

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 Company Building #2

and/or common Harbor Loft I

2. Location

street & number 672-680 Washington Street

N/A not for publication

city, town Lynn

N/A vicinity of

state Massachusetts

code 025

county Essex

code 009

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
 - private
 - both
- Public Acquisition**
- in process
 - being considered

Status

- occupied
 - unoccupied
 - work in progress
- Accessible**
- yes: restricted
 - yes: unrestricted
 - no

Present Use

- agriculture
 - commercial
 - educational
 - entertainment
 - government
 - industrial
 - military
- museum
 - park
 - private residence
 - religious
 - scientific
 - transportation
 - 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 MA 01970

6. Representation in Existing Surveys

title Inventory of Historic Assets
of the Commonwealth #427

has this property been determined eligible? yes no

date May, 1977

federal state county local

depository for survey records Massachusetts Historical Commission
294 Washington Street

city, town Boston

state MA

7. Description

Lynn Realty Co. Building #2, 672-680 Washington Street, Lynn

Condition		Check one	Check one
<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

The Lynn Realty Company Building #2 is located on the northwest corner of Farrar and Washington Streets within the boundaries of the former Broad Street National Register District. To the south it is bounded by a parking lot, and to the east by a small 20th century building. Built in 1902, 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 building is roughly rectangular plan and 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 brick and metal cornice.

The northern elevation is seventeen bays long with bays on all stories, each bay containing a pair of windows. Windows and bays are located directly above one another on each story. The eastern elevation is four bays long with bays on all stories, each bay containing a pair of windows. Once again, the bays are located directly above one another on each story. The southern elevation mirrors the northern one, but a glassed in porch/entrance has been added on the first story (1980). There is also a brick chimney on this side. The western elevation, the location of the original entry, is three bays long with bays on all stories, each bay containing a pair of windows. The original entry was altered in the mid-20th centuries and has now been bricked over (1980).

8. Significance

Lynn Realty Company Building #2, 672-680 Washington Street, 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) Community Development
		<input type="checkbox"/> invention		

Specific dates 1902

Builder/Architect Henry W. Rogers

Statement of Significance (in one paragraph)

The Lynn Realty Company Building #2 possesses integrity of location, design, materials, and setting as well as historical association with Lynn's industrial era. As one of a handful of extant downtown buildings representing the city's major industry, the building meets criteria A and C of the National Register of Historic Places.

Built as Building #2 of the Lynn Realty Company, this factory was planned during the construction of Building #1 (190 Broad Street; now gone) with which it shared steam and electric plants. The building was designed by Henry Rogers. Ground was broken in March of 1902 for the building, which the Lynn Business Magazine predicted "will be the largest and best appointed (factory) in Lynn and one of the best in the county". Although equipped with steam power as a back-up, it was the first factory in Lynn to be operated by electricity. The factory was completed in October of 1902 and by December was entirely rented. Among the first tenants was the firm of Young, Sampson and Hollis counter manufacturers. Unlike Building #1, no effort was made to decorate the building's exterior, except for the use of yellow and gray bricks in the window arches. Its severe design seems to have established a precedent which was followed in subsequent factories in the area (such as the Vamp Building at Liberty Square and #264, 278, 282 Broad Street).

The large scale and utilitarian design of the Lynn Realty Company Building #2 typifies that of many other shoe factories built in the Broad Street area in the early 20th century. After the opening of the Eastern Railroad through Central Square in 1838, Lynn's central business district, including the Broad Street District, outstripped other village centers in the city and emerged as the leading manufacturing and commercial center by the 1850's. The area's position was strengthened by the enormous growth of shoe manufacturing during the Civil War and the 1870's. By the 1880's, 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 District, 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 (#1). 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-

9. Major Bibliographical References

Lynn Scrapbooks, (unpublished), Volume 67, P. 80 and 86.

Lynn Business Magazine, Volume I, Number 4, March 1902, Page 197; Volume 11, Number 2 September 1902, Page 70; Volume II, Nubmer 3, December 1902, Page 132.

10. Geographical Data

Acreeage of nominated property ⁴³ 25,733 Square Feet

Quadrangle name Lynn

Quadrangle scale 1:25,000

UTM References

A 1 9 3 4 0 1 0 0 4 7 0 2 7 0 0
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 Assessors' Map 18 (scale 1"=80') as parcel #31 of Block #590.

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Candace Jenkins, Registration Director with Carolyn J. Law, Planner

organization Massachusetts Historical Commission date January, 1983

street & number 294 Washington Street telephone 617 727-8470

city or town Boston state MA

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 *Patricia L. Westonski*

title State Historic Preservation Officer, Massachusetts Historical Commission date 2/24/83

For NPS use only

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

John Selous Byers
Keeper of the National Register

Entered in the National Register date 3/31/83

Attest: _____ date _____
Chief of Registration

**United States Department of the Interior
National Park Service****National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet Lynn Realty Co. Building Item number 8 Page 1
#2, 772-680 Washington Street
Lynn, MA

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 & Northend, were important to the rebuilding, designing nearly all of the area's simple Romanesque Revival and Panel Brick style factory facades.

After an initial burst of activity between 1890 and 1893, construction in the Broad Street Area slowed until the beginning of the 20th century when the rapid expansion of the shoe industry led to the construction of large rental factories by the Lynn Realty Company. Formed by local businessmen, including local builder and real estate speculator, Edward Strout, the Lynn Realty Company leased industrial space under agreements by which excess rental income (above fixed costs) was refunded to tenants. In 1901, the company built the first of its major factories, designed by Henry Rogers, at 190 Broad Street. Built together with a boiler plant which could provide power for three buildings of its size, 190 Broad was quickly occupied by shoe-counter manufacturers, whose demand for space outgrew the building within one year of its completion. The construction of Lynn Realty's Building #2 followed Building #1 within a year. Architectural elements of the Romanesque Revival style which had been evident in Building #1 were abandoned in Building #2 in favor of a more utilitarian exterior which was used in all subsequent Lynn Realty Company buildings.

A certified rehabilitation, following the Secretary of the Interior's standards, has recently been completed, converting the former industrial building to apartments.

United States Department of the Interior
National Park Service

Lynn Realty Company Building No. 2
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

Entered in the RETURN

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		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> 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 _____

USGS 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



LYNN REALTY COMPANY BUILDING #2
672 - 680 Washington Street
Lynn.MA 01901

Photo Credit and Negative Location:
J. Clark Wilson
(617) 595 - 2266

Photo #1 of 1/



LYNN REALTY COMPANY BUILDING # 2
 672 - 680 Washington Street
 Lynn, Massachusetts 01901
 UTM references:
 19/340100/4702700



Maped, edited, and published by the Geological Survey
 Control by USGS, USC&GS, 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 USC&GS 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

Scale: 1:25,000
 Contour Interval: 10 Feet
 Datum: Mean Sea Level
 Depth Curves and Soundings in Feet—Datum is Mean Low Water
 Shoreline shown represents the approximate line of mean high water
 The mean range of tide is approximately 9.2 feet

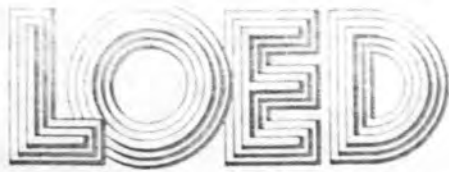
UTM GRID and 1970 MAGNETIC NORTH DECLINATION at CENTER of SHEET

ROAD CLASSIFICATION
 Primary highway, hard surface
 Secondary highway, hard surface
 Light-duty road, hard or improved 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,

A handwritten signature in dark ink, appearing to read 'R. Baker', is written over the typed name.

Robert A. Baker
Executive Director

RAB/ds

cc: Joe Saunders



EDWARD T. CALNAN
EXECUTIVE DIRECTOR

JANSI CHANDLER
ASSISTANT DIRECTOR

CITY OF LYNN
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY HALL — ROOM 315 LYNN, MASSACHUSETTS 01901
TELEPHONE: (617) 598-4000 Ext. 192, -3, -4, -5

HOUSING COUNCIL
NEIGHBORHOOD SERVICES
ECONOMIC DEVELOPMENT
CAPITAL IMPROVEMENT
HOUSING DEVELOPMENT
GRANTSMANSHIP

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



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

*Vamp Bldg
Lynn Realty Co. Bldg
Topley Bldg*