

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received MAR 2 1983  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic LYNN REALTY BUILDING #4

and/or common VAMP BUILDING (preferred)

2. Location

street & number 3 - 15 Liberty Square N/A not for publication

city, town Lynn N/A vicinity of ~~Congressional district~~

state Massachusetts code 025 county Essex code 009

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Economic Development and Industrial Corporation of Lynn

street & number 598 Essex Street

city, town Lynn N/A vicinity of state Massachusetts 01901

5. Location of Legal Description

courthouse, registry of deeds, etc. Essex County Registry of Deeds

street & number 32 Federal Street

city, town Salem state Massachusetts 01960

6. Representation in Existing Surveys

title Inventory of Historic Assets of the Commonwealth #435 has this property been determined eligible?  yes  no

date May, 1977  federal  state  county  local

depository for survey records Massachusetts Historical Commission

city, town 294 Washington St., Boston state MA

## 7. Description Vamp Building, 3-15 Liberty Square, Lynn

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

Facing Liberty Square, the Vamp Building stands at the intersection of Broad and Union Streets on a lot bounded by Union Street (north), Liberty Square (west), Broad Street (south), and Washington Street (east). Built in 1903-1907, the large utilitarian structure is one of the few former shoe factories to survive a major fire in the Fall of 1981. The eight story, freestanding structure is triangular in plan with an interior courtyard formed on its rear elevation. It is constructed of red brick with buff brick trim. Its simple design elements consist of pilasters which rise the full height of the building, dividing it into paired window bays. Paired windows, which are set in segmental arched openings, contain replacement sash resulting from a certified rehabilitation. The building is finished by a slightly projecting cornice.

The northern elevation is sixteen bays long with each bay containing a pair of windows. Windows and bays are located directly above one another on each story. The southern elevation is 27 bays long and similar in appearance to the northern elevation. However, an arched entrance has been created near the center of the elevation. The western elevation contains the building's entry. This elevation is seven bays long with each bay containing two windows. However, on the bottom two stories, the normal bay pattern is interrupted by two arched entrances. The eastern elevation is the inside of the "V" shape. It draws together the in-sides of the northern and southern elevations to a flat face, one window wide. The building's walls thus form a spectacular courtyard leading to another entrance to the building.

The Vamp Building suffered damage to its roof and upper stories, particularly at the northwest corner, during the Fall 1981 fire. This necessitated cleaning of the building and strengthening of structural members. Its appearance has remained the same.

The building stands within the boundaries of the former Broad Street National Register District.

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National Park ServiceNational Register of Historic Places  
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Continuation sheet Vamp Building  
3-15 Liberty Square, Lynn Item number 8Page 1

the area's simple Romanesque Revival and Panel Brick style factory facades.

This building was originally a factory owned by the Lynn Realty Company. Organized in September of 1901, The Lynn Realty Company was one of several real estate trusts formed by Edward E. Strout, a local builder and real estate speculator, Frederick E. Baker, also a speculator, and varying others. In 1891, the two, together with Stephen F. Breed formed the Lynn Real Estate Trust and Improvement Company which owned several large factories in the Blake, Almont and Mulberry Streets area. Later, in 1910, Strout, Baker and others formed and bought other properties in the shoe manufacturing district, many of which it still owns. The Lynn Realty Trust was organized partly as a cooperative concern which rented space at cost to tenants, returning surplus rents to tenants after operating expenses had been met. By 1916 the trust owned "eight buildings in the heart of the manufacturing district".

Between 1900 and 1910 the shoe industry in Lynn experienced its last period of growth, a more rapid expansion than it had had in the 1860s and 1890s causing a shortage of factory space. (illustrative of this growth, local shoe production increased in one year from 19,000,000 pairs in 1902 to 21,8000,000 pairs in 1903). In addition, the growth of other local industries (especially the manufacture of counters) aggravated this shortage of space throughout the decade during which the Lynn Realty Company built the largest factories in the city's history. The company's first building was built in 1901 at 190 Broad Street followed by 672 Washington Street and the southern half of the Vamp Building (Building #4) in 1903. This first section of the Vamp Building extended only 154' along Union Street and 216' along Broad Street. Prior to the groundbreaking in Autumn of 1903, all of the building's 160,000 square feet of floor space was rented. By July of 1905 the building's tenants were complaining that they had outgrown their space and could find no other factories to rent. In 1907 major additions were made along Union, Broad and Washington Streets, bringing the building to its present size and making it the "largest shoe factory in the world". The building was first called the "Vamp" around 1905, although the source of the name is unclear (perhaps derived from the similarity of the building's plan to that part of a shoe called the vamp.)

Built in what was called at the time "the simplest style of mill construction", the Vamp Building presents a sharp contrast to neighboring Romanesque Revival and Panel Brick style factories of the 1890s, both for its lack of ornamentation and for its vast size. Along with the other buildings of the Lynn Realty Company it is one of the last significant factory buildings to have been built in the Central Business District. A certified rehabilitation, following the Secretary of Interior's Standards, converting the former industrial building to apartments has recently been completed.

## 8. Significance Vamp Building, 3-15 Liberty Square, Lynn

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		community development

**Specific dates** 1903, 1907

**Builder/Architect** Henry W. Rogers

### Statement of Significance (in one paragraph)

The Vamp Building possesses integrity of location, design, materials and workmanship as well as historical associations with Lynn's industrial era. Built in 1903 with a major addition in 1907, it was the largest shoe factory constructed by the Lynn Realty Co. and believed locally to be the largest in the world. It is one of a handful of extant downtown buildings representing the city's major industry; the Vamp Building meets criteria A and C of the National Register of Historic Places.

After the opening of the Eastern Railroad through Central Square in 1838, Lynn's central business district, including the Broad Street Area, outstripped other village centers in the city and emerged as the leading manufacturing and commercial center by the 1850s. The area's position was strengthened by the enormous growth of shoe manufacturing during the Civil War and the 1870s. By the 1880s, uncontrolled growth of the central business district had led to its dense development with wood-frame buildings and relatively few brick blocks, so that when a fire broke out at the corner of Blake and Willow Streets on November 26, 1889, it spread quickly, destroying 338 structures in an area of 30 acres. Among the occupants of the destroyed buildings were 162 shoemaking and leather firms with a total employment of more than 7,000 people. Within the Broad Street Area, the fire destroyed all buildings and was halted on the northeast by the dynamiting of wood-frame buildings on the site of 168-172 Broad Street. On the south, the fire was stopped by the waterfront and on the southwest by firefighting equipment at the Central Fire Station (demolished) on Liberty Square.

Plans for the rebuilding of the whole area reportedly began before the ashes had cooled (Lynn City Item) and were marked by a strong sense of community pride, fostered in part by the Item which illustrated more than 48 building plans between March, 1890 and October, 1892. Coming at a time of prosperity for local industry, the fire offered the opportunity to modernize factories and to re-organize land use within the central business district. In the rebuilding, commercial interests became consolidated around Central Square and Exchange Streets, while two manufacturing districts emerged, a small area around Almont and Mulberry Streets (altered) and a larger area around Broad Street. For the most part, new buildings were of brick mill construction and were built free-standing, surrounded by 20' - 30' wide alleys. Most buildings were equipped with metal fire shutters, interior fire walls, fire alarms and water sprinklers. Local architects, such as Henry Rogers and Wheeler and Northend, were important to the rebuilding, designing nearly all of

(continued)

## 9. Major Bibliographical References

Lynn Business Magazine, Vol. III, No. 2, October, 1903, p. 101, Vol. III, No. 3, January 1904, pp. 139 and 173, Vol. IV, No. 3, July, 1905, pp. 112-113, Vol. VI, No. 4, June 1907, p. 20, Vol. VI, No. 6, July 1907, p. 16.  
Johnson, Saville. Lynn: Lynn Chamber of Commerce, 1916. (pgs. unnumbered)

## 10. Geographical Data

Acreeage of nominated property 48,162 square feet

Quadrangle name Lynn

Quadrangle scale 1:25,000

### UMT References

A 19 339900 4702750  
Zone Easting Northing

B                    
Zone Easting Northing

C                  

D                  

E                  

F                  

G                  

H                  

**Verbal boundary description and justification** The nominated property includes only the lot on which the building stands; this lot is identified on Lynn Assessor's Map 19 (scale 1" = 80') as Parcels #'s 1, 2, 3, and 4 of Block #594.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
<u>N/A</u>			
state	code	county	code

## 11. Form Prepared By

name/title Candace Jenkins, Registration Director with Carolyn J. Law, Planner, Department of Community Development

organization Massachusetts Historical Commission date July, 1982

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state MA 01901

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Peter L. Weslowski

title State Historic Preservation Officer, Mass. Historical Comm. date 2/24/83

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the

National Register date

3/31/83

Keeper of the National Register

Attest:

date

Chief of Registration



United States Department of the Interior  
National Park Service

Vamp Building  
Essex County  
MASSACHUSETTS

Working No. MAR 2 1983  
Fed. Reg. Date: 2-7-84  
Date Due: 3/31/83 - 4/16/83  
Action:  ACCEPT 3/31/83  
 RETURN  
Entered in the National Register  REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

**1. Name**

**2. Location**

**3. Classification**

Category      Ownership      Status      Present Use  
Public Acquisition      Accessible

**4. Owner of Property**

**5. Location of Legal Description**

**6. Representation in Existing Surveys**

has this property been determined eligible?  yes  no

**7. Description**

Condition:  excellent  good  fair  
 deteriorated  ruins  unexposed  
Check one:  unaltered  altered  
Check one:  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

## 9. Major Bibliographical References

## 10. Geographical Data

Average of nominated property \_\_\_\_\_

Geographic name \_\_\_\_\_

USIT Reference \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



APARTMENTS  
NOW RENTING 593-5700

Apartment

VAMP BUILDING  
3 - 15 Liberty Square  
Lynn, MA 01901  
Photo Credit and Negative:  
J. Clark Wilson 595-2266



VAMP BUILDING  
3-15 Liberty Square  
Lynn, MA

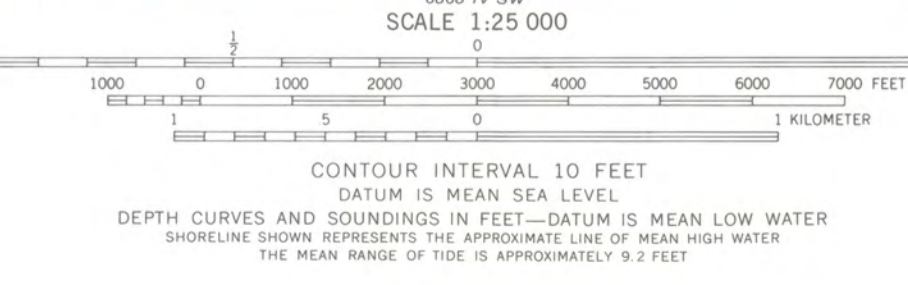
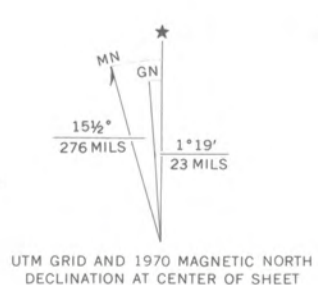
UTM references:  
19/339900/4702750



VAMP BUILDING  
3-15 Liberty Square  
Lynn, Massachusetts

UTM references:  
19/339900/4702750

Mapped, edited, and published by the Geological Survey  
Control by USGS, USCG&S, and Massachusetts Geodetic Survey  
Planimetry by photogrammetric methods from aerial photographs  
taken 1939. Topography by planimetric surveys 1943. Revised from  
aerial photographs taken 1969. Field checked 1970  
Selected hydrographic data compiled from USCG&S Charts 240(1970), 246  
and 248 (1971). This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Massachusetts coordinate system,  
mainland zone  
1000-meter Universal Transverse Mercator grid,  
zone 19  
Boundaries in tidewater areas from information supplied by  
Massachusetts Department of Public Works  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

FRED L. WOODS  
Nautical Instruments & Supplies  
76 Washington Street  
MARBLEHEAD, MA 01945

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LYNN, MASS.  
N4222.5—W7052.5/7.5  
1970  
AMS 6868 IV NW—SERIES V814



## Lynn Office of Economic Development

598 Essex Street Lynn MA 01901 (617) 592-2361 / 581-9651 Robert A Baker Executive Director

January 4, 1983

Ms. Candace Jenkins  
Registration Director  
Massachusetts Historical Commission  
Commonwealth of Massachusetts  
Office of the Secretary of State  
294 Washington Street  
Boston, Massachusetts 02108

Dear Candace,


The Lynn Economic Development Industrial Corporation understands and supports the Massachusetts Historic Commission's overall review of the Broad St. Historic District's designation in light of last year's tragic fire. However, since the Vamp Building, 3-15 Liberty Square, Union St. and 601 Washington St. has been totally restored by the Crowninshield Corporation to its renovated pre-fire condition, we would like that structure individually considered before any decision to revoke the district's designation considered procedurally. The same holds true for the Daley Drug Building at 672-680 Washington St. which was minimally affected by the conflagration and ostensibly did not have to substantially alter its exterior.

Since the developer's syndication has already been represented to the investment community predicated on the district's historic status, we strongly believe that the fiscal integrity of their arrangement be protected as they have dutifully complied with all of the Lynn E.D.I.C.'s pre-requisites. In fact, they have pledged an additional \$20,000 towards a capital fund with the city whose proceeds will be deployed to aesthetically soften the building entrance from the Lynnway (i.e. small plaza).

Finally, the only structure left standing in the district which merits your attention is 210 Broad St. which is occupied by Champion Die and is owned by a realty trust. While this building presently has industrial occupants, its early 1900 architecture symbolizes the era in which the large, now non-existent wharf facilities were constructed by Lynn Realty Trust.

I hope you carefully weigh your determination as the Lynn E.D.I.C. has the greatest respect for historic preservation of multi-story structures strategically situated in Lynn's central business district. Thank you for allowing us to express our point of view as property owners.

Sincerely,

  
Robert A. Baker  
Executive Director

RAB/ds

cc: Joe Saunders

CITY OF LYNN  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
CITY HALL — ROOM 315 LYNN, MASSACHUSETTS 01901  
TELEPHONE (617) 596-4000 Ext. 192, 3, 4, 5

PROGRAMS  
DEVELOPMENT  
COMMUNITY DEVELOPMENT  
GRANT MANAGER

EDWARD T. CALNAN  
EXECUTIVE DIRECTOR

JANSI CHANDLER  
ASSISTANT DIRECTOR

RECEIVED

FEB -4 1983

MASS. HIST. COMM.

Refer to:  
370/MN:cc  
Serial #401  
February 1, 1983

Ms. Valerie Talmage  
Acting State Historic Preservation Officer  
Acting Executive Director  
Massachusetts Historical Commission  
294 Washington Street  
Boston, MA 02108

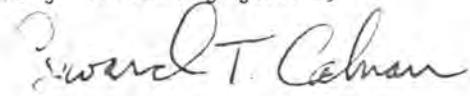
Dear Ms. Talmage:

Responding to your letter of December 29, 1982, I am writing in support of the delisting of the Broad Street Historic District in Lynn and concurrent individual listings of the Vamp Building at 3-15 Liberty Square, the Lynn Realty Company Building #2 at 672-680 Washington Street and the Tapley Building at 206 Broad Street.

It is unfortunate that the Broad Street Historic District was virtually dismantled in Lynn's devastating fire of November, 1981. However, since that time it has become necessary for the City to reassess priorities in the Downtown/Waterfront and to define renewed goals for historic preservation. Listing the three buildings referenced above to the National Register would be an instrumental achievement toward assisting the people of Lynn reestablish those goals.

As such, the City of Lynn and this office extend their full support and cooperation through the accomplishment of this important matter. Please do not hesitate to contact me if I can be of further assistance.

Very sincerely yours,



Edward T. Calnan  
Executive Director



**MASSACHUSETTS  
HISTORICAL  
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS  
Office of the Secretary of State**

294 Washington Street  
Boston, Massachusetts  
02108  
617-727-8470

MICHAEL JOSEPH CONNOLLY  
Secretary of State

February 24, 1983

Carol Shull, Chief  
National Register of Historic Places  
National Park Service  
Department of the Interior  
Washington, D.C. 20243

RECEIVED

NATIONAL  
REGISTER

Dear Ms. Shull:

Enclosed you will find a petition, jointly sponsored by the Massachusetts Historical Commission and the City of Lynn, to remove the Broad Street Historic District from the National Register of Historic Places. Listed on December 2, 1980, this district was substantially destroyed by a major fire on November 28, 1981.

You will also find individual nomination forms for three of the remaining shoe manufacturing buildings. Constructed between 1890 and 1907, these three structures represent the rebuilding of the downtown after another major fire in 1889, and a concentration of the shoe industry. Because of the effects of this fire, post-1890 construction was invariably masonry, creating a divergence from the state-wide norm of wood-frame shoe manufacturing buildings. (Shoe machinery is relatively light and does not require masonry construction for support). Thus the remaining buildings are significant on a state level as examples of masonry shoe factories and on a local level as representatives of Lynn's major industry.

Owners of two of the individually nominated buildings have completed certified rehabilitations. Therefore, we urge you to consider delisting of the district and listing of the individual buildings concurrently so as to avoid any tax penalties.

Sincerely,

*Candace Jenkins*

Candace Jenkins  
Registration Director

CJ/lk

*Van Bldg.  
Lynn Realty Co. Bldg  
Tipton Bldg*