

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

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

For HCERS use only

received

MAR 18 1982

date entered

MAY 2 1982

1. Name

historic Otis Company Mill #1

and/or common The Old Stone Mill

2. Location

street & number East Main Street² N/A not for publication

city, town Ware N/A vicinity of congressional district First

state Massachusetts code 025 county Hampshire code 015

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☒ occupied	☐ agriculture ☐ museum
☒ building(s)	☒ private	☐ unoccupied	☒ commercial ☐ park
☐ structure	☐ both	☐ work in progress	☐ educational ☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment ☐ religious
☐ object	☐ in process	☐ yes: restricted	☐ government ☐ scientific
	☐ being considered	☐ yes: unrestricted	☒ industrial ☐ transportation
		☒ no	☐ military ☐ other:

4. Owner of Property

name American Garter Company

street & number East Main Street

city, town Ware N/A vicinity of state Massachusetts 01082

5. Location of Legal Description

courthouse, registry of deeds, etc. Hampshire County Register of Deeds

street & number 33 King Street

city, town Northampton state MA 01060

6. Representation in Existing Surveys

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

date 1970 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston state Massachusetts

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

The Old Stone Mill (Otis Company Mill #1) is a five story granite structure which sits amidst a cluster of nineteenth century red brick textile mills. It faces East Main Street to the north and abuts the Ware River along the building's entire southern facade. Due to a difference in ground elevation, only four of the five stories are visible from the street (north) side.

The building's design clearly reflects its intended industrial function as well as mid-nineteenth century building technology. The original building is a 48' wide x 200' long rectangle with load bearing walls. Cast iron tie rods which were used to stabilize major interior floor beams form a linear pattern on the exterior wall surface. Numerous 6'x3' windows, necessary for illumination of the mill's interior, are spaced regularly on each floor of the building. A five story stair tower with pyramidal hipped roof, situated midway along the north side of the building, is the only vertical element of the original structure.

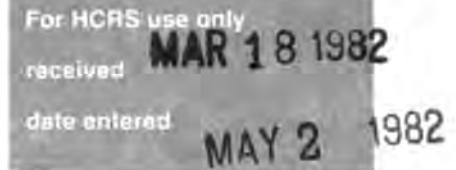
Locally quarried granite is the primary building material. The fieldstone foundation is veneered with coursed granite ashlar; the load bearing walls are made of thick granite blocks as is the five story north stair tower; the window lintels and sills are also of granite.

The building's lines, proportions, monumental scale, massive cut stone walls, regularly spaced large paned six over six double hung windows, pitched roof, and the granite returns at the gable ends reflect the Greek Revival style which was very popular in Ware at the time of the building's construction in 1845. The date "1845" is chiseled into a stone above the entrance of the main stair tower on the north side and is corroborated by documentary evidence.

There have been a number of additions to the original building. The two story granite annex on the west end apparently dates to 1854. It projects 20' from the main building and is 36' wide. The scale, building materials, and window alignment complement the main structure. The windows are also 6' high and 3' wide, yet are 12 over 12 instead of 6 over 6. The brick enclosed staircase which rises atop of this annex dates to the revised fire code of 1943, as does the enclosed fire escape at the opposite end of the building. A wooden meetinghouse type belfry was removed from atop the main stairtower sometime prior to 1940. Old photographs reveal it to have been decorated with ornamental pilasters and pediments of the Greek Revival style. The one story wooden loading dock (c.1945) situated immediately west of the main stairtower appears to be a rather temporary structure.

The five and a half story red brick tower on the south side was built to its present dimensions (20'x20') sometime between 1878 and 1886. The scale, the materials, and the 12 over 12 segmentally arched windows also complement the main structure quite nicely.

The east annex stands on the site of a small, one story out-building which disappeared sometime before 1875. A one story east annex was built between 1860 and 1873; the second story of the annex, and possibly the present first floor as well, date to c.1878-86. The granite ashlar walls, modest scale, and fenestration of the same regular spacing also complement the main building. This annex was extended easterly another 36' sometime between 1886 and 1896. However, the river's proximity at this place prompted the company to have this addition turned northerly approximately ten degrees in relation to the rest of the building. The materials, scale and windows match those of the east annex precisely.

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Continuation sheet

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A one story brick addition (23' x 17') was built adjacent to the southeast corner of the main building between 1878 and 1886. The bricks and windows match those of the south tower. Yet another brick addition (23' wide, two stories high) extended this last mentioned addition 55' along the south side of the east annex sometime between 1886 and 1896. The chronology of construction along this section of the mill may be deciphered by noting the slight color differentiation of the bricks which comprise its south wall. (See enclosed photo). The entire east annex, along with its southern addition, was expanded considerably by the construction of a third story sometime between 1888 and 1906. The walls are of red brick and the windows are larger (4'5" x 8'4").

With the exception of a few modest sized offices at the northeast part of the second, third, and fourth floors, the interior of the building is wide open shop space and partition free. Walls are plaster covered, much of it undoubtedly original. Wooden support columns, spaced at six foot intervals, are found on every floor except the fifth. The distance from floor to ceiling is 10'7". Strip fluorescent lighting is found throughout, as is the sprinkler system. Steam heating pipes (connected with a plant across the river) line the perimeter. Toilet facilities on every floor, and a 6' x 6' freight elevator are situated in the south tower directly opposite the main stairtower.

8. Significance

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

Specific dates 1845 **Builder/Architect** probably Joseph Brown

Statement of Significance (in one paragraph)

The Otis Mill possesses integrity of location, design, setting, materials, and workmanship. Architecturally, this building is an outstanding example of an early 19th century textile mill of the Rhode Island type and so meets criterion C. This type of mill was modeled rather closely after its late 18th century English counterpart. As New England's fledgling textile industry of that era played a vanguard role in transforming the U.S. into an industrial nation, the significance of this type of mill can hardly be understated. Otis Mill #1 is one of the last remaining granite textile mills of this early (pre-turbine) period in western Massachusetts.¹ For all of these reasons the Otis Mill also meets criterion A. The only other survivors are Thorndike #1 and #2 in Palmer. The Thorndike mills have been severely altered; a story added, roofs flattened (not uncommon), most windows replaced with cinderblocks, and prolonged neglect has run its ugly course. The exceptional condition of Otis Mill #1 further enhances its significance.

On a local level, Otis Mill #1 is significant in a number of areas. The mills determined the site of Ware's major settlement, and even its layout to an extent, for the company originally owned most of the village. The mills were the keystone upon which the local economy rested. Ware's fortunes rose and fell with those of the Otis Company. As the mill workers were originally paid only twice a year (in credit redeemable at the Company Store), said store enjoyed a uniquely advantageous position in the world of commerce. The company likewise played a major role in town politics, education, housing, religion, and even recreation. Otis was the largest of Ware's three textile manufactures and Mill 1 is the oldest surviving structure in the former Otis industrial complex, and the only one which predates the first wave of foreign immigrants.

The original waterworks of Mill #1 were dug during the 1820's at great expense by one of the Otis Company's predecessors, the Ware (Textile) Manufacturing Co. The latter company, a creation of Boston based speculators, caused the initial rapid industrialization of this isolated rural town. Work was supervised by the company's only non-absentee director, one S.V.S. Wilder, who provided the land, and half the building funds for the nearby Congregational Church. The expense of the waterworks excavation, however, caused the company's bankruptcy.

Wilder's company was succeeded in 1829 by the Hampshire Manufacturing Company, which went under in the Panic of 1837. The organization of the Otis Company in 1839, again by Boston based speculators, had a lasting impact on the town of Ware.

From its inception, Ware had been an agriculturally based community. However, in the 1820's industrial activity spurred an initial migration of industrial laborers to Ware. This change in the makeup of the population and work force was solidified with the massive expansion of the Otis Company in 1845. The transformation was given further impetus in 1847 when the seat of town government was officially shifted from Ware Center, which was the geographic center of town, to its present site which is adjacent to the mills near the south-east corner of town. The change was culturally reflected in the new churches which were

9. Major Bibliographical References

Chase, Arthur, History of Ware, MA. (Cambridge: The University Press, 1911)
Conkey, John and Dorothy, History of Ware 1911-1960, (Barre, MA: Baree Gazette, 1961)
Historical Collections of the Young Men's Library Association, Ware, MA.
Photographic Archives of the Merrimack Valley Textile Museum, N.Andover, MA
The Arthur T. Safford Papers, on file at Baker Library, Harvard University

10. Geographical Data

ACREAGE NOT VERIFIED

Acreage of nominated property 1.02

Quadrangle name Ware

Quadrangle scale 1:25000

UMT References

UTM NOT VERIFIED

A 118 7217 71610 416 811 91610
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification The Ware River runs along this property's southern boundary, and East Main Street along its northern line. Nenameseck Industrial Properties, Inc. abuts to the east and west. (See enclosed map) The subject property is delineated as "Parcel B" on a survey prepared by Almer Huntley, Jr. and Associates, Inc. of Northampton for Nenameseck Industrial Properties, Inc. on August 20, 1979, and to be recorded in the Hampshire

List all states and counties for properties overlapping state or county boundaries (see continuation sheet)

state MA code county code

state code county code

11. Form Prepared By

name/title Candace Jenkins, Registration Director
Edward Halligan, Preservation Planner with Thomas J. Morgan and Antoinette Tomasik

organization Massachusetts Historical Commission date December 1980

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

city or town Boston, state Massachusetts

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia L. Weslowski

title Executive Director, Massachusetts Historical Commission date 2/25/82

For HCRS use only

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

date 5/2/82

for Keeper of the National Register

date 4/26/82

Attest: Patrick Andrews

Chief of Registration

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received **MAR 18 1982**

date entered

Continuation sheet

Item number 8

Page 1

built to serve the new immigrant laborers.

The technology employed by the Otis Comany in 1845 determined the size, shape, and layout of this building. Mill #1 was designed to accommodate a modified version of the English Arkwright processes. As New England's factories of 1845 relied on whale oil and sunlight for lighting, prodigious use of windows and the long, narrow, multi-storied design maximized the potential number of machines which could be placed near windows. This narrow design likewise minimized the excavation costs of the foundation which was necessarily deep in order to withstand machine vibrations and occasional floodwaters. The building's narrowness also reduced roofing costs and contributed to the floor strength. A stair-tower separate from the shop floor freed more space for machines and offered some degree of protection and escape in case of fire. The Otis Company bell, housed atop the stair-tower, helped to regulate employee lives. All of the above features together comprise the archetypal early stone mill of southeastern New England.

Very soon after the construction of Otis #1, the vastly improved turbine of Francis and Boyden and newly discovered means of transmitting power efficiently over longer distances rendered breast wheels obsolete. Following Lowell's lead in 1846, textile mills throughout New England began converting to hydraulic turbines,² which permitted mills of far greater size and complexity.

After World War I, the workers of Ware found it increasingly difficult to compete against the cheap, non-union labor of the southern states. In 1926, for example, due to high labor costs and high taxes, the Otis Company threatened to move out of town. To try to accomodate Otis, property taxes were immediately reduced from \$85,000 to \$35,000 and employee wages were slashed 10%. The \$410,405 profit realized by Otis' absentee ownership over the following eight months was little consolation to the people of Ware.³ Indeed, the continued reluctance, after 1900, of Otis Company directors to re-invest a portion of the profits in modernization merely served to accelerate the company's decline. In the end (1937), Otis operations went the way of those of countless other New England textile manufactures: South.

FOOTNOTES

- 1) Conclusion arrived at by consulting Massachusetts Historical Commission files and local historians in every western Massachusetts town in which a textile manufacturer was incorporated prior to 1850. For listing, see Appendix A of Caroline Ware's The Early New England Cotton Manufacture, A Study in Industrial Beginnings, Cambridge: Riverside Press, 1931).
- 2) Mill #1's present turbine, installed by the Holyoke Machine Company in 1898, apparently replaced by a verticle shaft Boyden/Fourneyron of 1850's vintage. See "Hercules Turbine Catalogue of the Holyoke Machine Co." (1876 and 1895 editions on file at the Holyoke Machine Co., Main Street, Holyoke, MA.
- 3) Papers of Arthur T. Safford, Baker Library, Harvard University

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Heritage Conservation and Recreation Service**

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MAR 18 1982

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Continuation sheet

Item number

10

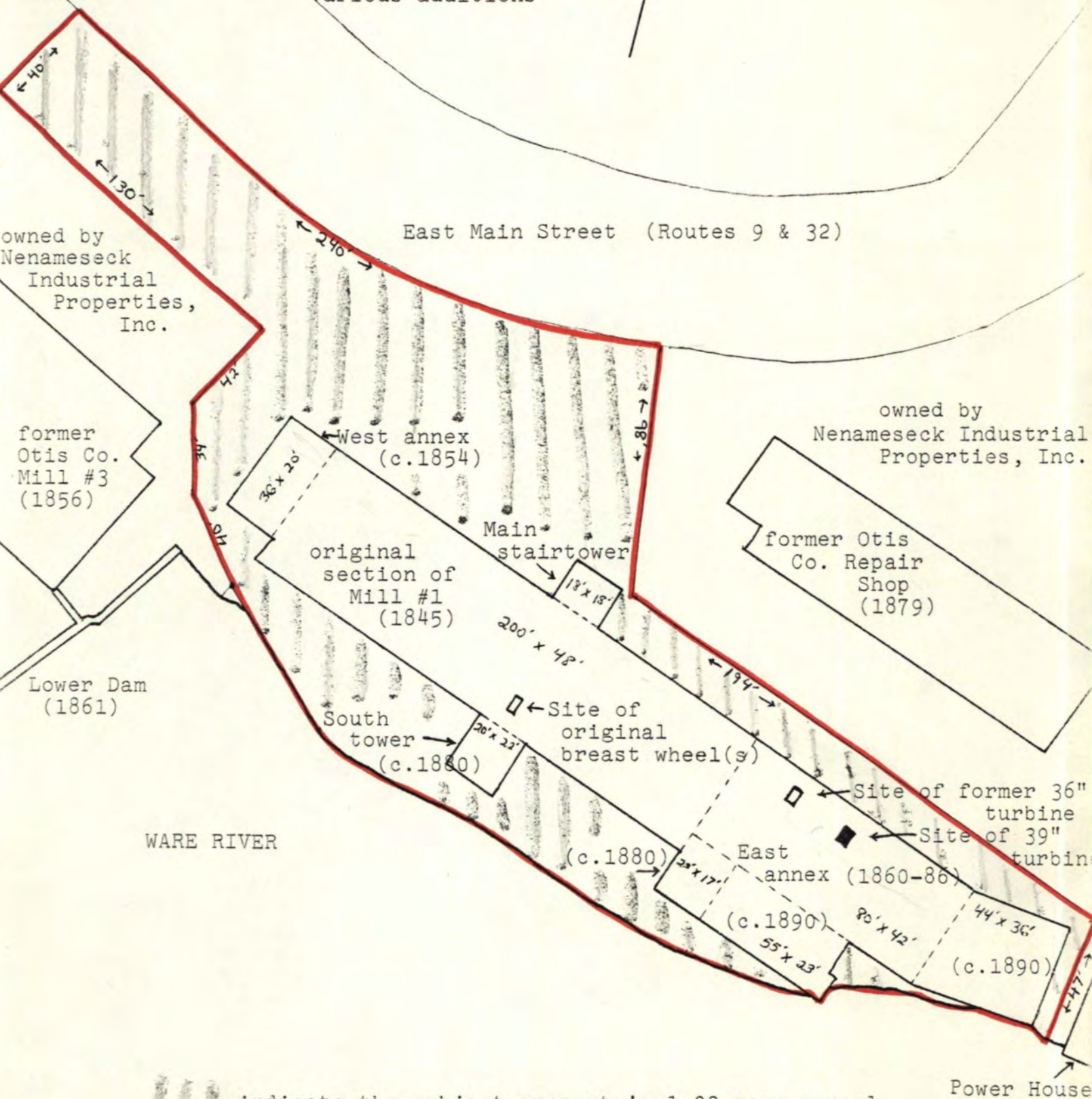
Page

1

County Registry of Deeds, Northampton, MA.

Sketch map of
the former Otis Company's
Mill #1, showing present
property lines, building
dimensions, and dates of
various additions

1" = 50'
1:600



indicate the subject property's 1.02 acre parcel

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

Property: Stis Company Mill #1
State, County: MA, Hampshire
Federal Agency: _____

Working No. 3-18-82-815
Fed. Reg. Date: 2-7-83
Date Due: 4/15/82 - 5/2/82
Action: ☒ ACCEPT 5/2/82
☐ RETURN
☐ REJECT

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

photos ☒
maps ☒

Substantive Review: ☒ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom. / Criteria accept - A & C
Reviewer Datrick Andrus
Discipline Historian
Date 4/26/82
☐ see continuation sheet

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

✓ 1. Name

✓ 2. Location

X 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		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas 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

Address of nominated property _____

Quadrangle name _____

UNIT References

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



Otis Company Mill #1
Ware, MA

Thomas J. Morgan 1980
25 Pleasant St., Northampton, MA

Southern facade

Southern facade of the
Otis Co. Mill #1,
Massachusetts

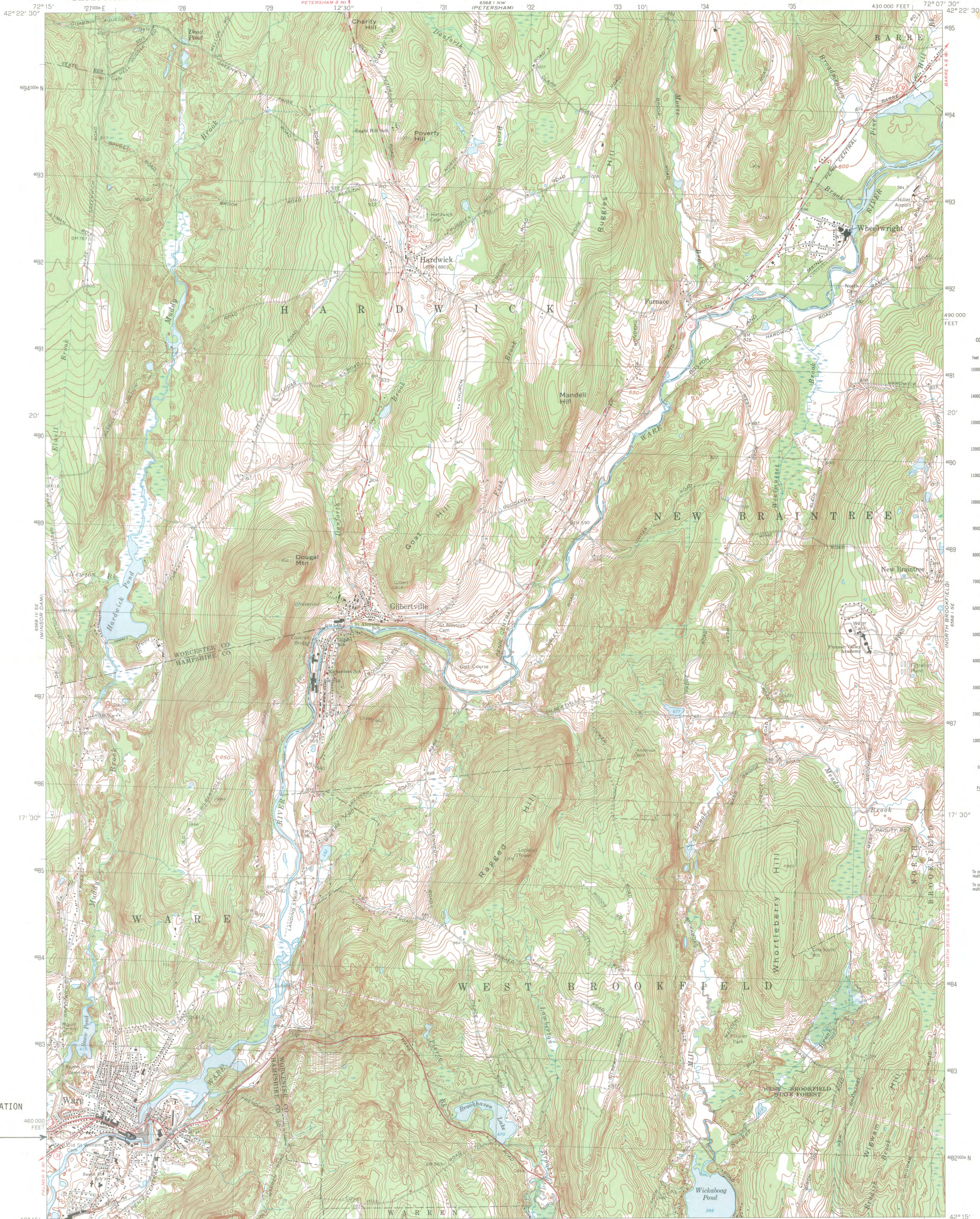
#1

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UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

WARE QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)



CONVERSION
SCALES

Feet	Meters
1500	450
1000	300
500	150
200	60
100	30
0	0

To convert feet to meters
multiply by 0.305

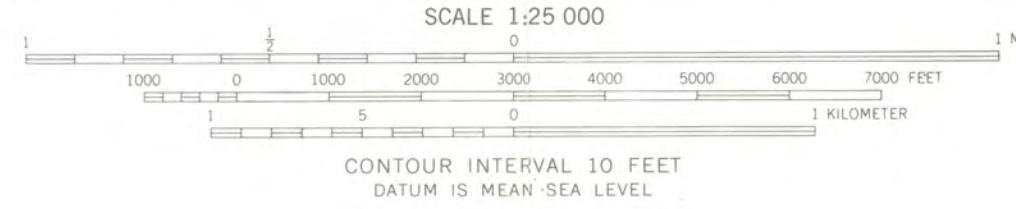
To convert meters to feet
multiply by 3.281

NATIONAL REGISTER NOMINATION
The Former Otis Mill #1
Ware, Massachusetts
March 21, 1980

UTM REFERENCE:
18/727760/4681960

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943-44. Revised from aerial
photographs taken 1968. Field checked 1969
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid, zone 18

Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Areas covered by dashed light-blue pattern are subject to
controlled inundation



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



ROAD CLASSIFICATION
Primary highway, all weather. Light-duty road, all weather,
hard surface. improved surface
Secondary highway, all weather. Unimproved road, fair or dry
hard surface. weather
State Route

WARE, MASS.
N4215-W7207.5/7.5

1969
AMS 6568 I SW-SERIES V814