 2 71 School Street



Photograph 3 72 School Street

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Photograph 4 75 School Street



Photograph 5 76 School Street

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Photograph 6 85 School Street

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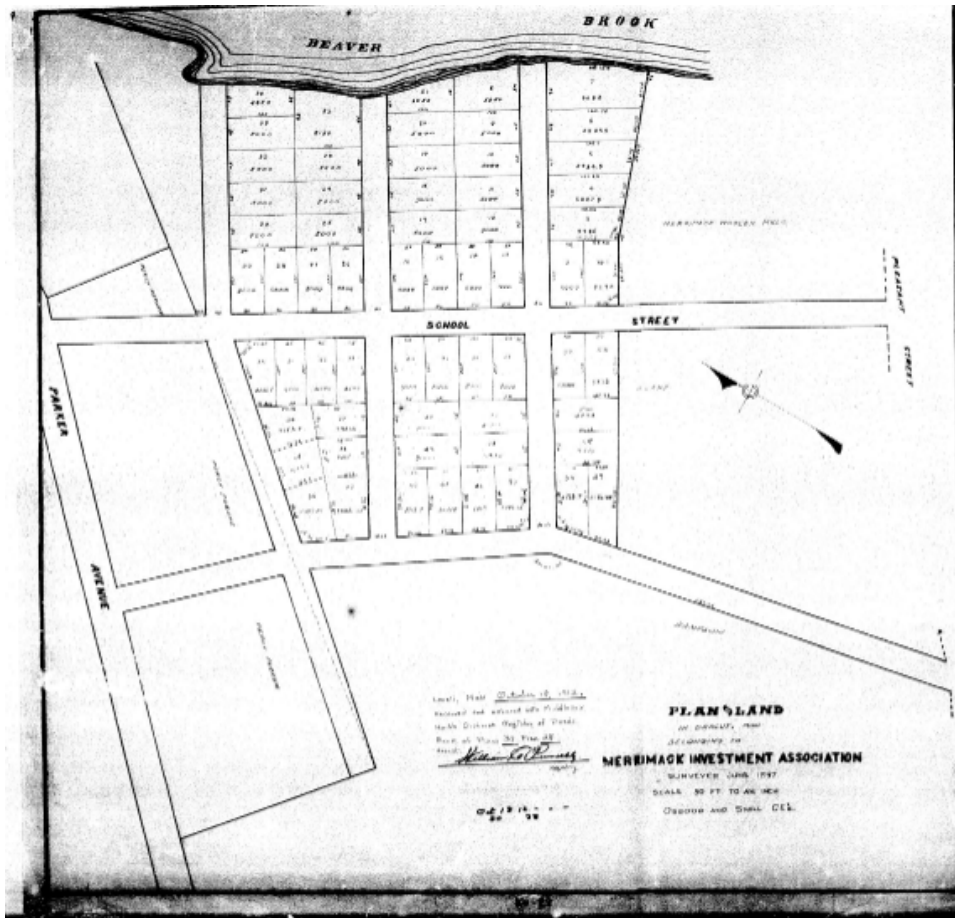


Figure 1 Merrimack Investment Associations' unfulfilled Plans for School Street Development (MCRD, Plans, 30/28)

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Figure 2 Detail from Plate 78, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1941, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

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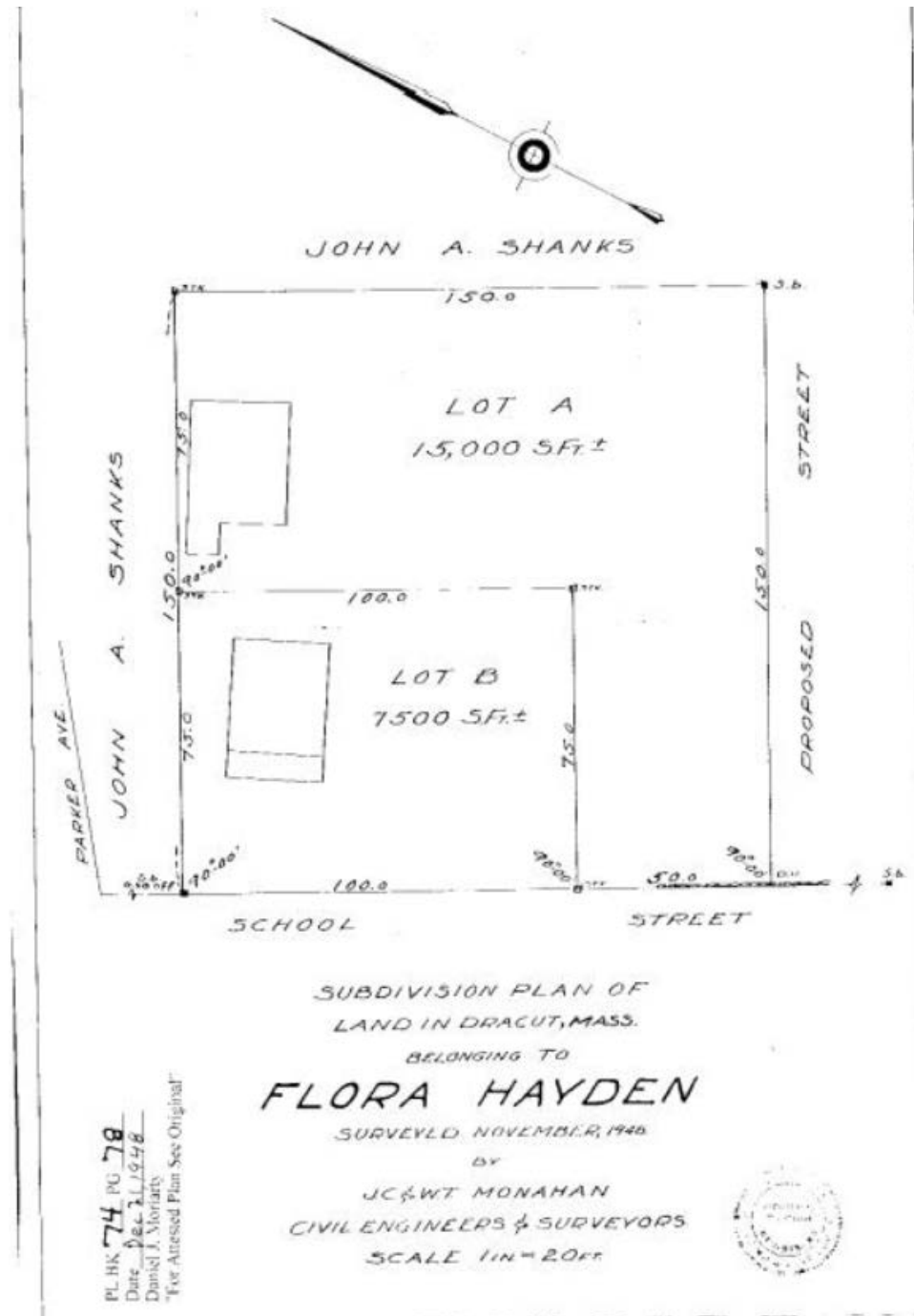


Figure 3 MCRD(Plans 74:78. 1948). Showing 71 School Street (Lot B) 71 School street, set back from the street behind 73 and excluded in this area, was part of the lot which was subdivided in 1948.

FORM A - AREA

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

Assessor's Sheets	USGS Quad Area Letter Form Numbers in Area		
62-0-59 through 61; 62-0-64; 49-0-101 through 49-0-115	Lowell	U	See Data Sheet

Photograph



R-L: 14, 16, 20 Upland

Town/City: Dracut
Place (*neighborhood or village*): Navy Yard
Name of Area: Upland-Swain Streets Area

Present Use: Single-Family Dwellings

Construction Dates or Period: 1887-1913

Overall Condition: Fair to Good

Major Intrusions and Alterations: Vinyl Siding;
Replacement Windows; Replacement Roofing

Acreage:

Recorded by: Brian Knight

Organization: Town of Dracut

Date (*month/year*): December 2020

Locus Map



☐ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET DRACUT UPLAND-SWAIN STREETS AREA

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

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural, and landscape features and evaluate in terms of other areas within the community.

The Upland-Swain Streets Area consists of nineteen houses constructed to house Dracut's growing workforce. The buildings are located on the north side of Pleasant Street. The neighborhood is a horseshoe shape with Upland and Swain Streets connected on the north end, and both have access to Pleasant Street on the south end. The 4.01-acre housing complex is approximately ¼ mile from the Merrimack Mills, the area's primary employer. This district consists of 19 gable-roofed, 1½ story, three-bay by four-bay, single-family houses with an average size of approximately 2,000 square feet. They have a uniform, moderate setback from the street with a paved driveway on each building side. The lots are maintained primarily in turf with foundation plantings. They are approximately 25-feet by 18-feet, rectangular-plan buildings with various additions and porches. Almost all of the buildings have a hipped roof entry porch. There have been additional alterations in the form of new siding, roofing, and replacement windows.

In the last decade of the 19th century and into the early 20th century, the 1½-story single-family dwelling began to be virtually mass-produced, not only in Dracut but throughout the region.¹ It was a house form well suited to urban lots that were relatively deep but with narrow street frontages. Many of these dwellings had a two-bay front facade with a 1-story box or faceted bay on one side of the front facade with a roof that extended over the entrance to create a small front porch.²

#12 Upland Street, c.1888, DRA.274 (Photo 1)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof. Fenestration consists of 6/6 replacement windows. The front (east) elevation has a sidehall entry accessed by brick steps with an iron rail on the north end. There is a rectangular bay window with narrow 4/4 replacement windows on the south end. The bay window's hip roof extends to create a front entry porch supported by an iron trellis post. The second story has two evenly spaced 1/1 windows with shutters. Projecting from the south elevation is a one-story, gable roof addition. The street-facing elevation (east) has an entry and an enclosed porch with a bank of 1/1 windows.

¹ The Pawtucketville neighborhood in Lowell (once a part of Dracut) in 2007 revealed houses of this house form with identical decorative features.

² Larson Fisher Associates, *Historic Preservation Plan & Town-Wide Survey of Historic Resources for Town of Dracut, Middlesex County, Massachusetts*, 2012.

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#15 Upland Street, c.1885, DRA.275 (Photo 5)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 2/2 replacement windows. The front (east) elevation has a sidehall entry accessed by a concrete stoop on the south end. There is a rectangular bay window with 1/1 replacement windows on the south end. The bay window's hip roof extends to create a front entry porch supported by a wood post. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. Projecting from the east elevation is a one-story addition. There is a bay window extending from the south elevation. A brick chimney rises from the south roofline.

#16 Upland Street, c.1885, DRA.276 (Photo 2)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (east) elevation has a sidehall entry accessed by wood steps and a vinyl railing on the north end. There is a rectangular bay window with 1/1 replacement windows on the south end. The hip roof of the bay window extends to create a front entry porch supported by a decorative iron post. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. The south elevation contains two 1/1 replacement windows on the first floor, and there is a small casement window on the north elevation. Projecting from the southwest corner is a one-story, shed-roofed addition with an entry and 1/1 replacement windows. A metal smokestack rises from the southwest corner of the roof.

#17 Upland Street, c.1885, DRA.277 (Photo 6)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 2/2 replacement windows. The front (east) elevation has a full-length enclosed porch with a hip roof and 6/6 windows. The entrance to the porch is on the south elevation. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. Projecting from the east elevation is a one-story addition. There is a bay window extending from the south elevation. A brick chimney rises from the south roofline.

#20 Upland Street, c.1885, DRA.278 (Photo 3)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (east) elevation has a sidehall entry accessed by wood steps and a vinyl railing on the north end. There is a rectangular bay window with 6/6 replacement windows on the south end. The hip roof of the bay window extends to create a front entry porch supported by an angled bracket. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. There is a shed dormer on the north and south roof lines.

#21 Upland Street, c.1885, DRA.279 (Photo 7)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 2/2 replacement windows. The front (east) elevation has a full-length enclosed porch with a shed roof and a bank of 1/1 windows. The entrance to the porch is on the

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south elevation. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. Projecting from the east elevation is a one-story addition. Extending along the south elevation is a carport roof supported by iron round posts. A brick chimney rises from the south roofline

#24 Upland Street, c.1912, DRA.280 (Photo 4)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (east) elevation has a sidehall entry accessed by wood steps and a vinyl railing on the north end. There is a rectangular bay window with 6/6 replacement windows on the south end. The hip roof of the bay window extends to create a front entry porch supported by a decorative iron post. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. There is a shed dormer on the north and south roof lines.

#25 Upland Street, c.1888, DRA.281 (Photo 8)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 2/2 replacement windows. The front (west) elevation has a full-length enclosed porch with a shed roof and a bank of 1/1 windows. The entrance to the porch is on the south elevation. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. Projecting from the east elevation is a one-story addition that extends south. There is an entry on the west elevation of the addition. Extending along the south elevation is a carport roof supported by iron round posts. A brick chimney rises from the south roofline.

#27 Upland Street, c.1888, DRA.282 (Photo 9)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, asbestos shingle siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by a concrete stoop on the north end. There is a rectangular bay window with narrow 1/1 replacement windows on the south end. The bay window's hip roof extends to create a front entry porch supported by a wood-turned post. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. Projecting from the south elevation is a one-story entry addition with a door on the west elevation. There is a bay window extending from the south elevation. A brick chimney rises from the south roofline.

#31 Upland Street, c.1900, DRA.283 (Photo 10)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by brick stairs on the north end. There is a rectangular bay window with 1/1 replacement windows on the south end. The bay window's hip roof extends to create a front entry porch supported by a decorative iron post. The second story has two evenly spaced 1/1 windows with shutters. Centered in the gable peak is an attic vent. Projecting from the east elevation. A brick chimney rises from the south roofline.

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#35 Upland Street, c.1889, DRA.284 (Photo 11)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, asbestos shingle siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by wooden stairs on the north end. There is a rectangular bay window with narrow, 1/1 replacement windows on the south end. The bay window's hip roof extends to create a front entry porch supported by a wood post. The second story has two evenly spaced 1/1 windows. Centered in the gable peak is an attic vent. Projecting from the south elevation is a one-story shed roof addition with an entry on the west elevation. A brick chimney rises from the south roofline.

#15 Swain Street, c.1891, DRA.285 (Photo16)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, asbestos shingle siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by wood steps and a vinyl railing on the north end. There is a rectangular bay window with 6/6 replacement windows on the south end. The hip roof of the bay window extends to create a front entry porch supported by a wood post. The second story has two evenly spaced 1/1 windows. Centered in the gable peak is an attic vent. Extending from the east elevation is a one-story addition.

#17 Swain Street, c.1892, DRA.286 (Photo 15)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, wood clapboard siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by wood steps on the north end. There is a rectangular enclosed porch on the south end. The hip roof of the bay window extends to create a front entry porch. The second story has paired 1/1 windows. Centered in the gable peak are wood shingles with an attic vent. Projecting from the east elevation is a two-story shed roof addition and then a one-story addition.

#20 Swain Street, c.1915, DRA.287 (Photo19)

This is a 1½ story, gable-front house with a concrete block foundation, asbestos shingle siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. Spanning the east elevation is an enclosed, one-story porch and faux stone siding. The second story has two evenly spaced paired windows. Centered in the gable peak is a small 1/1 window. Extending from the west elevation is a one-story addition. A brick chimney rises from the south roofline. Projecting from the south elevation is a bay window with faux stone siding and a one-story addition. Rising from the south elevation is a brick chimney.

#21 Swain Street, c.1891, DRA.288 (Photo 14)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 windows. The front (west) elevation has a sidehall entry accessed by a switchback handicap ramp. A hip roof extends along the west and south elevations to create a front entry porch supported by a wood post. The second story has two evenly spaced 1/1 windows. Centered in the gable peak is an attic vent. Projecting from the east elevation is a two-story shed roof addition.

#24 Swain Street, c.1915, DRA.289 (Photo18)

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This is a 1½ story, gable roof, sidehall plan house with a concrete block foundation, asbestos shingle siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. Spanning the east elevation is an enclosed, one-story porch with a center entrance accessed by brick stairs. The second story has two evenly spaced paired windows. Centered in the gable peak is a small 1/1 window. Extending from the west elevation is a one-story addition. A brick chimney rises from the south roofline.

#25 Swain Street, c.1891, DRA.290 (Photo 13)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by a concrete stoop on the north end. There is a rectangular enclosed porch on the south end. The bay window's hip roof extends to create a front entry porch supported by a wood post. The second story has two evenly spaced 1/1 windows. Centered in the gable peak is an attic vent. Projecting from the north elevation is a 1 ½ story, gable roof ell with a garage on the first story and living space on the second story. There is a shed roof on the west roofline of the addition and the north and south rooflines of the main block. A brick chimney abuts the south elevation.

#28 Swain Street, c.1915, DRA.291 (Photo 17)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry protected by a full-length, hipped roof porch. The second story has two evenly spaced 1/1 windows. Extending from the north elevation is a two-story addition with a garage on the first story and living space at the second story. Centered on the east roofline of the addition is a gabled wall dormer.

#35 Swain Street, c.1889, DRA.292 (Photo 12)

This is a 1½ story, gable roof, sidehall plan house with a concrete foundation, vinyl siding, and a composite shingle roof with eaves returns. Fenestration consists of 1/1 replacement windows. The front (west) elevation has a sidehall entry accessed by a concrete stoop on the north end. There is a rectangular enclosed porch on the south end. The bay window's hip roof extends to create a front entry porch supported by a wood post. The second story has two evenly spaced 1/1 windows. Centered in the gable peak is an attic vent. Projecting from the north elevation is a 1 ½ story, gable roof ell with solar panels on the west roofline. A brick chimney abuts the south elevation.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

John Ames (1821-1899), a Dracut lumber dealer, built the majority of these houses for Navy Yard's growing labor pool between 1885 and 1892. In 1875, most of the land in this area was part of the C.J. Swain farm. Charles J. Swain (1846-1881) was a carriage maker and his farmstead was located in the vicinity of #34 Upland Street.

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Ames eventually owned the property that now comprises the Upland-Swain area. He sold individual lots “with buildings thereon” to buyers.³ By 1889, there were seven Ames houses on Upland Street. Additional houses were built up to 1915. He was president of the Lowell and Dracut Horse Railroad Company. He also supplied the land for the Dracut Town Hall as well as installed a water system for the Navy Yard neighborhoods. He married Almira Hamblet (1822-1903) in 1849.

Their son, John H. Ames (1853-1937) assisted his father in building the homes. In 1904, Ames was involved in a rather public dispute with his wife (**Figures 5 & 6**). In 1905, Ames presented a petition to the Massachusetts legislature proposing that Lowell absorb the Navy Yard village. In 1936, the Town of Dracut seized Ames’ Dracut holdings due to nonpayment of taxes.

The housing district possesses the characteristics of late 19th- and early 20th-century housing. The single-family homes buildings were purchased by individuals who subsequently rented the units to workers and their families. In some instances, the workers themselves purchased the building. While the neighboring Merrimack Mills provided the majority of the local employment opportunities, the residents of these houses also worked in other locations in Dracut. While built during a twenty-year period, the buildings are very similar in orientation, size, massing, and fenestration. The building materials and technologies and the types of houses document typical Massachusetts working-class housing. Upland and Swain streets’ buildings share several architectural traits, including gable-front plan and rectangular bay windows on the street-facing elevation. The houses have been altered and updated, but they produce a distinguishable, cohesive entity that retains characteristics of architectural style, orientation and massing.

Mill History

The houses in this area were built between 1885 and 1915. During this time, Solomon Backman owned the Merrimack Mills. By 1881, there were 200 employees at the mill. The Merrimack Mills attracted a plethora of immigrants arriving in the United States. Primarily English and Scottish immigrants worked in the mills as carders, spinners, weavers, and cordwainers. Thousands of French Canadians, seeking New England’s manufacturing centers’ economic opportunity, crossed the porous border into the United States between 1880–1890. Greek immigrants fleeing the 1897 war with Turkey represented the most extensive collection of immigrants, followed by Armenians, Lithuanians, Russians, Germans, Austrians, Poles, Portuguese, and Italians. Nearly all of these immigrants worked in the mills and lived in nearby tenement housing. In 1890, the mills had 356 employees, and the mill produced “dress goods, cloakings, shawls, etc.”⁴

In 1902, Charles Robinson purchased the mill at auction for \$68,000. Robinson also operated mills in Maine and New Hampshire. Later in the year, E. G. Morrison and Arthur G. Meyer purchased the property.

³ MCRD: 206:45, 1889.

⁴ “Splendid Woolen Mills for Sale,” *The Boston Post*, Boston, Massachusetts, April 10, 1874.

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In December 1927, the M.T. Stevens purchased the Merrimack Mills property. During the next six years, the mill felt the effects of the Great Depression as orders were hard to get. As the country emerged from the Great Depression and prepared itself for a war footing, the mills once again thrived, providing supplies to their European allies and then their troops following the Pearl Harbor bombing. By the 1950s, ninety-five percent of the New England's woolen-worsted industry moved to the South, and "as the textile industry moved out of the area, such related industries as the textile machinery makers, bobbin and spindle makers, wool scourers and cotton bleachers also suspended operations or moved."⁵ J.P. Stevens sold the property in 1971 to Theodore Burtt.

Neighborhood History

12 Upland Street, c.1888 (William Tyrrell House)

In 1889 the Ames sold this property "with the buildings thereon" to William Tyrrell.⁶ In 1880, Lowell native William Francis Tyrrell (1865-1938), his father William Tyrell, and his siblings were all working in a woolen mill and residing in Lowell. William Francis Tyrrell married Margaret T. Lawson (1862-1951) (his second wife). ["Margaret Tyrell" in the 1917 deed confirms the identity of Wm F Tyrell, rather than his father.] The 1910 census reported the family on Upland Street. William was a weaver; his 15-year-old daughter Madeline was a hosiery inspector. In 1917 William and Margaret sold the property to the French-Canadian Joseph T. Dufresne.⁷ Born in Quebec, Dufresne came to the United States in 1917. He lived with his son's family at this address. to the 1920 census. Joseph was retired; his 35-year-old son Edward was an inspector of hosiery. The house remained in the Dufresne family until 1967.

15 Upland Street, c.1885 (Archibald McArthur House)

In 1887, the Ames sold this property "with the buildings thereon" to Glasgow native Archibald McArthur⁸ (1826-1895), a woolen mill operative. He may have rented out the property initially, as he is listed, along with his children, in the 1893 Lowell Street directory with a house at 460 Lakeview Avenue (Lowell); sons Andrew and William worked in the Navy Yard but boarded with their parents in Lowell; son Robert was an overseer at the Merrimack Woolen Mills with a house in Dracut.⁹ The following year (1894), the Lowell Street directory reports them all living on Upland Street.¹⁰ In 1906 widow Margaret McArthur sold the house on Upland Street to Rose Gallagher, who conveyed the property to Margaret Mochrie in 1919.¹¹

16 Upland Street, c.1885 (Jeremiah Sullivan House)

⁵ Molloy, Peter, *The Lower Merrimack River Valley: An inventory of Historic Engineering and Industrial Sites*, University of Michigan Library (January 1, 1976)

⁶ MCRD 209/91, 1889.

⁷ MCRD 572/344, 1917.

⁸ MCRD 188/183, 1887.

⁹ 1893 Lowell Street directory

¹⁰ 1894 Lowell Street directory

¹¹ MCRD 393/268, 1916; 610/346, 1919.

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John Ames and John H. Ames sold the property to Jeremiah Sullivan in 1886.¹² County Cork native Jeremiah Sullivan (1858-1893), arrived in Boston in 1875.¹³ By 1883, when he married Kate Harrington of Lowell, he was living in Dracut as a laborer.¹⁴ In December 1893, the *Boston Journal* reported his death: "Jeremiah Sullivan, about 40 years of age, employed at Parker & Bassett's paper mill in Dracut, was caught in a belt to-day and instantly killed... He leaves a widow and five children."¹⁵ The family remained on Upland Street, and by 1910 the census reported that Patrick, John, Mary, and Michael were working in the woolen mill. The family retained the property until 1926, when the property was conveyed to Frank and Mary Loureiro.¹⁶

17 Upland Street, c.1885 (Robert and Henrietta Parker House)

John Ames sold the house to Henriette Parker in 1885. Robert S. Parker (1835-1899) and Henrietta Ackerman (1836-1909), New Brunswick natives, married there in 1857.¹⁷ In 1870, they were in Littleton, where Parker was described as a lumberman. The house on Upland Street was purchased in Henrietta's name in 1886. As Parker lived on Nashua Street in 1900, this was most likely a rental property. Henrietta left the house to her daughter Annie Dunlop,¹⁸ Her husband, George, worked at a local summer resort and then as a private coachman. Charles Sweetsir purchased the property in 1934. It had five different owners between 1934 and 1939. Rosario and Delphine Lussier purchased it in 1936. Rosario formerly worked as a box worker in the paper box shop. The Lussiers sold it to Gerald and Evelyn Michaud in 1939. George Michaud was a first-generation American, the son of Portuguese immigrants.

20 Upland Street, c.1885 (Timothy and Ellen Dunn House)

20 Upland Street was evidently constructed by 1885 when the Ames family sold this property with "the buildings thereon" to Timothy Dunn.¹⁹ Irish native Timothy Dunn (1835-1911) moved to Dracut by 1863, when he was mustered from here into 33rd Massachusetts during the Civil War.²⁰ In 1866 he married Ellen Foley (1839-1915) in Lowell.²¹ By 1880 Dunn worked in the woolen mill; in 1900, he was a "woolen carder." At his death in 1911, the *Lowell Sun* included a lengthy obituary, citing his service in the war as a corporal under "Capt. Philbrick."²² In her will, Ellen Dunn left the property to Mary E. (McNulty) Dinley, the widow of Michael Dinley of Dracut.²³ The property went through several more owners before being conveyed to Isabelle S. Lombardi in 1925.²⁴

21 Upland Street, c.1885 (Christian Henry Gunther House)

¹² MCRD:1233/45, 1953; 184/141, 1886.

¹³ Massachusetts, U.S., State and Federal Naturalization Records, 1798-1950

¹⁴ Massachusetts, U.S., Marriage Records, 1840-1915

¹⁵ "Caught in a Belt and Killed," *Boston Journal* 28 Dec 1893, p. 7; "A Horrible Death," *Lowell Sun* 28 Dec 1893, p. 10

¹⁶ MCRD: 733/392, 1926.

¹⁷ Massachusetts, U.S., Death Records, 1841-1915; <https://www.findagrave.com/memorial/26613366/henrietta-r.-parker>; New Brunswick, Canada, Marriages, 1789-1950;

¹⁸ MCRD 462/218, 1911.

¹⁹ MCRD 174/48, 1885.

²⁰ U.S., Civil War Soldier Records and Profiles, 1861-1865; <https://www.findagrave.com/memorial/88243992/timothy-dunn>

²¹ <https://www.findagrave.com/memorial/88243917>; Massachusetts, U.S., Marriage Records, 1840-1915

²² *Lowell Sun* 11 Feb 1911, p. 13

²³ MCRD 587/39, 1918.

²⁴ MCRD 587/39, 1918; 609/440, 1919; 718/219, 1925.

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21 Upland Street was constructed by 1887, when the Ames family sold this property with “the buildings thereon” to Christian Henry Gunther (1837-1906).²⁵ Gunther was born in Saxony, and emigrated with his family to the US in 1872, settling initially in Patterson, NJ, where he was a silk weaver in 1880.²⁶ Gunther conveyed the house to his eldest son Gustave E. Gunther (1863-1948),²⁷ a weaver in the woolen mill for most of his life. In 1949, the property was sold to Louis C. and Flora A. Mechalides.²⁸

24 Upland Street, c.1912

No data

25 Upland Street, c.1888 (Christopher Bourke House)

John Ames sold this property to Christopher Bourke in 1889. Born in Ireland, Bourke moved to the United States in 1868. He and his family worked at the Merrimack Mills. Bourke sold it to the Gunther family, who owned #21 Upland Avenue, in 1922. John J. Cassidy purchased it in 1933. Cassidy was a leatherworker in a tannery.

27 Upland Street, c.1888 (Frederic William Neupert House)

John Ames sold the property to Frederic William Neupert in 1889. A native of Thuringen, Germany, Neupert came to the United States in 1887 and worked in the woolen mill. In 1915, the Drendel family purchased the property, and it remained in the family until 1975.

31 Upland Street, c.1900 (Vida S. Walker House)

Vida S. Walker was the first documented occupant of this house. Walker was a boss in the hosiery factory and lived on Pleasant Street. He may have bought this house as an investment and rented it to mill workers. Walker sold it to Charles Ashley Craig, who was from Lowell and may have used the house as a tenement. Craig then sold it to Alphonse S. Bisson. Bisson emigrated from Quebec in 1894 and worked as a mechanic in the hosiery shop. George and Agata Augustynowicz purchased it in 1916. Their two children, Reneus and Jurgis worked in the woolen mill.

35 Upland Street, c.1889 (Annie Casey House)

Ames sold this property to Annie Casey in 1890. Born in Ireland, Casey arrived in the United States in 1846 as a six-year-old. In 1900, she lived on Mammoth Road, so this house was most likely an investment.²⁹ Fred E. Pollard purchased the property in 1911. Pollard was a carpenter who lived on Pleasant Street between 1900 and 1920. This may have been an investment for Pollard. In 1925, Andrew M. Shanks purchased the property. The son of Scottish and Ireland immigrants, Shanks worked in the woolen mill. Walter Dziedzic bought the property in 1925. A Polish immigrant, Dziedzic married the daughter of another Polish immigrant and worked as a velvet cutter. Dziedzic sold the property to Earl Brown in 1942.

²⁵ MCRD 193/357, 1887.

²⁶ Dracut Census, 1880

²⁷ MCRD. 396/83, 1906.

²⁸ MCRD 1109/473, 1949.

²⁹ Dracut Census, 1900.

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15 Swain Street, c.1891 (Jacob Follansbee House)

John Ames sold the building and lot to Jacob Follansbee in 1891.³⁰ Follansbee was a Lowell-based carpenter. Follansbee 7th New Hampshire from December 1861 till the end of the war. He was imprisoned in St. Augustine, Florida in 1863 and exchanged after nine months. He was then wounded in Virginia in 1864, but remained in service until February 1865.³¹ Michael Sheehan owned the property in 1900. After Sheehan's death at the age of 28, Ingraham Bennett purchased the property in 1900.³² Ingraham and his wife, Sophia, were born in Nova Scotia and were naturalized as United States citizens in 1884. Ingraham worked as a carpenter. In 1940, Fred and Blanche Lessieur rented the house.³³ Lessieur was a salesman for a baking company.

17 Swain Street, c.1892 (Ingraham and Sophia Bennett House)

John Ames sold Sophia Bennett an empty lot in 1890.³⁴ Sophia and her husband, Ingraham, most likely built the extant house. Arthur R. Bennett inherited the property in 1943.³⁵ Subsequent owners were Omer E. Allard, Paul Desilets, Douglas Davis, and Raymond Southworth.

20 Swain Street, c.1915 (Paul Merrill House)

John Ames sold an empty lot to Paul R. Merrill in 1915.³⁶ Merrill was a contractor who lived here with his wife and two sons. His wife and oldest son worked at the plush mill in Dracut. The Teixeira family owned this house in the 1960s.

21 Swain Street, c.1891 (Charles Scott House)

John Ames sold this property to Charles Scott in 1892.³⁷ Charles Scott lived here with his wife and five daughters. He worked as a wool picker. Rudolph Behrendt purchased the property in 1908.³⁸ Behrendt and his family emigrated from Germany in 1904. He was a butcher in the sausage factory. Behrendt sold the property to Joseph and Victoria Pudlo in 1918.³⁹ Immigrants of Austrian controlled Poland, the couple came to the United States in 1909 and 1913, respectively. In 1920, two separate families lived at this address. Helen Challis purchased the property in 1943.⁴⁰ Challis, a cook for the Boston City Club, lived here with her father, who worked as an elevator operator. Julian Samowski bought the property in 1950.⁴¹ Samowski was a first-generation American with his parents from Russia.

³⁰ MCRD: 222/148,191.

³¹ Register of Soldiers and Sailors of New Hampshire 1861-65; Massachusetts GAR: Journal of the Annual Encampment; GAR Dept of Massachusetts 1866-1947 (Sargent)

³² MCRD: 326/26, 1900.

³³ Dracut Census, 1940

³⁴ MCRD: 212/323,1890.

³⁵ MCRD: 1656/186, 1943.

³⁶ MCRD: 553/459, 1915.

³⁷ MCRD: 236/66,1892.

³⁸ MCRD: 403/117,1908.

³⁹ MCRD: 589/12,1918.

⁴⁰ MCRD: 997/274,1943.

⁴¹ MCRD: 1137/313, 1950.

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24 Swain Street, c.1915 (Buxton House)

Ruth Buxton owned this property in 1936.⁴² Buxton held extensive real estate holdings in Dracut, Billerica, Lowell, Tewksbury and Chelmsford and most likely never leaved at this address. The next owners were Herbert and Hilda Nichols.⁴³ In 1940, Nichols was a weaver at the woolen mill.

25 Swain Street, c.1888 (Frank W. Bruce House)

John Ames sold this property to Frank W. Bruce in 1892.⁴⁴ Bruce lived in Cambridge and then Lowell. This building was most likely a tenement. Alfred and Mildred Noel purchased the property in 1943.⁴⁵

28 Swain Street, c.1915 (Benno Shafter House)

John Ames sold Benno Shafter an empty lot in 1914, and Shafter built the extant house.⁴⁶ He lived here with his parents, who came emigrated from Germany in 1882. Both Benno and his father worked in the mill. The Shafers remained in the house until 1974.

35 Swain Street, c.1889 (William and Elizabeth Smith House)

John and John H. Ames sold the house and property to William and Elizabeth Smith in 1893.⁴⁷ Born in England, William Smith worked at the woolen mill. Francis Day purchased the property in 1897.⁴⁸ The owners between 1908 and 1918 all lived in Lowell, so this house was most likely a tenement. Helen Coughlin purchased this house at a public auction in 1908.⁴⁹ Coughlin was a weaver in the Cotton Mill in Lowell. Chester Peabody bought the property in 1911. Peabody was an electro typist for a Lowell newspaper. He also lived in Lowell. Emma Clegg purchased the property in 1918.⁵⁰ Clegg was a stenographer in Lowell.

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⁴² MCRD: 887/518,1936.

⁴³ MCRD: 984/549,1942.

⁴⁴ MCRD: 231/181, 1892.

⁴⁵ MCRD: 989/585,1943.

⁴⁶ MCRD: 520/182,1914.

⁴⁷ MCRD: 241/491,1893.

⁴⁸ MCRD: 283:/470,1897

⁴⁹ MCRD: 424/119, 1908.

⁵⁰ MCRD: 587/273, 1918.

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MHC #	Assessor #	Street #	Street	Historic Name	Construction Date	Style	Acreage	Photo #
DRA.274	62-0-59	12	Upland St.	William Tyrrell House	c. 1888	No Style	0.06	1
DRA.275	62-0-61	15	Upland St.	Archibald McArthur House	c.1885	No Style	0.07	5
DRA.276	62-0-60	16	Upland St.	Jeremiah Sullivan House	c.1885	No Style	0.06	2
DRA.277	49-0-109	17	Upland St.	Robert and Henrietta Parker House	c.1885	No Style	0.07	6
DRA.278	49-0-102	20	Upland St.	Timothy and Ellen Dunn House	c.1885	No Style	0.06	3
DRA.279	49-0-106	21	Upland St.	Christian Henry Gunther House	c.1885	No Style	0.07	7
DRA.280	49-0-101	24	Upland St.	O'Brien House	c.1912	No Style	0.10	4
DRA.281	49-0-106-1	25	Upland St.	Christopher Bourke House	c.1888	No Style	0.14	8
DRA.282	49-0-105	27	Upland St.	Frederic William Neupert House	c.1888	No Style	0.07	9
DRA.283	49-0-104	31	Upland St.	Vida S. Walker House	c.1900	No Style	0.07	10
DRA.284	49-0-103	35	Upland St.	Annie Casey House	c.1889	No Style	0.07	11, 12
DRA.285	62-0-64	15	Swain St.	Jacob Follansbee House	c.1891	No Style	0.07	16
DRA.286	49-0-115	17	Swain St.	Ingraham and Sophia Bennett House	c.1892	No Style	0.30	15
DRA.287	49-0-110	20	Swain St.	Paul Merrill House	c. 1915	No Style	1.4	19
DRA.288	49-0-114	21	Swain St.	Charles Scott House	c.1891	No Style	0.37	14
DRA.289	49-0-108	24	Swain St.	Buxton House	c.1915	No Style	0.07	18
DRA.290	49-0-113	25	Swain St.	Frank W. Bruce House	c.1891	No Style	0.37	13
DRA.291	49-0-107	28	Swain St.	Benno Shafter House	c.1915	No Style	0.22	17
DRA.292	49-0-111	35	Swain St.	William and Elizabeth Smith House	c.1892	No Style	0.37	12

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Figure 1 Detail from Beers Atlas of Middlesex County (New York, 1875). Annotation shows the approximate location of the subject area



Figure 2 Detail from Walker Atlas of Middlesex County (Boston, 1889). (Dracut Historical Society). Annotation shows the early development of Upland Street before the development of Swain Street. The C.J. Swain farm on the northern end of Upland Street.

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Figure 3 Detail from Plate 76, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907-1950, vol. 1. (Plate dated Sept. 1941) Library of Congress Geography and Map Division Washington, D.C.

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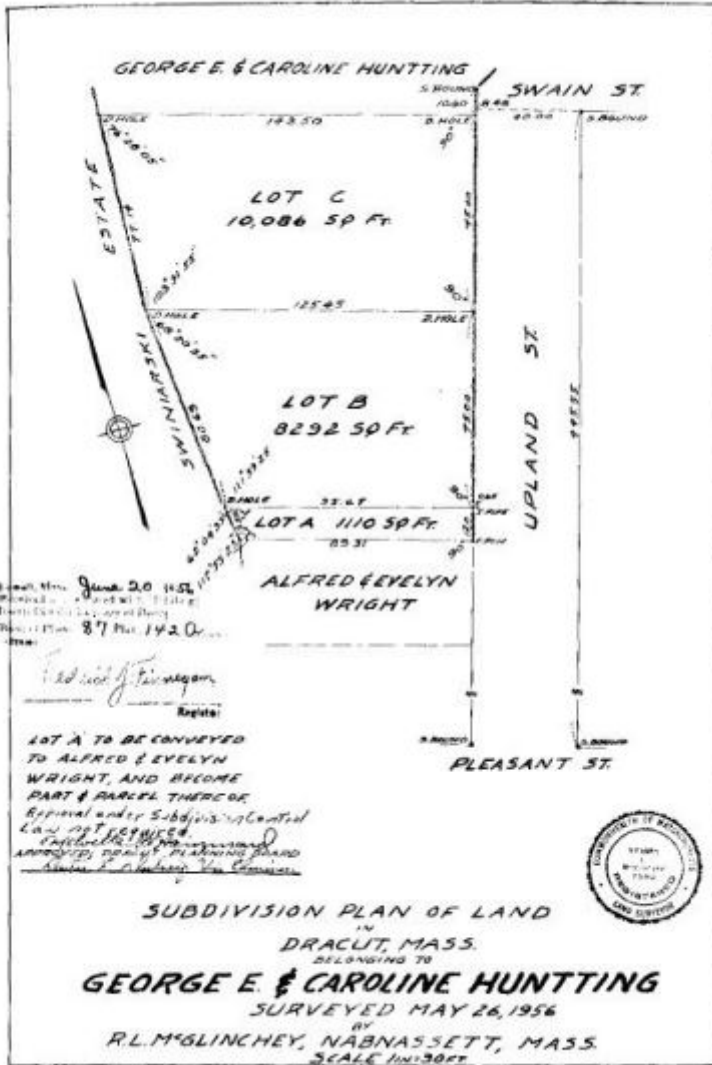


Figure 4 1956 Upland Street Subdivision, depicting subdivision between #12 and #24 Upland Street CRD: Plan: 87/142, 1956.

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Photo 1: #12 Upland Street, looking northwest



Photo 2: #16 Upland Street, looking northwest



Photo 3: #20 Upland Street, looking southwest



Photo 4: #24 Upland Street, looking northwest

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Photo 5: #15 Upland Street, looking southeast



Photo 6: #17 Upland Street, looking northeast



Photo 7: #21 Upland Street, looking northeast



Photo 8: #25 Upland Street, looking northeast

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Photo 9: #27 Upland Street, looking northeast



Photo 10: #31 Upland Street, looking southeast



Photo 11: #35 Upland, looking northeast



Photo 12: #35 Swain Street, looking southeast



Photo 13: #25 Swain Street, looking southeast



Photo 14: #21 Swain Street, looking southeast

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Photo 15: #17 Swain Street, looking northeast



Photo 16: #15 Swain Street, looking southeast



Photo 17: #28 Swain Street, looking southwest



Photo 18: #24 Swain Street, looking northwest



Photo 19: #20 Swain Street, looking northwest

INVENTORY FORM A CONTINUATION SHEET DRACUT UPLAND-SWAIN STREETS AREA

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter

Form Nos.

U

See Data Sheet

National Register of Historic Places Criteria Statement Form

Check all that apply:

☐ Individually eligible ☐ Eligible **only** in a historic district

☐ Contributing to a potential historic district ☒ Potential historic district

Criteria: ☐ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Brian Knight Research

The criteria that are checked in the above sections must be justified here.

The Upland Swain Area is significant at the local level under Criterion C for its Community Development and Planning of Dracut. The subdivision contains a mixture of styles and building types reflecting a late 19th-century neighborhood. Concentrated development resulted in a streetscape of late 19th and early 20th century homes on both sides of Upland and Swain Streets.

John Ames (1821-1899), a Dracut lumber dealer, subdivided the former C.J. Swain Farm into 24 building lots and built the majority of these houses for Navy Yard's growing labor pool between 1885 and 1892. Ames sold individual lots "with buildings thereon" to buyers. By 1889, there were seven Ames houses on Upland Street. Additional houses were built up to 1915. During the late 19th century, there was a significant population change in Dracut as primarily immigrant laborers sought employment. These housing units provided housing for the growing Dracut workforce. This type of development occurred in mill towns across New England, transforming many rural communities and setting the pace for the future development of urban neighborhoods. This neighborhood had a significant impact on the local history of Dracut and helps tell the story of industrial and community development in Massachusetts.

FORM A - AREA

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

Photograph



Photograph 1 1962 and 1974 Lakeview Avenue

Assessor's Sheets	USGS Quad	Area Letter Form	Numbers in Area
25-0-181; 25-0-234; 25-0-235	Lowell	V	See Data Sheet

Town/City: Dracut

Place (*neighborhood or village*): Collinsville

Name of Area: Upper Lakeview Avenue

Present Use: Residential/Commercial

Construction Dates or Period: 1850-1900

Overall Condition: Fair

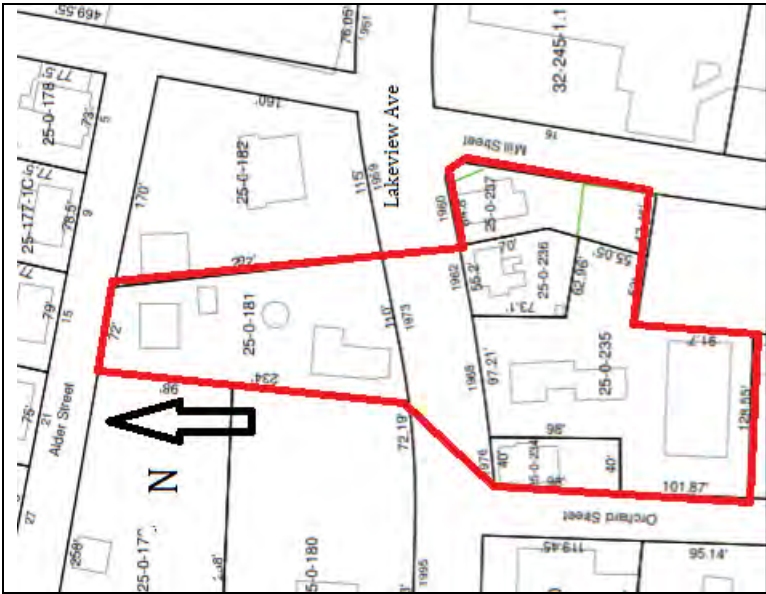
Major Intrusions and Alterations: Modern replacement materials for siding, roofing, and windows

Acreage:

Recorded by: Brian Knight

Organization: Town Of Dracut

Date (*month/year*): November 1920



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

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

This area consists of four wood-frame houses. They are located on the north and south side of Lakeview Avenue, in close proximity to Beaver Brook Mills. They vary in size, style, and age.

1960 Lakeview Avenue, c.1884, DRA.293 (Photo #3)

This is a 1½ story, three-bay by five-bay, gable-front, wood-frame house. It is located on the southwest corner of Lakeview Avenue and Mill Street and has a narrow setback from Lakeview Avenue. Resting on a stone foundation, the 22-foot by 30-foot building is clad with vinyl siding and a composite shingle roof. Fenestration consists of 6/1 replacement windows with shutters. The front (north) elevation has a sidehall entry protected by a canopy supported by carved Italianate brackets. A brick chimney rises from the east roof slope and there is a dormer window on the west slope. A one-story, gable roof addition abuts the south elevation.

1968 Lakeview Avenue, c.1884, DRA.294 (Photo #4)

This is a two-story, 32-foot by 22-foot, wood-frame building. Resting on a granite block foundation, the building is clad in vinyl siding and a composite shingle roof. Fenestration consists of replacement single pane casement windows. Projecting from the northwest corner is a two-story tower with a conical roof: a one-story, gable-roof addition projects from the south elevation. There is a second 20-foot by 24-foot, gable roof building to the south that connects to the addition with a one-story, 20-foot by 22-foot connector. There is a detached, c.1985, 90-foot by 50-foot concrete block warehouse on the south portion of the lot.

1973 Lakeview Avenue, c.1850, DRA.295 (Photo #5)

This is a two-story, three by five-bay, wood-frame, single-family Greek Revival Style house. It consists of a 22-foot by 28-foot main block with two additions extending to the north. Sited on a hill, the building has a large setback and looks down on Lakeview Avenue. Clad in vinyl siding, the building rests on a stone foundation and is covered with a composite shingle roof. Fenestration consists of 1/1 replacement windows with shutters. Spanning the front (south) elevation is a full-length porch supported by round wood columns resting on a river stone and mortar half-wall.

1974 Lakeview Avenue, c.1900, DRA.296 (Photo #6)

This is a 2½ story, gable-front, wood-frame commercial structure. The first story has a brick veneer, while the second story is vinyl siding. Resting on a brick foundation, it is clad with a composite shingle roof with cornice

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returns. Fenestration consists of 6/6 replacement windows with shutters and historic wood trim. The front (north) elevation has an entry flanked by two large storefront windows on each side. The east elevation has a second-story oriel window surmounted by a broad wall dormer with a gable roof.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

This area consists of buildings initially associated with the Collins Mill and the Beaver Brook Mills.

Collins Mill

In 1876, Michael Collins (1839-1922) leased the neighboring mill complex and purchased the property four years later. In 1884, he expanded the site significantly. He constructed several new brick buildings, a canal, and a flume. By 1885, the plant contained 72 looms and ten sets of cards. As the Collins mill prospered, the surrounding neighborhood flourished. Between 1880 and 1900, Dracut's population doubled from 1595 to 3253. At the height of its production, the Collins mills produced 230,000 yards of cloth annually and employed 260 workers. The mill produced kerseys, chinchilla, beaver overcoating, worsted cassimere, and "other fine grades of cloths."

Collins gradually improved the mill buildings, built worker housing and employee multi-unit houses throughout his ownership. Built in 1890, the first worker's housing district was known as "The Village." Collins laid out new streets, built company stores, and installed a Federal Post Office inside the mill. He encouraged large family "picnics" and sponsored a baseball team. With a large Irish population working in the mills, Collins built St. Mary's Catholic Church, 1868 Lakeview Ave (DRA.51) for \$2,000 in 1884. Collins also donated a local hall for the local temperance society to meet, the Collinsville Union Mission, later known as the Collinsville Union Church, 2087 Lakeview Ave (1897, DRA.45). As the mill prospered, the Town of Dracut invested in the infrastructure, adding ten kerosene street lamps in 1892; widened the bridge over the Beaver Brook in 1894; upgraded to gasoline lights in 1899, and built a polling center in 1902.

Collins continued to improve the facility, expanding the 1884 mill, building a seven-story bell tower, and a new weave shed, boiler room, and a dye-house. After twenty years in the business, Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."

Beaver Brook Mills

Michael Collins sold the mill to the American Woolen Company (AWC) in 1899, and the facility became known as Beaver Brook Mills. Founded in Lawrence, Massachusetts, the AWC was one of the world's largest wool manufacturers. At its peak, the firm had 60 mills accounting for one-sixth of the industry's gross product.

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The company employed 40,000 workers and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."¹

Upon purchase of the property, the AWC "made extensive improvements" to Beaver Brook Mill "and more than doubled the capacity of the plant."² In addition, the AWC commenced building several worker's housing units.

During World War One, the AWC profited tremendously due to significant government contracts. The AWC built up enormous cash reserves following World War I, the last significant boom period for the New England woolen industry. This surplus capital enabled AWC to survive many lean years following World War One. The AWC turned a profit until 1924 when losses totaled \$6,900,000 and marked the beginning of the end of the AWC.³ By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials" contributed to the decline of the New England textile industry.⁴ In 1933, AWC arranged with the Textile Realty Company and began divesting 43 worker houses and the large multiple-unit building.

The mill prospered during World War Two and the immediate postwar period, but then there was a steady decline. Except for the 1951 Korean War, the company lost millions of dollars between 1949 and 1954. In 1955, Textron forcibly took over AWC's parent company, forming Textron American. This conglomerate funded other enterprises by selling A.W.C assets. Textron liquidated all of its New England mills within two years of the merger, which essentially "delivered the coup de grace to the New England woolen textile industry."⁵ Dracut's once-thriving textile industry resulted in empty mill buildings and a decaying village center. The collapse of the AWC followed many of the heavy manufacturing companies that dotted the New England landscape.

1960 Lakeview Avenue, c.1884 (Alice McAnespie House)

According to the 1889 *Walker Atlas of Middlesex County*, this house belonged to Michael Collins(**Figure 1**).⁶ When the American Textile Realty Company began divesting the American Woolen Company's housing properties in 1933, the American Woolen Company repurchased this parcel in 1934.⁷ The company then sold it to Alice McAnespie in 1937.⁸ She rented the property since at least 1930. In 1940, the McAnespie family lived at both 1960 and 1962 Lakeview Avenue.⁹ Alice McAnespie was the daughter of Hugh and Margaret

¹ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*.

² *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

³ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

⁴ Ibid.

⁵ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

⁶ *Walker Atlas of Middlesex County* (Boston, 1889)

⁷ MCRD, 854:580, 1934.

⁸ MCRD, 909:452, 1937

⁹ Massachusetts Census Data, 1940

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McAnespie who lived next door. Her husband, Robert, died in 1934 in an automobile accident. While Alice owned 1960 Lakeview Avenue, her in-laws rented 1962 Lakeview Avenue. The McAnespie family were Irish immigrants, and the extended family worked at the mill in various capacities, including watchman, checker, and foreman.¹⁰

1968 Lakeview Avenue, c.1884 (John and Margaret Kiernan House)

According to the 1889 *Walker Atlas of Middlesex County*, this house belonged to Michael Collins(**Figure 1**).¹¹ George B. Brown, a Dracut farmer and former New Hampshire School Superintendent, sold the property to John and Margaret Kiernan in 1891.¹² John and Margaret Kiernan moved to Dracut from Chelmsford in 1884. John Kiernan (1854-1938) was the proprietor of a grocery store, John J. Kiernan & Sons, Groceries and Provisions, located at 2020 Lakeview Avenue. John Kiernan also served as the Collinsville postmaster. In 1900, John and Margaret lived here with their eight children. In 1940, the McAnespie family lived at both 1960 and 1968 Lakeview Avenue. Hugh and Margaret McAnespie rented this property. Her daughter-in-law, Alice (1906-1995), a teacher at the Goodhue School, lived at 1960 Lakeview Avenue. Her husband, Robert McAnespie, died in 1934 in an automobile accident. The McAnespie family were Irish immigrants, and the extended family worked at the mill in various capacities, including watchman, checker, and foreman.¹³

1973 Lakeview Avenue, c.1850 (George A. Taylor House)

According to the 1889 *Walker Atlas of Middlesex County*, this house belonged to Taylor. George A. Taylor sold the land and buildings to William H. Marley (1853-1937) in 1892 (**Figure 1**).¹⁴ In 1900, William Marley and his wife were managers of a boarding house. Marley was also a weaver at the cotton mill. There were 15 boarders in 1900. All single men, the boarders came from other New England states as well as Canada, Ireland, Germany, England, and Scotland. They ranged in age from 19 years old to 58 years old. Ten years later, the Marleys only had two boarders. Thomas and Mary Grogan purchased the property in 1918.¹⁵ Thomas Grogan (1876-1942) worked as a printer at the cotton mill. Edward and Lillie Davis bought the property in 1922.¹⁶ Edward Davis was a teamster. Charlie and Georgiana Furbish purchased the property in 1925.¹⁷ Xavier F. Collette was an early owner of this property. Collette and his wife, Jennie, emigrated from Quebec in 1914. In 1930, Xavier worked at the mill. There was another unit in the house where two additional Collettes lived.¹⁸ Collette sold this property to Joseph and Alma Pawelka in 1945.¹⁹ Joseph was an operator at Beaver Brook Mills.²⁰

¹⁰ Massachusetts Census Data, 1940

¹¹ Walker Atlas of Middlesex County (Boston, 1889)

¹² MCRD:823/557, 1891.

¹³ Massachusetts Census Data, 1940.

¹⁴ MCRD: 237/493,1892

¹⁵ MCRD: 592/94,1918.

¹⁶ MCRD: 661/258,1922

¹⁷ MCRD: 725/44, 1925

¹⁸ Massachusetts Census Data, 1930.

¹⁹ MCRD, 1026/45, 1945.

²⁰ Lowell, Massachusetts City Directory, (R.L. Polk & Company: Lowell, Massachusetts, 1949)

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1974 Lakeview Avenue, c.1895 (Katherine Kiernan House)

George Brown sold Katherine Kiernan land in 1891.²¹ Katherine was the youngest daughter of John and Margaret Kiernan. By 1920, the Keirnan family, now only four people as the elder children had moved out, had moved from #1962 Lakeview Avenue to this house.²² At this time, Kiernan ran the grocery store while his son, James P., worked as an office clerk at a shoe store, and their daughter, Margaret, was a clerk at a freight house. H. Francis Kiernan owned the building in the mid-20th century. After working with his father as an assistant postal clerk, H. Francis Kiernan became the Collinsville postmaster in 1905, a position he served for 45 years. The house remained in the Kiernan family until 1974.

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²¹ MCRD: 823/557,1891

²² Massachusetts Census Data, 1920.

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Property Data Sheet

MHC #	Assessor #	Street #	Street	Historic Name	Date	Style	Acreage	Photo
DRA.293	25-0-237	1960	Lakeview Ave	Alice McAnespie House	c.1884	No Style	0.18	3
DRA.294	25-0-235	1968	Lakeview Ave	John and Margaret Kiernan House	c.1884	Queen Anne Style	0.73	4
DRA.295	25-0-181	1973	Lakeview Ave	George A. Taylor House	c.1850	No Style	0.48	5
DRA.296	25-0-234	1974	Lakeview Ave	Katherine Kiernan House	c.1895	No Style	0.18	6

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Photograph 2 1960 Lakeview Avenue



Photograph 3 1968 Lakeview Avenue

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Photograph 4 1973 Lakeview Avenue



Photograph 5 1974 Lakeview Avenue

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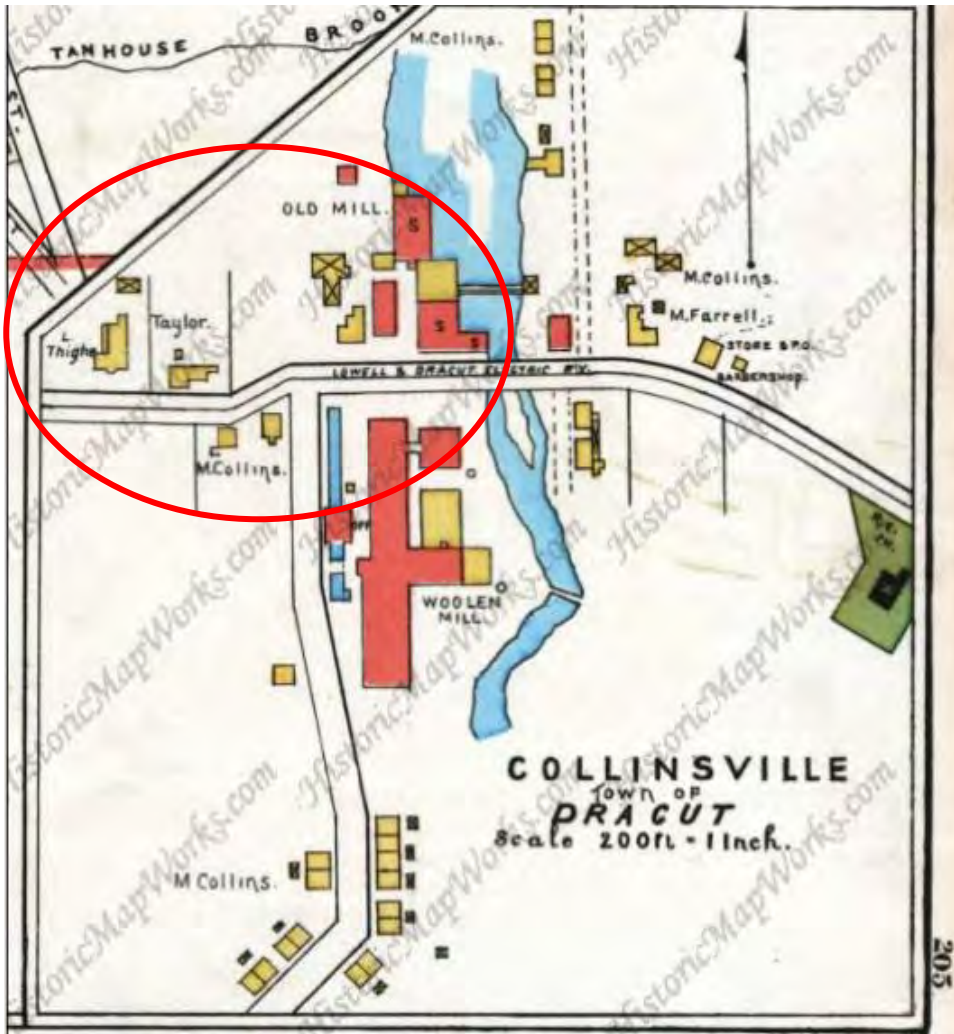


Figure 1 Detail from Walker Atlas of Middlesex County (Boston, 1889).

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Figure 2 1895 (MCRD 16/48. 1895). Annotating depicts site of 1964 Lakeview Avenue

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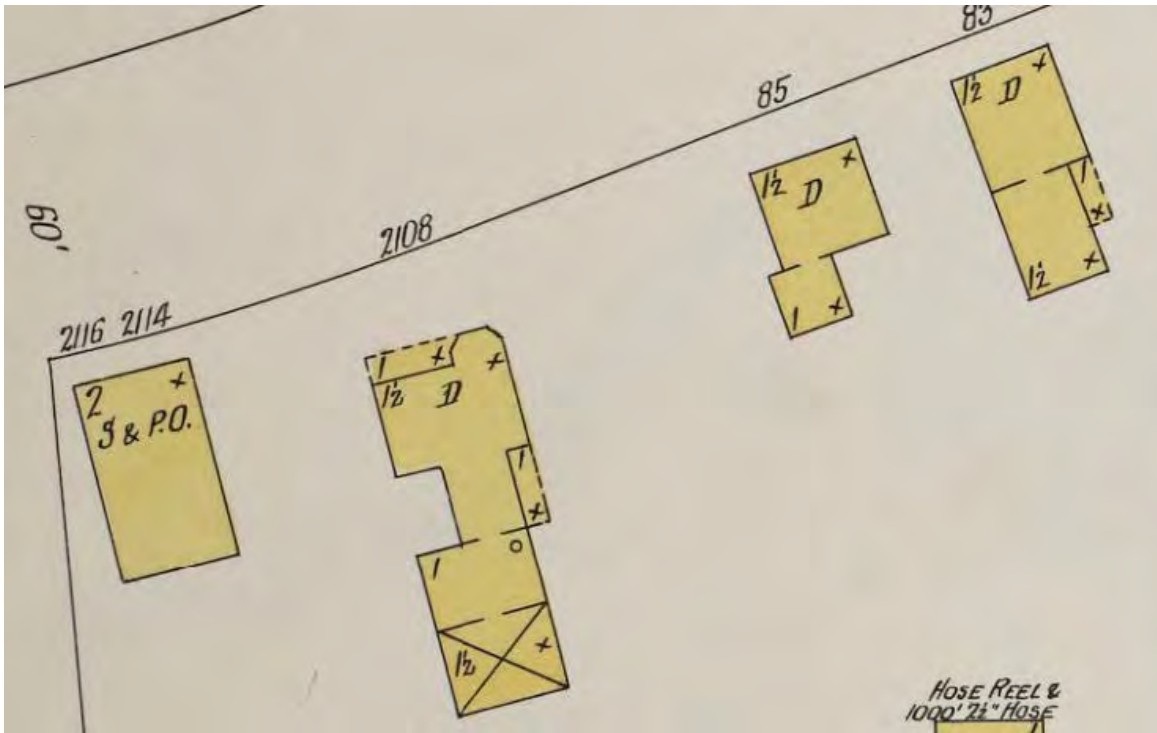


Figure 3 Detail from Plate 77, Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts, 1907, vol. 1. Library of Congress Geography and Map Division Washington, D.C.

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Figure 4 Detail from Plate 77, Sanborn Insurance Map, 1952, Surveyed in 1941. Sanborn Fire Insurance Map from Lowell, Middlesex County, Massachusetts. Sanborn Map Company, 1907; Republished 1952 Vol. 1. Library of Congress Geography and Map Division.

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Figure 5 1962 Lakeview Avenue 1982 (M.R.D., 153/151, 1982)