

**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 HCRS use only

received FEB 8 1980

date entered

1. Name

historic C.P. Washburn Grain Mill

and/or common same

2. Location

street & number Corner of Central and Cambridge Street

___ not for publication

city, town Middleboro

___ vicinity of

congressional district

10th

state Massachusetts code 025

county Plymouth

code 023

3. Classification

Category

___ district

X building(s)

___ structure

___ site

___ object

Ownership

___ public

X private

___ both

Public Acquisition

___ in process

___ being considered

Status

X occupied

___ unoccupied

X work in progress

Accessible

X yes: restricted

___ yes: unrestricted

___ no

Present Use

X agriculture

X commercial

___ educational

___ entertainment

___ government

X industrial

___ military

___ museum

___ park

___ private residence

___ religious

___ scientific

___ transportation

___ other:

4. Owner of Property

name John Washburn and C.P. Washburn, III

street & number Center Street

city, town Middleboro

___ vicinity of

state Massachusetts

5. Location of Legal Description

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

street & number Russell Street

city, town Plymouth

state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic Assets
title of the Commonwealth

has this property been determined eligible? ___ yes X no

date January 1978

___ federal X state ___ county ___ local

depository for survey records Massachusetts Historical Commission

city, town Boston

state Mass.

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 C.P. Washburn Grain Mill stands at the northwest corner of Cambridge and Center Streets, adjoining the former Old Colony Railroad line. The Grain Mill occupies a sloping site which allows a fully above-ground basement on the building's rear (west) elevation. In its present form, the Grain Mill is the product of four periods of construction during which were built the Grain Mill (1899), two sheds which flank the Grain Mill (1902) an office (1904) and a re-inforced concrete wing (1918).

The Grain Mill and two sheds on the west elevation are set on a rubble foundation and are covered with clapboard. The Grain Mill, itself is three stories high with a pitched roof above which rises a square-plan elevator penthouse covered with shingles and enclosed by a hip roof. The two sheds which flank the Grain Mill are each one-story high and are enclosed by low-pitched shed roofs. The Grain Mill's east elevation contains a concrete loading platform and shed roof supported by wooden braces and iron tension rods, at the first story. Set beneath this roof, on the main body of the building, are an eight-panel sliding door flanked by two tripartite windows. Each tripartite window contains a tall 6/6 window flanked by two smaller 6/6 windows. The east elevation of the south shed is concealed by the office addition, while that of the north shed contains a sliding panelled door and Andersen window. In addition, the north shed contains an angled wall, corresponding to the angle of Center Street; this wall is blank except for one Andersen window. Above the first story, the Grain Mill's east elevation is blank except for one 6/6 window set in the peak of the gable.

The Grain Mill's south elevation is entirely concealed at the basement and first story. Above the first story, the mill's wall is blank and is painted with a sign bearing the words "C.P. Washburn - Grain Mill". Above the eaves at the southwest corner is a shed dormer with paired 6/1 sash.

The Grain Mill's north elevation is blocked by the north shed at the first story; the shed elevation is blank. Above the first story the Grain Mill's north elevation is identical to its south elevation, except that it is unpainted.

The west elevation of the Grain Mill and two sheds is designed to present a nearly symmetrical facade, of which the Grain Mill, itself, forms the center. At the basement level is a center sliding door flanked by four 6/6 windows and two additional sliding doors, located at the shed's northwest and southwest corners. All sliding doors are made up of vertical boarding. At the first story is a center 6/6 window, flanked by three windows to the south and two windows to the north. Projecting out over the center window is a shed roof which shelters the loading bay at the basement level. Both sheds stop at the first story, above which the Grain Mill rises an additional two and one-half stories to a gable. Fenestration of the upper floors consists of two 6/6 windows, one at the second story, the other centered in the gable.

The office addition (1904) is a one-and-one-half story wooden structure located at the southeast corner of the Grain Mill. This addition rests on a rubble foundation and is enclosed by a low-pitched roof with a shed dormer near its southeast corner. Only the north and east elevations of the office addition are exposed; both have been altered extensively by the addition of vertical boarding and modern windows. The west elevation, also altered, is partially exposed at its upper floor.

The reinforced concrete addition of 1918 stands south of the Grain Mill, adjoining the south shed (1901). The 1918 addition is two-stories high; its exterior is made up of bays

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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RECEIVED FEB 8 1980

DATE ENTERED

APR 8 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

of equal size, framed by concrete piers. At present, this addition has been altered by the concrete blocking of bays and by the deterioration of its concrete.

The Grain Mill's interior retains its original plan and much of its original equipment, some of which has been stored on the premises following its replacement by newer equipment. Contained in the building is a shallow foundation with frequently placed stone piers which support the weight of grain brought into the basement story from the railroad platform. The basement retains a grain cleaner, bucket-chain elevator and a more recently made grain mixer. The first story (street level) contains cast-iron grain chutes from the bins above, and trap doors to the basement. The first story has additional wood braces and steel beams to support the weight of grain stored on the upper floors. The second and third stories contain 14 bins of timber-cribbed construction built of long leaf, yellow pine planks (2" X 4") which have been bound together with spikes. The fourth (attic) story contains a grain separator of screw conveyors and trap doors which open into the grain bins. Located in the elevator penthouse is a turnhead as well as chutes which cross down into the fourth floor.

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/invention	☐ politics/government	☐ transportation
				☐ other (specify)

Specific dates 1899, 1902, 1904 **Builder/Architect** C. P. Washburn

Statement of Significance (in one paragraph)

The C. P. Washburn Grain Mill possesses integrity of location, design, setting and materials and possesses historical associations with a locally important agricultural business.

The Grain Mill and its two flanking sheds contain the only grain elevator of timber-crib construction of its period extant in Massachusetts and, perhaps, in New England. Although similar, small-scale grain elevators once existed throughout New England, including Acton, Bridgewater and Fitchburg, Massachusetts, the decline of local agriculture has led to the closure and demolition of most other examples. In addition to its structure, which remains essentially unaltered, the Grain Mill preserves a variety of original machinery which provides rare examples of turn-of-the-century industrial engineering.

Designed to serve as a country grain elevator, the Washburn Grain Mill was originally used to store, mix and distribute grain to farmers from Plymouth, Massachusetts to Providence Rhode Island and as far away as Provincetown. Planned by Charles Parker Washburn, the mill was fully automated, making use of electricity and gravity as sources of power. At Washburn's expense, a spur of the Old Colony Railroad line was extended along the mill's west elevation. Grain entered the building through a loading platform in the basement where it was dumped into a pit from which a bucket elevator carried it up twenty-two feet to the first storey. At the first storey, grain was weighed and then dropped back to the basement where a cleaner winnowed it of debris. A second bucket-chain elevator then lifted grain to the elevator penthouse where the grain entered a turnhead and was directed through chutes past screw conveyors into bins. Finally, as needed, grain was poured through chutes to the first storey where it was passed through attrition mills and packaged. Once packaged, grain was stored in the two sheds until its sale. At its peak during the 1950's, the Grain Mill received two freight-car loads of grain (2,000 bushels) daily. Corresponding to the decline of local agriculture, the volume of grain processed gradually declined to only 2,000 bushels weekly before the mill closed in December of 1974.

Currently owned by members of the Washburn Family, the Washburn Grain Mill stands at the end of a 340-year long family business which began in 1634 when Sir John Washburn left England to build a mill in Duxbury, Massachusetts. Subsequently, the family milling business was passed down through the generations to the present. Current plans call for the sympathetic conversion of the Grain Mill to use as a hardware supply store, a business which was established by the current owners after 1974.

9. Major Bibliographical References

Clark, Charles S. ed., Plans for Grain Elevators. Chicago; Grain Dealers Journal. 1913.
Ketchum, Milo S., The Design of Walls, Bins and Grain Elevators. New York; The Engineering News Publishing Co. 1911.
Romaine, Mertie., The History of the Town of Middleboro. New Bedford; Reynolds-DeWart Printing Inc. 1969.

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property 21,000 sq. ft.

Quadrangle name Bridgewater

ACREAGE NOT VERIFIED

Quadrangle scale 1:24000

UMT References

A 19 340760 4639520
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

Please refer to the boundaries delineated on the attached map.

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

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Brian Pfeiffer, Consultant with Lucia Stout
Architectural Conservation Trust

organization Massachusetts Historical Commission date November 1979

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

city or town Boston state Mass. 02108

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 1/22/80

title Executive Director, Massachusetts Historical Commission date

For HCRS use only

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

for Brian Pfeiffer
Keeper of the National Register

date 4/8/80

Attest: Patrick Andrews
Chief of Registration

date 4/8/80



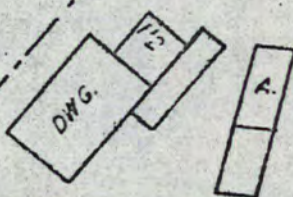
C. P. Washburn Grainmill
Cambridge and Center Streets
Middleboro, Mass.
Site Map

C. P. WASHBURN COMPANY

MIDDLEBORO ——— MASS.

SCALE 1"=50'

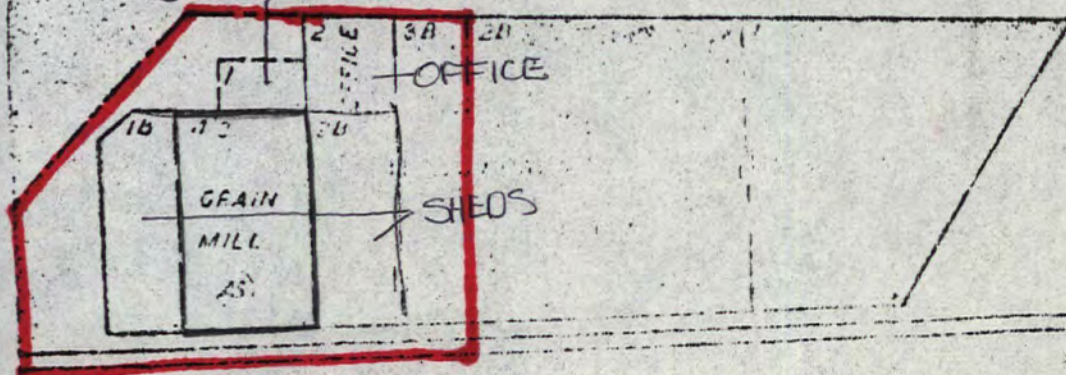
CENTER STREET



CAMBRIDGE STREET

CENTER AVENUE

LOADING PLATFORM



22

15-day

Property Washburn, C.P. Grain mill

ref no 80000667

State Ma - Plymouth

Working Number 2-8-80 432

TECHNICAL

CONTROL

Photos 5

Maps 1

HISTORIAN

This building is eligible for architecture and agriculture. Built in 4 periods (mill 1899; Sheds 1902; office 1904; concrete wing, 1918) this building is architecturally significant as the only grain elevator of its period timber-crib construction of its period still extant in Ma. (& perhaps New Eng.). The bldg. served as the center of the grain business for farmers from Plymouth, Ma. to Providence, RI. It closed after 75 yrs. operation in 1974. Much of the original machinery remains.

accept
Patrick Andrews
4/8/80

ARCHITECTURAL HISTORIAN

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

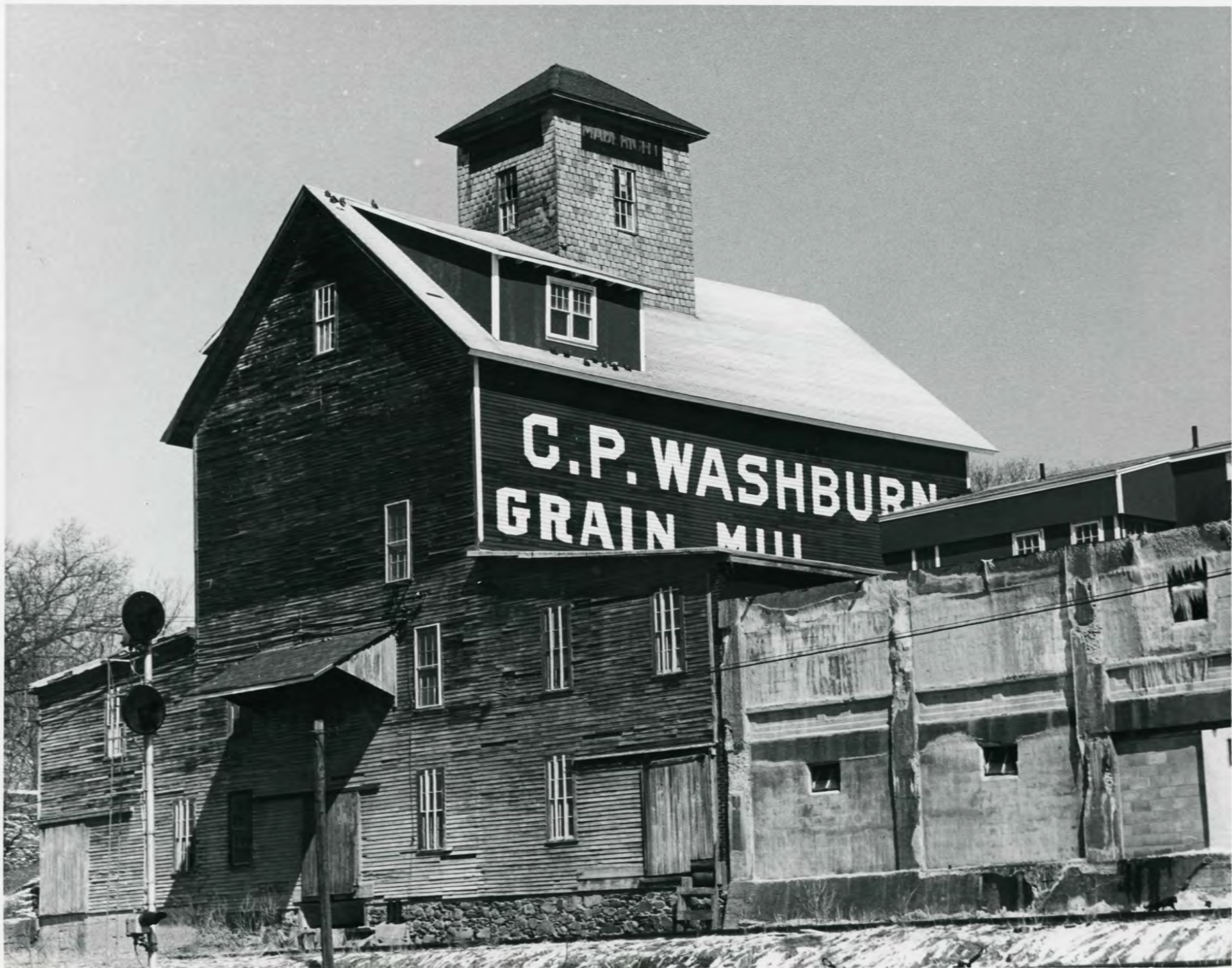
National Register Write-up _____

Federal Register Entry 2.3.81

Send-back _____

Re-submit _____

Entered APR 8 1980



**Architectural Conservation Trust
(ACT) For Massachusetts**

Old City Hall

45 School Street

Boston, Massachusetts 02108



C. P. Washburn Grain Mill
Middleboro, Massachusetts
Clinton C. Clark 1977
3B New Water Street,
Middleboro, Massachusetts

APR 8 1980

Plymouth Co.

#1 of 5
Southwest Elevation

FEB 8 1980



**Architectural Conservation Trust
(ACT) For Massachusetts**
Old City Hall
45 School Street
Boston, Massachusetts 02108



C. P. Washburn Grain Mill
Middleboro, Massachusetts
Clinton C. Clark 1977
3B New Water Street,
Middleboro, Massachusetts

Plymouth Co.

#2 of 5

Northeast Elevation

FEB 8 1980



**Architectural Conservation Trust
(ACT) For Massachusetts
Old City Hall
45 School Street
Boston, Massachusetts 02108**



C. P. Washburn Grain Mill
Middleboro, Massachusetts
Clinton C. Clark 1977
3B New Water Street,
Middleboro, Massachusetts

APR 8 1980
Plymouth Co.

#3 of 5
Interior, Street Floor
Grain *Chutes* from Bins

FEB 8 1980



**Architectural Conservation Trust
(ACT) For Massachusetts
Old City Hall
45 School Street
Boston, Massachusetts 02108**



C. P. Washburn Grain Mill
Middleboro, Massachusetts
Clinton C. Clark 1977
3 B New Water Street
Middleboro, Massachusetts

APR 8 1980

Plymouth Cl.

#4 Screw Conveyor
015 and opening to bins
Cribbed construction evident

FEB 8 1980



**Architectural Conservation Trust
(ACT) For Massachusetts**

Old City Hall
45 School Street
Boston, Massachusetts 02108

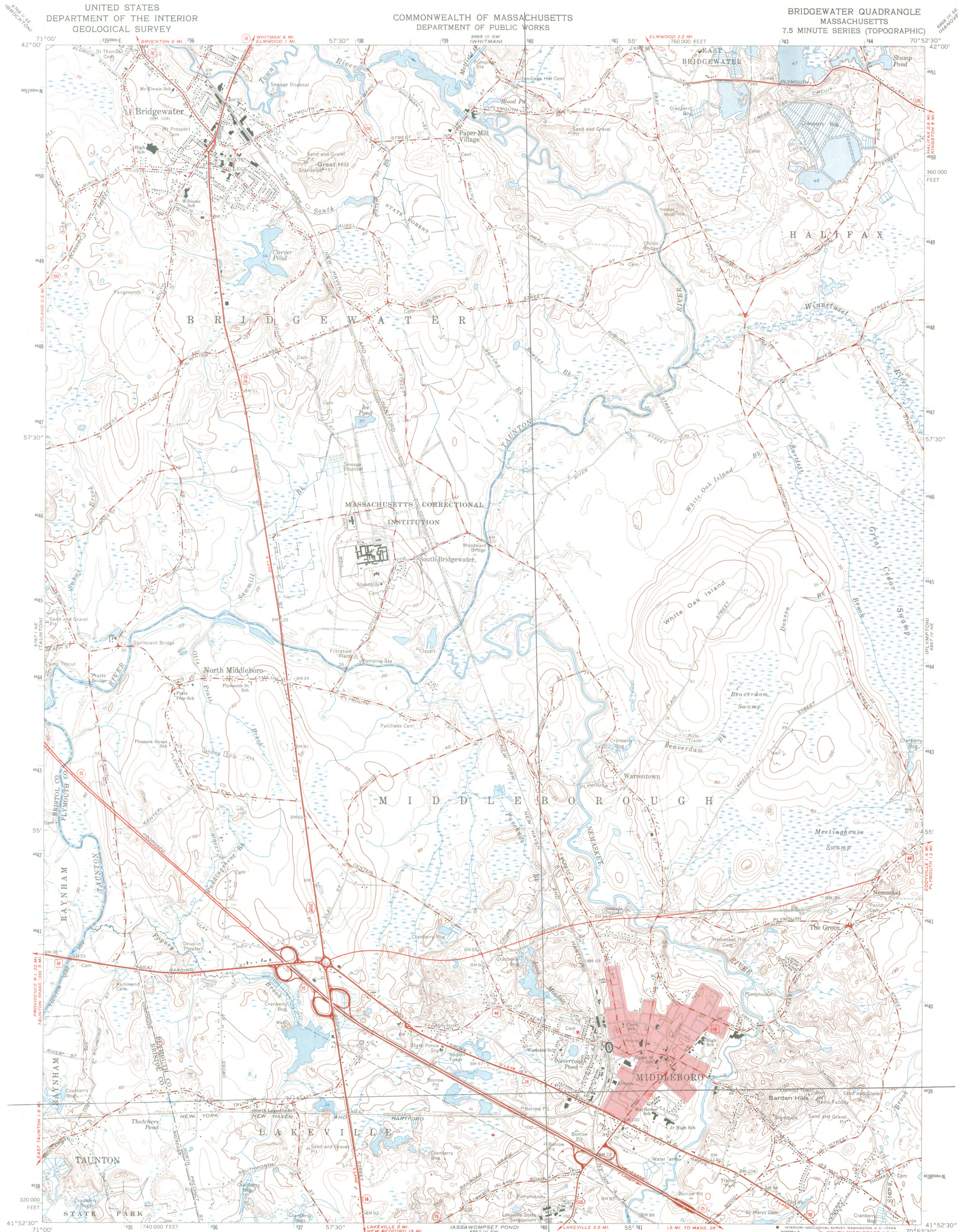


C. P. Washburn Grain Mill
Middleboro, Massachusetts
Clinton C. Clark 1977
3 B New Water Street
Middleboro, Massachusetts

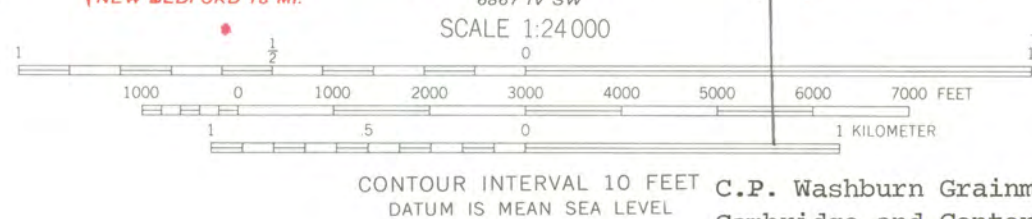
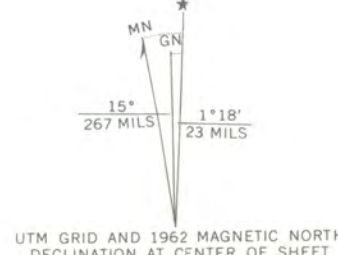
APR 8 1980
Plymouth Co.

#5 Grain Cleaner and
d 5 Separator on Ground, Track Floor

FEB 8 1980



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
Topography by planimetric survey 1936-1937. Revised 1962
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates area in which only landmark buildings are shown



C.P. Washburn Grainmill
Cambridge and Center Streets
Middleborough, Mass.

UTM REFERENCES:
19/340760/4639520
WASHINGTON, D.C. 20242

FOR SALE BY U.S. GEOLOGICAL SURVEY, WASHINGTON, D.C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———



BRIDGEWATER, MASS.
N4152.5-W7052.5/7.5

1962

AMS 6867 IV NW-SERIES V814



MEETING REPORT

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

PROJECT: C. P. Washburn Grain Mill - Plymouth county MA.

LOCATION OF MEETING: 112 A

DATE: 4/8/80

STAFF MEMBER: P. Andrews

DIVISION: N.R.

PARTICIPANT:

ORGANIZATION:

PHONE:

Donald Jackson - T.P.S.

REPORT:

he agrees with the claim that this type of construction (timber crib) is relatively rare and that for its late date of construction (for Mass.) this grain mill is important (especially for the original machinery that remains).

ENTRIES IN THE NATIONAL REGISTER

STATE MASSACHUSETTS

Date Entered APR 8 1980

Name

Location

Washburn, C.P., Grain Mill

Middleboro
Plymouth County

Also Notified

Honorable Paul Tsongas

Honorable Edward M. Kennedy
Honorable Margaret M. Heckler

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director, Massachusetts
Historical Commission
294 Washington Street
Boston, Massachusetts 02108

NR

Byers/bjr

4/14/80

For further information, please call the National Register at (202)343-6401.