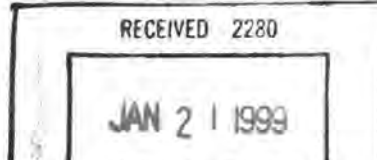


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



2187

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name South Lee Historic District

other names/site number _____

2. Location

street & number 1365-1710 Pleasant St.; 1120-1140 Fairview St.; 15-80 Willow St. not for publication

city or town Lee vicinity _____

state Massachusetts code MA county Berkshire code 003 zip code 01260

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Judith B. McDonough
Signature of certifying official/Title Judith B. McDonough, Executive Director
Massachusetts Historical Commission, State Historic Preservation Officer

1/8/99
Date

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

Signature of the Keeper

Robert H. Beall

Date of Action

2/18/99

South Lee HD
Name of Property

Berkshire, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
51	14	building
1	1	sites
1	4	structures
1	1	objects
54	20	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

1 (Merrell Tavern, NR 1972)

6. Function or Use

Historic Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling
- DOMESTIC: hotel
- INDUSTRIAL: manufacturing facility
- INDUSTRIAL: water works
- EDUCATION: school
- RELIGIOUS: religious structure
- COMMERCE: department store
- TRANSPORT: rail-related

Current Functions

(Enter categories from instructions)

- DOMESTIC: single dwelling
- INDUSTRIAL: manufacturing facility
- RELIGIOUS: religious structure
- DOMESTIC: hotel
- GOVERNMENT: fire station
- COMMERCE: restaurant
- GOVERNMENT: public works
- GOVERNMENT: post office

7. Description

Architectural Classification

(Enter categories from instructions)

- EARLY REPUBLIC: Federal
- MID 19TH CENTURY: Greek Revival
- LATE VICTORIAN: Queen Anne

Materials

(Enter categories from instructions)

- foundation stone, brick
- walls wood-weatherboard brick
- roof asphalt
- other wood porches

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation Sheet

South Lee Historic District
Lee (Berkshire County)
Massachusetts

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7. DESCRIPTION

The South Lee National Register Historic District, located in the southwest section of Lee, is a well preserved mill village situated along the Housatonic River. The district is centered on Pleasant Street, (Route 102, formerly South Main Street) and extends a short distance on Fairview Street. An extensive late 19th century masonry mill and dam is located at the village's western end and 19th and early 20th century houses, post office, school, churches and stores are aligned along both sides of the old road between the bridge over the Housatonic to the east, and the border with Stockbridge to the west. Framed by Beartown Mountain and the river to the south, and rolling hills on the north, the frame and brick houses, two early stores and two churches make a clear grouping which is remarkable for the quality of its high style and vernacular architecture and its excellent state of preservation. Despite some demolition, the district retains integrity of location, design, setting, materials, workmanship, feeling and association. It is significant at the local level.

South Lee Historic District is situated on the north bank of the Housatonic River except for the Hurlbut paper mill, which is located on the south bank across a contemporary bridge. The river bordering the district is between eighty to one hundred and twenty feet wide, flowing westward within low banks. At the mill site a masonry dam and drop of about twenty feet create a constant water fall. Beartown Mountain, rising behind the village to a height of one thousand six hundred and seventy-three feet, is a dramatic backdrop for the district, and provides much of its sense of enclosure. (photograph no. 1)

The street pattern is linear, following the road from Stockbridge to Lee Center, now Pleasant Street (Route 102), formerly old South Main Street, which in turn, followed the river. Hills behind the properties fronting the north side of Pleasant Street, and the Housatonic River and Beartown Mountain to the south tended to restrict development to the major east-west thoroughfare and its extension northeastward to Lee. There is limited development along Church Street and another pocket of development on the mountain's north flank, but in general, South Lee is focused on its major thoroughfare.

South Lee is particularly distinguished by its fine collection of Federal brick buildings and other substantial frame Federal and Greek Revival buildings, and by its nearly intact brick mill [MHC #D167] constructed in 1872 in an industrial rendering of the Greek Revival style. Two small, well-preserved churches, one High Gothic Revival and one in the Shingle Style, a remarkably intact Italianate store with wide plate glass windows, an elaborately decorated Swiss Chalet style carriage house (now a residence), and a small collection of outbuildings give variety to the domestic nature of the majority of the structures and present an engaging mix of building uses.

Buildings in the district are generally aligned along Pleasant Street and set back a similar distance from it to compose an approximate street-wall. On the east end of the district lot sizes

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tend to be smaller, with buildings grouped more closely together. Gaps in this street wall are few, and often the result of demolition. Exceptions to the street-wall alignment are the two original mill-owners' and the early village merchant's residences, which are well set back from the street, a turn of the century schoolhouse set uphill, a few outbuildings converted to houses and the Hurlbut mill, which forms its own complex on the south bank of the Housatonic River between the river and the now unused New York, New Haven and Hartford rail tracks. The district is notable for the variety in size, scale, materials and number of both high and vernacular styles. Large, high style mill-owners' houses are sited close to the more humble cottages of agricultural or mill workers.

Probably the earliest building in the district and the only known 18th century structure is the Merrell Tavern, 1565 Pleasant Street [MHC #D174, 1794].[NR 1972] (photograph no. 3) The building is three stories high under a side gable roof, the tallest domestic building in the village, and one of the most imposing because of its relation to the road, detailing and massing. Erected in brick in 1794 as a Federal style 2 1/2 story house by Major General Joseph Whiton, the building has a Greek Revival two story porch, and weatherboard third story and attic which were added in 1837, after having been converted to a tavern by William Merrell.

The building is rectangular in plan with an original 1 1/2 story brick rear ell and one story frame ell (1981) attached to it. Set on massive ashlar stone foundations, the five bay, center entrance main block is laid up in Flemish bond on the facade and common bond on the sides and rear to the second story. Weather boarding of the third story is laid flush. Tall, paired, inside end chimneys are set at both ends on either side of the ridge line. The 6/6 windows have marble, flat arch, splayed lintels in brick on the lower two floors and wood with corner block ornaments on the third floor.

The door surround features a narrow architrave surround and segmental arched fan with oversized keystone. Its glass fanlight is enriched by delicate cast iron motifs: a sunburst surrounded by a segmental arch and swags carrying stars suspended between the seven divided lights. The two story porch across the facade features square Doric pillars with entasis on the first floor and round Doric columns on the second floor, which carry a plain balustrade and support a cornice continuous with the original cornice wrapping the house at the second story level. The gable ends contain full pediments and eight light, horizontally placed attic windows, a common feature in the Berkshires and its foothills.

The interior retains most of the original detailing. Significant elements and details are too many to catalogue here, but among them are the eight fireplaces, one with side beehive oven and several with tooled marble surrounds; door and window surrounds, wide board floors and doors with original hardware; early painted oak graining in the kitchen and smoke painting on the third

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floor stairs. The tavern room is particularly intact, featuring a Federal circular bird-cage bar (c. 1816-17), the only remaining one in America, wide board floors, grained wood trim, wall hooks and dado and a locally made Franklin stove. (See Cummings, Abbott L., *Unpublished Notes*, 1962, S.P.N.E.A. Microfiche Merrell's Tavern #2.)

Remains of some of the extensive former outbuildings - milk room, hen house, pig sty, carriage barn, farm barn, horse barn and carriage shed, were reconstructed by landscape architect Fletcher Steele in 1944 and "are now marked upon the site by slightly building up the old stone foundations enough to make a low wall". [*Old Time New England*, Vol. 37, Oct., 1946, p. 36.] The rebuilt foundations of the carriage shed and horse barn (except for its south wall), were demolished, and the milk room foundation was built over for an addition to the rear of the house.

The Thomas Hurlbut House, 1580 Pleasant Street [MHC #D157, c.1824] was built in the Early Classical Revival style for mill owner Thomas O. Hurlbut. (photograph no. 4) Set well back from the street, the large brick dwelling is a tripartite composition, cruciform in plan, with a two story front gable central block and flanking 1 1/2 story front gable wings. The house is distinguished by a colossal temple front with four Doric columns supporting a full flush boarded pediment with oval louvered patera. Fine detailing includes an entablature featuring a cornice with mutules, frieze with metopes and triglyphs and architrave with guttae, and marble lintels, sills and foundations. Unique are the symmetrical side entries on the east and west sides of the main block with possibly original etched glass half length sidelights and transoms. Ground floor fenestration of the center block are long French windows. An original frame rear ell received a later mansard roof and dormer. The interior is remarkably preserved with original window and door surrounds, mantels and dados.

The Charles Owen House, 1530 Pleasant Street [MHC #D156, c.1825] at was built at about the same time by the co-owner of the Hurlbut mill. (photograph no. 5) Like its neighbor the Hurlbut House, it is set back behind a deep lawn. The two story brick dwelling is L shaped in plan with a two story temple front; its monumental portico is supported by four wooden pillars. A fan light set on slim appliquéd colonettes is centered in the flush boarded pediment. The three bay facade has a side hall organization with the door in the eastern bay flanked by half-length sidelights. A 1 1/2 story ell on the east may have been added in the 1850-60s. It contains an Italianate door with paired arched glass panes, and gabled dormers with barge boards.

The house at 1385 Pleasant Street, [MHC #D197,1815] is the third of the brick, front-gable houses in the Federal style. (photograph no. 2) It is also two stories high, but only two bays wide, with the door in the western bay. Federal style features are the elliptical louvered fan in the full pediment and the brick flat-arch splayed lintels. A circa 1900 two story wooden addition is placed at the rear.

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The Isaac Pixley Store and Post Office, 1575 Pleasant Street [MHC #D172, 1826] was built for those purposes by Billings Brown. Renovated in 1990 and currently a restaurant, it has a contemporary wooden entry portico. The two story brick building's front gable facade is three bays wide with a central door. An elliptical arched louvered fan is centered on the gable field, Marble is used for splayed window and door lintels and for the sills. A frame addition at the rear is 2 1/2 stories high.

Other Federal style houses have been altered over time. The house at 1675 Pleasant Street [MHC #D165, c.1830-40] was built as a five bay, center entrance, side gable house. Its second floor windows characteristically touch the cornice, which extends only on the facade. The house was probably remodeled in the Eastlake style in the 1870s with gabled window hoods on first floor windows, (some 12 light sash remains) and a gabled entry portico. Another side gable, 2 1/2 story frame house at 1405 Pleasant Street [MHC #D197, c.1825-30] may have been remodeled on the five bay first floor, but retains the four bay organization of the second floor. (photograph no. 10) Although the roof is framed without returns, it has a cornice mold on the facade typical of Federal building in New England.

The very small shop at 1381 Pleasant Street [MHC #D198] was probably built between 1845 and 1858. It is a good example of this utilitarian building type. One and one half stories high under an end gable roof, it was later extended to the rear 1 1/2 stories as a dwelling. The shop is three bays wide with a plain center door surround. The roof was probably originally framed with returns which remain on the front, though they are absent on the rear. (photograph no. 2)

The Henry Billings Brown House, 1585 Pleasant Street [MHC #D171, c.1815-30] is transitional from the Federal to the Greek Revival style. (photograph no. 6) Probably constructed between c. 1815 and 1830, the frame dwelling rises 2 1/2 stories high under a front gable roof. The three bay, temple front facade is framed by wide corner pilasters which support an entablature and the flush boarded full pediment. A Federal style semi-circular light is supported on a base composed of two tiny joined pilasters. A five light transom and half length sidelights frame the door. The flat roofed portico may be original but the high brick plinths supporting the slender Doric columns are recent.

Another temple front house transitional to the Greek Revival is the Langdon Kellogg House, 1420 Pleasant Street [MHC #D151, c.1830] which displays Federal and Greek Revival motifs. Perhaps built for merchant and powder mill owner Langdon Kellogg, this 2 1/2 story, front gable, frame house is three bays wide with the door in the first bay. The house is rectangular in plan with a rear ell. Though vinyl sided, important detailing remains such as the elaborate door surround composed of delicately fluted pilasters with beaded capital moldings on high plinths; and an entablature with Federal style swags, and egg and dart moldings. The door is recessed behind a paneled reveal. A chimney is placed at the ridge line close to the front gable.

The house at 1445 Pleasant Street [MHC #D192, 1830-40s] was built by a member of the

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populous and early local Ingersoll family. Built into the hill, it is 2 1/2 stories at the street but achieves an exposed basement to the rear. Another temple front house, very wide corner

pilasters, dentiled cornice, full pediment and a recessed entry are other Greek Revival stylistic elements. The door surround features pilasters and narrow one half length sidelights, a three light transom, and a probably later door with a glass panel. The simple Doric portico may be original. Chimneys are set at the ridge line at the front and rear. A massive chimney and bake oven in the basement kitchen suggest an 1830s date for the house.

The Jason Webster House, 1395 Pleasant Street [MHC #D196, c.1852] was built in an eclectic Greek Revival style. (photograph no. 2) The L shaped house is 2 stories high with a gable roof. Although asbestos sided, it retains its cornice and full pediment return. The unique window surrounds of the gable front block display narrow pilasters with pronounced entasis and capitals framing the diminutive tripartite entablature of the top casing. The inside end chimney is set at the front on the ridge line.

The Thomas Breed House, 1120 Fairview Street [MHC #D69 c.1860] is another 2 1/2 story Greek Revival house with a front gable. Its side ell with two story bay window may have been added in the 1860s or 70s. Three bays wide, it has a full pediment and horizontal multi-pane window in the gable field. The entry porch appears to be a c.1900 addition, but the original door survives. Windows are 6/6 and 6/1, the chimney is set at the ridge line close to the gable front and rear.

The O'Hearn House, 1365 Pleasant Street [MHC #D201, 1825-40] may have been converted from an outbuilding. (photograph no. 2) It is 1 1/2 stories high under a front gable roof, and three bay wide with a center entry. The chamfered ridge board extends through the clapboards of the gable field, a feature so unusual in domestic building in South Lee as to suggest a former utilitarian use. The wide cornices of the side elevations, trabeated door surround with wide architrave and unusually long first floor windows suggest a late Federal or Greek Revival period of construction.

The tiny house at 1665 Pleasant Street [MHC #D166, 1840s] was built by the Hurlbut Paper Company for worker housing. One and one-half stories high it is a side gable form with the entrance slightly offset from the center of the three bay facade. It has been added to repeatedly at the rear. Another vernacular Greek Revival house is the five bay, 1 1/2 story 1435 Pleasant Street, [MHC #D193, 1840-60]. Also side gabled, it has small second story "eyebrow" or frieze band windows.

The Collins Store 1381 Pleasant Street [MHC #D198, 1840-58] is currently vacant but retains much of its mid 19th century character and is one of the best preserved 19th century stores in Lee. (photographs nos. 2 and 7) Although possibly erected as early as the 1820s, it was more

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probably built sometime between 1840 and 1858 in the Italianate style. The frame structure is 2 1/2 stories high with a front gable roof framed with returns. A broad Italianate style shop-front extends nearly across the facade. Tall, 12 pane windows flanking the recessed center entrance are topped by a deep bracketed cornice. A double attic window within an arched opening is placed high in the gable field. An Italianate molded and paneled oriel supported by brackets is on the east elevation.

The Ross Carriage House, 1528 Pleasant Street [c.1868] of the former Charles Owens House, 1530-60 Pleasant Street was probably built between 1868 and 1890 in an eclectic Swiss Chalet/Stick Style. (photograph no. 8) Somewhat altered and added to when it was converted to a single family residence, it retains much of its original architectural character. The carriage house faced the main house and is set back from Pleasant Street on a circular drive recently constructed to serve both houses. One and one-half stories high and topped by a central ventilator, the carriage house is constructed with board and batten siding. Dominating the composition are the deeply overhanging gables with elaborate ornaments and shaped barge boards. The gable field devices are composed of king-post trusses and scrolled cut-out work supported on heavy braces. Shed roof window hoods are other Stick Style details.

The Hurlbut Paper Company mill complex, 40-80 Willow Street [MHC #D167, 1872-83] is located on the south side of the Housatonic River and west of the Hurlbut Company dam, falls and bridge. (photograph no. 1) The gabled main buildings of the complex were constructed in 1872 and rebuilt in 1883 after a severe fire. Erected in red brick with ashlar stone foundations, brownstone lintels and sills, and corbelled brick cornices, the earliest portions are linearly linked. The easternmost cross gabled Finishing Building is 3 1/2 stories above a high basement with the entry presently in the first bay of the five bay front gable. The middle Machine Building is the lowest portion at one story and basement, while the Beater Building is 3 1/2 stories and basement, and the is the longest, with thirteen bays. The first and third buildings have gabled dormers with paired windows; the Finishing Building has a gabled stair tower and original ornate cast iron balconies on its northern elevation and a probably original slate roof.

The main buildings have had extensive additions. An early addition is the ten bay long, 2 1/2 story Paper Storage building erected between the original complex and the river and tied it by a narrow 3 story link. These additions were built in the same materials and style as the 1872 structures, but the Paper Storage building has replacement windows. Also appended to the north elevation is the two story Bleach House and two story Wash House. A Rag Storage House was added to the western end between 1900 and 1940 and a flat roofed, one story addition was added to the north elevation of the Finishing Building after 1956.

A c.1883-1900 Railroad Freight Building [1883-1900] is located south of the main mill buildings and adjacent to the disused tracks of the New York, New Haven and Hartford Railway Berkshire Division. Now in poor condition, it is nevertheless an excellent example of an early 20th

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century, Edwardian style freight structure. The 2 1/2 story building is constructed of brick with massive, randomly coursed and rock-faced ashlar marble foundation and lintels. The gabled roof deeply overhanging the building and the now-missing freight platform is supported on cast iron and arched wooden brackets.

The nearly 20 foot high and 120 foot long dam, may contain much of the 1806 structure, but has been rebuilt over the years, most recently in 1994, when the north side was reinforced with a concrete buttress. Randomly coursed fieldstone retaining walls lining the river above and below the river are difficult to date. On the south bank of the river just above the falls is a holding area, probably the remains of a chase which fed water to waterwheels or turbines. Such a chase is shown on the maps of 1895 and 1904. Willow Street bent closer to the mill than at present before 1904.

The house at 1520 Pleasant Street [MHC #D154, c.1885] was built by the Hurlbut Paper Manufacturing Company for its administrative personnel. The eclectic Stick Style/Queen Anne dwelling rises 2 1/2 stories under front gable roof. Rectangular in plan and two bays wide, the design provides the major entry through gabled portico extending diagonally from the southeast corner. The composition includes a good deal of ornament such as the molded barge boards; scrolled appliques and scalloped shingles in the gable field; portico pediment ornamented with a grid of trellis work; shallow, hooded bay windows; pointed label moldings over second story and attic windows and Stick Style picket fence trim at the bay window and portico pediment.

The Charles Brown House, 1705 Pleasant Street [MHC #D163, 1904] at was built by carpenter and Hurlbut Paper Co. employee Charles Brown. The Queen Anne/Colonial Revival structure is 2 1/2 stories high, cross gabled and three bays wide with a side hall plan. Molded, pierced and appliqueed barge boards are features of the Queen Anne and Stick Styles, while the window caps are Colonial Revival. This is one of a pair with the nearly identical house located just over the Stockbridge line to the west. That house has a king post truss in the gable field, this house may originally have had one as well. The house at 1140 Fairview Street [no MHC #, c.1900] is similar to the Charles Brown House at 1705 Pleasant Street, and may well have been constructed by Brown. It has the same barge boards and Colonial Revival window cap molds but a unique attic vent window featuring a round frame with a stick-work triangular support.

The Charles Ball House, 1610 Pleasant Street [MHC #D158, c.1855] may have been built before 1856, but it was remodeled between 1880 and 1900. A generous wrap-around verandah with turned columns, a spindle-work frieze and a distinctive rounded corner was added; and the roof was probably reframed without returns during this updating.

The South Lee School 1440 Pleasant Street [MHC #D152, 1895] was built in a Queen Anne/Classical Revival style. The one story, end gable structure is set on high Lee marble foundations. A centrally located Classical Revival portico with a double hung window in the gable field is supported on four chamfered porch posts. The original double entry is centered

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under the portico. Saw tooth shingle work in the gable field and the massive chimney are Queen Anne features, while the exposed rafters at the rear suggest the Craftsman style.

Saint Francis' Church, 1360 Pleasant Street [MHC #B1, 1882] at the east end of the village was built by St. Mary's Catholic Church of Lee as a mission church. Designed by its first pastor, Rev. George H. Brennan in the High Gothic Revival style, it has a rectangular main section and a one story sacristy with Nutting mold window trim on the east elevation. A projecting tower topped by a high, bell cast pyramidal roof and cross was added in 1898. Tall Gothic arched windows with label moldings contain stained glass windows.

The Episcopal Church of the Good Shepherd, 1526 Pleasant Street [MHC #D155, 1902] was designed in the Shingle Style by Boston architect R. W. Emerson. (photograph no. 9) Cruciform in plan, the one story building is shingled above the high, uncoursed fieldstone foundation which extends to form buttressed pillars for the squat belfry located at the southeast corner. The belfry has Gothic arched, louvered ventilators on a pyramidal roof, while the main body has paired double hung windows with diamond pane leaded glass. A sacristy is set at a diagonal and leads to a parish hall at the rear.

The single bungalow in the district located at 1620 Pleasant Street [no MHC#, 1920-30] is a shingled 1 1/2 story cottage with a cross gable. The porch is indented so that its roof extends to shelter the entry. A one story addition extends to the side. The two bay house at 1685 Pleasant Street [no MHC #, 1930s] was built in an historical or period style with references to the Tudor in the high pitched gable roof of the entry porch. The first story is clapboard, the second story is shingled.

There have been comparatively few houses built after World War II but several buildings have been altered or rehabilitated so as significantly to affect their architectural integrity and render them non-contributing. While they do not retain their characteristic architectural details, chiefly as a result of artificial siding, they do retain much of their original massing. The large majority of the alterations or additions in the district have not had such negative impact. Four public facilities, the combined Town of Lee Fire Station and US. Post Office, built in 1959 and remodeled in 1993, the South Lee Willow Pump Station, built in 1977, the South Lee Playground built c. 1950 and the Willow Street Bridge, built in 1951, are non-contributing elements as built after the period of significance.

Archaeological Description

While no prehistoric sites are currently recorded in the district, it is possible that sites are present. Two sites are recorded in the general area (within one mile). The physical characteristics of the district (slope, soil drainage, distance to water) represent locational criteria which are favorable

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for most types of prehistoric sites. The location of a natural fall line in the Housatonic River, a potential fishing station, further enhances the potential of this area for Native American subsistence and settlement activities. The river basin may also represent a natural settlement corridor for Native American people in the region. Given the above information and the size of the district (92.98 acres), a high potential exists that prehistoric sites are present.

There is also a high potential for historic archaeological resources in the district. Further documentary research combined with archaeological survey and testing can determine the location of 18th-century structures which may survive in the district, possibly along the Pleasant Street corridor. Settlement in this area may have been made by 1760 or earlier, however, only the Merrell Tavern built by General Josiah Whiton in 1794 survives. In ca. 1806 the Housatonic River Turnpike replaced an earlier route possibly laid out as early as ca. 1735. Portions of that early route were reportedly still visible in ca. 1970 at the rear of the lots between 1650 and 1670 Pleasant Street. It is possible earlier structures are set back from the present route of Pleasant Street, possibly to the rear of some lots. Structural survivals of 18th-century residences should survive in this area. Structural remains from 18th-century mill sites may also exist in the district.

A grist mill may have been present in the district by the Revolutionary period or shortly thereafter. A puddling furnace known as the Forge was also present at the site of the present Hurlbut Mill. Information available at present indicates the area at the falls and, the intersection of Willow Street with the Housatonic River and Pleasant Street as the probable locus for most potential 18th-century period sites in the district. Potential mill sites were located in this area and, residences for mill owners and workers were probably located near the mills. Archaeological potential at the Merrell Tavern should also be high. That structure, built in 1794, represents the only 18th-century building extant in the district. Archaeological features are likely present relating to the buildings original construction as a residence in 1794 and conversion to a tavern in 1837 and boarding house after 1850. Numerous outbuildings, no longer extant, including a milk room, hen house, pig sty, carriage barn, farm barn, horse barn and carriage shed have been identified with the tavern. Construction dates for most of the buildings are unknown. The foundations for many of these structures have been partially reconstructed to visually identify their locations. Additional outbuildings may also exist on the property.

Archaeological resources from the 19th-century represent the best documented and most common archaeological survivals in the district. These resources cover a wide variety of types ranging from industrial and water power related sites to domestic, institutional, commercial, religious and transportation related structures. The focal point of the district is the dam located east of Willow Street in the area of the falls. That dam reportedly dates to 1806 with several later periods of rebuilding, most recently in 1994 when it's north side was reinforced with concrete. Structures and features from the original 1806 dam may survive intact within the existing structure. Evidence if it's later modifications may also survive. Archaeological evidence may also survive in the area for an earlier dam or other means for harnessing water power for earlier 18th-century mills in the area. Earlier mills either harnessed the natural flow of the river or utilized some as yet unknown source of power. The remains of water power canals or mill races

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may also survive in the area of the dam on both the northern and southern sides of the falls. Structural remains may survive from the 1806 Church Paper Mill which stood east of the Willow Street Bridge on the north bank of the falls of the Housatonic River at the site of an earlier grist mill. The Church Mill later became Billings Brown's grist mill which was purchased in 1822 by Thomas Hurlbut and Charles Owen and converted to paper manufacture. Hurlbut and Owen also purchased the Forge and built a flouring mill probably in the vicinity of the existing mill. Structural remains may survive from the 1806 Church/Hurlbut and Owen Mill complex that was demolished in 1872 when the new mill was constructed. The new mill, which consisted of three buildings and a smokestack, was built at the site of the old South Lee Forge on the south bank of the Housatonic River directly across from the original mill site. That mill was severely damaged by fire in 1883 then rebuilt. Structural evidence of the original 1872 mill and modifications that were made after the fire may survive. Footings or other evidence of the original smokestack that was demolished after 1956 may also survive. Archaeological survivals of the railroad depot, now demolished, indicated on the 1872 Atlas between the mill and tracks west of Willow Street may also exist.

While 19th-century mill sites and the railroad depot dominate historic archaeological resources on the southern bank of the river, resources on the northern side of the river represent a much wider range of types. Housing and other mill or Company sponsored structures continue as the dominant resource type. Structural evidence of the brick Hurlbut and Owen Paper Company Office built in 1825 and demolished in 1989 may survive in the area between the Merrell Tavern and Isaac Pixley Store. The sites of outbuildings related to the Company Office may also survive. Company built housing was also common along the Pleasant Street corridor. Further documentary research combined with archaeological survey and testing can identify to what extent this category of resources was effected by the building demolitions which occurred in the area. This research can also help identify the site of an early 19th-century store, location unknown, operated in the eastern part of the village by Nathaniel Tremain. The residence, now demolished, of at least one 19th-century store owner has been identified west of the schoolhouse. The site of a blacksmith forge has also been identified west of the blacksmith's house at 1405 Pleasant Street.

Evidence of institutional and religious structures may also survive in the district. Structural resources from the Union Church built in 1828 by the Baptist and Methodist Episcopal Society and burned in the 1860's may exist at the site of the playground at Church and Pleasant Streets. Structural resources from one or more schools may also survive in the district. A high school, whose location is unknown, opened in the village by 1851. That school may survive archaeologically, possibly the same early school shown on an 1872 map on the Ross Property west of the Church of the Good Shepherd site. Survivals from an Engine House, also built on this property in 1904 and now demolished may also remain.

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Transportation related archaeological resources might also survive on the northern side of the Housatonic River in the District. The potential for evidence of an early road replaced by the Housatonic River Turnpike has previously been mentioned. Archaeological evidence of the original route of Willow Street may also survive closer to the dam. Structural evidence may also survive from the original Willow Street Bridge replaced by the present structure in 1951.

Occupational related features (trash pits, privies, wells) related to residential, institutional religious and industrial structures may also survive as one of the more important archaeological resources in the district. These resources can survive with both archaeological sites and existing structures providing a consistent and often reliable means of detailed and comparative study between and within each resource type. Industrial trash areas may exist as the more variety within that resource type while trash pits, privies and wells can provide important insights into private and company sponsored housing, particularly boarding houses.

(end)

South Lee HD

Name of Property

Berkshire, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # MASS 622
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- ARCHITECTURE
- INDUSTRY
- _____
- _____
- _____
- _____
- _____

Period of Significance

1794-1948

Significant Dates

1794

1806

1872

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

W.R. Emerson

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

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Lee (Berkshire County)
Massachusetts**8. STATEMENT OF SIGNIFICANCE**

The South Lee Historic District possess integrity of location, design, setting, materials, workmanship, feeling and association. It meets criterion A for its role in Lee's 19th century town development and its associations with the early development of the paper industry in Berkshire County. The village is the site of the first paper mill in the town of Lee and the second in Berkshire County. The district meets criterion C for its representation of 19th century architectural styles, including several fine Federal and Greek Revival residences, the Hurlbut paper company mill complex, and a Shingle Style church designed by W. R. Emerson. The Merrell Tavern, (NR 1959) is also significant at state level as the focus of an early historic preservation effort by Mabel Choate and Fletcher Steele. The two churches are integral parts of the South Lee Historic District and derive their primary significance from their architectural distinction and, in the case of Saint Francis' Church, from its association with the development of a local Irish immigrant community.

When pioneers from eastern Massachusetts wished to settle this area, they found peoples of the Mohegan tribe, later know as the Stockbridge or Housatonic Indians, who used it seasonally. In 1735 a road was laid out from Westfield to Sheffield, and in 1749 the Hoplands Grant was laid out and divided over what is now South Lee and part of Tyringham. Settlement in this remote area came only in 1760, thirty years later than surrounding towns. The Town of Lee, composed of several grants originally part of surrounding towns, was incorporated in 1777.

If Lee was remote, being off the main road, South Lee was yet more remote, as an outlying community of Lee. However, in 1794 General Joseph Whiton built the brick house later known as the Merrell Tavern, 1565 Pleasant Street [MHC #D174, 1794]. (photograph no. 3) His four acre parcel included a grist mill, saw mill and forge. Whiton also operated a clay yard at the foot of Beartown Mountain. The clay was used for coarse pottery articles, and for the bricks used in his own and neighbors' houses. A substantial man in the community, he was a Justice of the Peace, served on the School Visiting Committee, was eleven times Selectman, nine times Representative and twice State Senator. Whiton was a Continental in the Revolution and became a general, commanding the western Massachusetts troops in the War of 1812.

In 1806 Joseph Whiton and others were authorized to lay out the Housatonic River Turnpike past his house lot from East Lee, where his brother had a foundry, to Stockbridge. The new road on level ground, a "more smooth and convenient route", replaced the older road on the ridge to the north. Whiton's petition for the abandonment of the old road in 1811 met with success, but the original road was reported as still faintly visible in a c. 1970 report, and its probable route can be traced in the rear property lines of the lots on the north side of Pleasant Street, especially between numbers 1650 and 1670 Pleasant Street, where the outlines of the road may be traced. The turnpike, incorporated March 7, 1806, became the principal route from Boston to Albany. As South Lee also lay on the north-south route from southeast Connecticut to Vermont, the house was well situated for a traveler's facilities.

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The Whiton house, grist and saw mills were purchased in 1815 by the State of Connecticut and in 1817 by local tavern owner William Merrell. He added the circular bar, the only original intact example in America, and converted the house to an inn and stagecoach stop for the Albany to Boston stage route. The line passed in front of the door once a day. The Merrell Tavern became the focal point in the village, as evidenced by the requirement that Town Meeting announcements be displayed on its doors after 1816. It was conducted as an inn or hotel until 1850, and in the 1870s it was used as a boarding house for girls working in the Hurlbut Mill. After 1880 the building remained vacant until Jean and Elsie Ross, Owen House residents, ran it as the Tavern Tea Room between c. 1920-1945. The tavern was purchased by Mabel Choate of the Society for the Preservation of New England Antiquities in 1945. The subject of a preservation easement, it was purchased and restored by its present owners in 1980.

In 1804 South Lee was populous enough to require a local burying ground. Local histories claim that Samuel Church came from East Hartford, Connecticut and erected a small paper mill, the second in Berkshire County, on the north bank at the falls of the Housatonic River in 1806. However, some records suggest that he may have bought the land as early as 1793. The buildings stood just east of the Willow Street bridge. Attracted by the very clear Housatonic River water, Church's paper production was small but of excellent quality. Later Church erected two other paper mills in Lee and before 1822 he sold the South Lee mill to grist mill owner Billings Brown, and his partner Curtis. Brown later ran the Isaac Pixley Store, 1575 Pleasant Street, [MHC #D172, c.1825] and was postmaster there. His house, originally owned by William Merrell, was 1585 Pleasant Street [MHC #D171, 1815-25].

Industrial activity accelerated in South Lee after the Revolution. A grist mill had been erected, then the miller, an ironworker, and blacksmith Abijah Merrell (father of William Merrell) built a puddling furnace known as The Forge on the site of the present Hurlbut mill. A small tannery, a fulling mill and a powder mill on Powder Mill Brook (c. 1817- 25) were located outside the district on streams coming down from Beartown Mountain. In 1819 a woolen mill opened in South Lee employing ten workers, but could not compete with the larger production capacity of Lawrence and Lowell.

In 1822 two young partners came to South Lee from Connecticut to produce paper using the power of the Housatonic River. Thomas Hurlbut was a Winsted and Suffield paper maker, Charles Owen owned a store in Windsor. The Owen and Hurlbut mill, perhaps leased from Brown, quickly grew to become the most significant factor in the development of South Lee, its largest employer and owner of company housing for both laborers and management. "They employed four men and six women and made 10 reams of letter paper a day." [Hyde, p. 294] They soon purchased the 1806 Church mill, then Billings Brown's grist mill, which they converted to paper manufacture. To control the whole water privilege, they purchased the old Forge and built a flouring mill. The brick Hurlbut and Owens Paper Co. Office, now demolished, was built next to the Pixley Store about 1825.

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After arriving at South Lee the partners built their substantial and fashionable brick houses set back from the road and side by side, directly across the street from their mill -the Thomas Hurlbut House, 1580 Pleasant Street [MHC #D157, c.1824] photograph no. 4) and the Charles Owen House, 1530 Pleasant Street [MHC#D156, c.1822]. (photograph no. 5) The practice of building within sight and smelling distance of a factory would be unusual today, but it was common in the early to mid-nineteenth century, when the industrial scale was modest and industry was viewed as positive and progressive. Similarly, company housing was built near both mill and its owners' mansions. Presumably, class differences were not as marked by geographic separation in the early Republic as at present

The firm had a reputation for producing a "uniformly excellent article" [Hyde p. 295], and for adapting to meet new technologies. When new steel pens were introduced in the 1850s, the company created smoother papers necessary for their hard tips, and, it is said, invented blotting paper when sanding did not work well for the new paper. By 1855 the mill employed one hundred and fifty people. In 1857 the company erected a new mill at the town of Housatonic, three years later the partnership dissolved. The firm became the Hurlbut Company when Hurlbut and his sons Thomas Otis Hurlbut and Henry Clay Hurlbut retained the South Lee mill; while Owen and his son became sole owners of the Housatonic facility.

In the first half of the 19th century numerous paper mills were established in Lee and nearby communities, taking advantage of the abundant, clean water and the power of the many falls. Although the mills eventually could not rely on the purity of the river, and owners moved to different power sources, they had as a constant a skilled local labor pool.

Before 1848, when the Housatonic Rail Road reached South Lee, mill products were shipped to wider markets by ox-drawn wagon teams, either to Hudson, NY, and then by Hudson river ships to New York, or to Boston. Although the railroad allowed rapid access to the market, the line was monopolistic -its high prices eventually limited Lee's capacity to compete. The town lost its first place in paper making to Holyoke in the 1870s. The Hurlbut mill, however, survived. A railroad depot was located between the mill and the tracks west of Willow Street as indicated on the Atlas of 1872. This was replaced by a passenger depot located on east of Willow Street and a freight station [c.1883] located directly behind the mill shown on the atlases of 1895 and 1904. The depot has been demolished, but the freight station remains as a reminder of the critically important role played by the railroad in the economic life of the mill.

Owen was said to be ambitious, he was Representative in 1827, 1828, and 1830, Selectman in 1834, and 1838, served in the State Senate, was Major in the military service and was a member of the Governor's Council. Hurlbut, the more retiring partner, was Selectman in 1829 and 1830 and State Representative in 1832. His son Henry lived at the family home after his father's death in 1861. In 1872 Thomas and Henry Hurlbut constructed a new masonry mill at a cost of \$200,000 on the site of the Old South Lee Forge on the south bank, just across the river from the

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original mill site. It was thought to be the largest in the country, with a capacity for producing four tons of rag paper daily. However, in the summer of 1883 a fire engulfed the mill, severely damaging it. Although the company was producing more than ever, it could not overcome debts resulting from the fire and a major modernization a few years earlier. It was reorganized with A. W. Eaton, "an experienced paper mill operator, as treasurer." [Scull, p. 27] New capital and ownership and his years of experience helped the firm to regain its feet.

The company retained its name after it was purchased by the conglomerate American Writing Paper Company, Inc. in 1899, and again in 1927 when it was purchased by Paul C. Zuhlke. After 1936, with the introduction of Edward Sitzer as President, the mill continued its tradition of adapting to a new technological climate by dropping the production of standard paper products and specializing in technical papers just as other successful western Massachusetts paper makers were doing. During World War II it supplied much of the photographic papers used by the Armed Services, producing 20,000 pounds of paper a day. Between 1936-40 the company introduced innovative saturating papers for the plastics industry. In 1958 Hurlbut became a division of Mead Corporation of Dayton, Ohio.

The paper company continued to affect the look of South Lee. Besides the 1806, (demolished) and 1872 mill complex, and the large houses of the original owners, the firm built a Federal style company office, demolished in 1989, between the Merrell Tavern and the Isaac Pixley Store, and at least seven extant buildings: 1520 Pleasant Street [MHC # D154, c.1885] for executive personnel; 1675 Pleasant Street [MHC #D165, 1830-50]; 1665 Pleasant Street [MHC #D166, c.1840]; 1535 Pleasant Street [MHC #D190, c.1850-55]; 1670 Pleasant Street [MHC #D162, c.1890-1910]; and 1650 Pleasant Street [MHC #D161, c. 1825-40]. Two former outbuildings possibly connected to the now demolished Hurlbut Paper Co. Office were recycled: 1571 Pleasant Street [MHC #D169, c.1890] was converted to a residence c. 1920 and 1567 Pleasant Street [MHC #D170, c.1890] was converted to a residence in 1994.

At least seven other houses seem to have been built by, or associated with mill employees: Superintendent Charles Ball House, 1610 Pleasant Street [MHC #D158, c. 1855]; John Nary House, 1640 Pleasant Street [MHC #D160, 1860s] Thomas Breed House, 1120 Fairview Street [MHC #D69, c.1860, after his return from the California gold rush]; Michael Venable House, 1500 Pleasant Street, [MHC #D153, 1865]; Superintendent Richard Goodhind House, 1681 Pleasant Street [MHC #D154, 1898] Nathan Davis House, 1515-1525 Pleasant Street [MHC #D191, 1825-1840] and machine tender Charles Brown House, 1705 Pleasant Street [MHC # D163, 1904]. Brown was also a carpenter and probably built the house next west over the Stockbridge line.

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Many of the district's houses were built or lived in by the small industrialists and craftsmen. The house at 1585 Pleasant Street [MHC #D171, 1815-1825] was the home of early 19th century grist mill owner Billings Brown. (photograph no. 6) His son Henry Billings Brown was born here and rose to become Assistant US. District Attorney from 1863-68 and, appointed from Michigan, Justice of. the United States Supreme Court from 1890-1906. In 1896 he wrote the majority opinion in *Plessy v. Ferguson* upholding the legitimacy of Jim Crow laws, the subject of so much of the 20th century civil rights movement. The c. 1830 house at 1420 Pleasant Street [MHC #D151] was the home of Langdon Kellogg, owner of the powder mill operated in the 1820s near the present site of the Oak 'n Spruce resort, and a store owner as well. Blacksmiths Wells and Isaac Webster lived at 1405 Pleasant Street [MHC #D195, c. 1825-30]. (photograph no. 10) Their forge was located just west of the house. The Jason Webster house at 1395 Pleasant Street [MHC #D196, c.1852] was the home of their brother. (photograph no. 2) Also a blacksmith, he worked at the Old South Lee Forge on the site of the Hurlbut mill and built his house in 1852 after returning from the California gold rush. At 1610 Pleasant Street [MHC #D158, c.1855, remodeled later] is the home of mid-19th century brick yard owner Charles Ball. Further west is the house at 1630 Pleasant Street [MHC #D159, 1898] by Jeremiah J. McCarthy who leased Ball's brickyard between 1899-1904. The tiny house at 1375 Pleasant Street [MHC #D225, 1830-40] was a tin shop in 1858, and soon after became Irish immigrant James Orr's shoe shop and home. (photograph no. 2)

South Lee was the surrounding area's commercial center in the mid-nineteenth century - five surviving buildings relate to commerce here. The location of the store operated in the eastern part of the village by Nathaniel Tremain in the early decades of the 19th century, is not known. However, the store at 1381 Pleasant Street [MHC #D198, c.1840] appears on the 1858 map. (photograph no. 7) It was owned in the 1870s by Langdon Kellogg, and after 1884 by John Collins. Collins lived in a now demolished house west of the schoolhouse. The barn at 1381 Pleasant Street [MHC #D199] was built c. 1845-60 elsewhere in South Lee, moved and used as a warehouse for the store soon after 1904. (photograph no. 2)

In the western part of the village Hurlbut and Owens operated a company store, probably in the now demolished c. 1825 brick office east of the Pixley Store. Beginning in 1914 the building was operated as a grocery store by Arthur Brown with John F. Kelly. The Isaac Pixley Store was also erected c. 1825, probably by Billings Brown, whose house was located on the same lot. Billings Brown ran a store here for a time, and kept the Post Office from 1826, (rural tradition in western Massachusetts located post offices in popular general stores). In 1878 Reuben Pixley operated the building as a store and was the Postmaster. He lived at 1545 Pleasant Street [MHC #D189, c.1870], and continued the store until his death in 1922, but retired as Postmaster in 1915, succeeded by his son Arthur. Arthur, who lived in the house at 15 Willow Street [MHC #D168, c.1865] continued the store and post office until 1928. Arthur Brown took over as Post

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Master, and eventually moved his grocery business into the building with Francis Fanning as partner. Brown was postmaster for much of the early 20th century.

Although religious services had been held in South Lee in the schoolhouse at the east end of the village early as 1805, a church was not erected there until 1828, when the Baptists and Methodist Episcopal Society joined together to build the Union Church. It was erected on the site of the playground at Church and Pleasant Street. The Episcopalian Chapel of St. Paul in Stockbridge assumed the property in the 1860s, and, after the building burnt, leased the lot, now the South Lee playground to the South Lee Civic Improvement Association in 1950.

Built as a mission church by St. Mary's, St. Francis' Church, 1360 Pleasant Street [MHC #B1, 1882] served a primarily Irish Catholic congregation. The Irish arrived in Lee as workers on the Housatonic rail road in 1849, and stayed as quarry men, mill workers and servants. "In 1855 a quarter of the people in Lee were Irish" [Consolati, p. 137] Within a decade or two they established themselves, purchasing houses, becoming involved in town politics and erecting houses of worship such as this church. Many of the properties in the district were owned by Irish immigrants including the J.T. Collins Store and warehouse [MHC #D198-9, c.1840], the home of laborer Edward O'Hearn, 1365 Pleasant Street [MHC #D201, c.1825], the home of Nicholas Wickham at 1650 Pleasant Street [MHC #D161, 1825-40], the Thomas and Kate Fanning House, 1435 Pleasant Street [MHC #D193, 1840-1860] and the James Orr House and shoe shop, 1375 Pleasant Street [MHC #D225, 1830-40].

The Episcopal Church of the Good Shepherd, 1526 Pleasant Street [MHC #D155, 1901] was also originally built as a mission church - this one for St. Paul's in Stockbridge. (photograph no. 9) The site was donated by the Hurlbut family and was previously occupied by the Riverside Reading Room, given many years before to the village of South Lee by Thomas Hurlbut.

We do not know the location of the High School which opened in the village in 1851 for students too remote from the Center to attend during the winter months. The now vacant, former two room South Lee School, 1440 Pleasant Street [MHC #D152, 1892] was built at a cost of \$3,500 to house both primary and secondary grades. It was probably erected to replace an earlier school shown on the map of 1872 on Ross property, just to the west of the Church of the Good Shepherd site. The school originally stood alone on its lot, but by 1904 it was joined by a now demolished Engine House set close to Pleasant Street. The school closed in 1977 when the Town centralized its primary and secondary grades. It is now privately owned.

The Atlas of 1904 indicates that South Lee was connected to other communities in western Massachusetts by the trolley tracks of the Berkshire Electric Rail Road along Pleasant Street, then "South Main Street". At that time, the New England was united by a dense web of trolley lines, making visiting, shopping or commuting an efficient and inexpensive, if physically exposed method of transportation.

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The South Lee Historic District is distinguished both by individual buildings, architecturally significant at the local level, and by the cohesive quality of the historic aggregate, as the village unrolls along the Housatonic River. Except for three Federal period, front gable houses in brick, all residential buildings in the district are frame, most are clapboard but a few are shingled, or clapboards and shingles combined. Important buildings tend to be masonry, like the mill and mill owners' houses, or part masonry like the tavern and Episcopal church, or have some other distinguishing mark, like the steeple of the Catholic church and the multi-pane storefront of the Collins Store.

The district's earliest building, the Merrell Tavern, 1565 Pleasant Street [MHC #D174, 1794], is individually listed on the National Register of Historic Places and has been recorded through HABS drawings. (photograph no. 3) It is an interesting mix of Federal masonry residential building with Greek Revival commercial and third floor frame addition. Additional layers are the first restoration of 1940-70 which includes a scholarly approach to the repair of the structure and interior features, the stabilization of demolished outbuilding foundations, and the second recent restoration .

Morgan Phillips, who wrote the most comprehensive report on the tavern, stated that the house combined hand wrought nails with the earliest type of cut nails. Stylistically he found the first two floors to be in the tradition of William Paine and Asher Benjamin, whose practical books were studied by provincial house carpenters. Although the unknown builder of the house may have copied the moldings, window muntins and mantelpieces from these manuals, the engaging fanlight over the door is a free interpretation of a more restrained Benjamin illustration. Phillips suggests that the third story's builder used Asher Benjamin's *The Practical House Carpenter*, printed in Boston in 1830, for woodwork details, including the architrave and corner blocks of the doorways.

The stylish Flemish bond and splayed marble lintels used for the facade mark the house as high style Federal, but the more primitive fanlight places it squarely in the provincial Adamesque style. The 1837 pillared and columnar two story porch was as iconographically suggestive of a commercial inn to 19th century travelers as the parking forecourt and linear structure behind it bespeaks a standard motel to mid-20th century tourists. At present, the broad graveled parking lot and discrete B&B sign are cultural clues to the building's sustained role in the hospitality trade.

Mabel Choate (1870 - 1958) purchased the badly deteriorated tavern about 1925, an early example of historic preservation effort in Massachusetts. She was the daughter of Joseph C. Choate, Ambassador to the Court of St. James and summer resident in neighboring Stockbridge. Miss Choate installed a new roof and repaired the foundation and sills. About 1943 Choate hired noted landscape architect Fletcher Steele who "rescued from oblivion" the plan and location of the many former outbuildings surrounding the inn "which are now marked upon the site by

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slightly building up the old stone foundations enough to make a low wall." [Old Time New England, Vol. 37 #2, Oct. 1946.]

Choate had worked with Steele since 1926 on the grounds of Naumkeag, the McKim, Mead and White house in Stockbridge she had inherited from her parents. There in 1933 Steele revolutionized formal landscape design, using bulldozers to sculpt the land in abstract patterns on a grand scale. Choate and Steele collaborated on Naumkeag's gardens for thirty years, incorporating a variety of formal elements such as elegant flights of stairs, a Chinese temple, moon-wall and sculpture court to achieve an artistic and visually stunning composition. They also collaborated on moving and landscaping the Mission House (1739) in Stockbridge. Eventually Choate donated both Mission House and Naumkeag to the Trustees of Reservations. After attending the Harvard School of Landscape Architecture in 1907-08, Steele began his practice in 1913, and was soon active in establishing the Boston Chapter of the American Society of Landscape Architects. He was particularly influential in the design of substantial suburban gardens. Steele's more than one hundred articles on profession issues, landscape design and the need for conserving national records, his two books on the history of horticulture, his public speaking and his work with garden clubs made him a well known figure in the field he strove to make more professional.

A thoughtful preservationist, Steele used roundhead brass nails in all repair work to distinguish repair from original construction and materials, and sought to paint the building its original color. Consistent with her historic preservation goals, Mabel Choate donated the tavern to the Society for the Preservation of New England Antiquities in 1945 with a \$10,000 endowment. SPNEA held the building until 1980 when it was sold with development easements and received a tax certified restoration. The restoration by its present owners received a preservation award from the Massachusetts Historical Commission in 1982. Today it is a bed and breakfast inn, reconnecting its present and past use.

We know the brick house at 1385 Pleasant Street [MHC #D197] was built in 1815. (photograph no. 2) It was probably the first of five brick Federal period buildings in the district, (one was demolished c. 1989). That is an unusually high number of masonry structures in a small, relatively new and subsidiary village, but the main street of South Lee had a brickyard almost in its backyard, located at the foot of Beartown Mountain. Like the other masonry buildings in the district, this residence has a front gable, unusual for the period in rural Massachusetts, but unlike the others, this residence is only two bays wide. The finely detailed elliptical louvered fan in the pediment marks the beginning of the South Lee tradition of using an important architectural ornament to emphasize this area.

The most significant periods of building in the South Lee Historic District are about equally divided between the Early Classic Revival/Federal and the Greek Revival styles. This corresponds to the prime period of the Merrell Tavern and the growth of the Owens and Hurlbut Company as a major paper-producing mill. Housing was needed for the workers in those

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businesses, the merchants and craftsmen who served them, as well as a few owners of small local industries such as Langdon Kellogg. There are relatively few buildings in the Italianate and Gothic Revival styles, although some of these may have been remodeled later, making it difficult to date them. Also noticeable is the increased building which took place between the late 1870s and end of the 19th century in the Queen Anne, High Gothic Revival, Shingle and Colonial Revival styles. The Hurlbut Mill, 40-80 Willow Street [MHC #D167, 1872] was built on a new location with modernized and rationalized buildings, and the increased building in the district probably relates to this expansion. (photograph no. 1)

A pair of houses built for the families of the Owens and Hurlbut mill owners are located side by side across the road from their mill. Both use the three bay temple front form with pedimented portico and colossal orders to suggest the sophisticated taste and elevated status of their owners, but they are constructed with slightly different forms. The Owen House, 1530-1560 Pleasant Street [MHC #D156, c. 1822], has a 2 story side ell while the Hurlbut House, 1580 Pleasant Street [MHC #D157, c. 1824] uses the front gabled element as the center pavilion flanked by 1 1/2 story side gabled wings with their own one story column piazzas. The Owen House is simpler and displays an unusual and quirky interpretation of the Federal style in the curious device in the flush boarded pediment: a fanlight supported on extremely slim, short columns to form a kind of plinth. That design is not unique in the community, appearing again on the flush boarded pediment of the Billings Brown House, 1585 Pleasant Street [MHC #D171, c.1815]. This suggests the design of a local house carpenter who replicated his own version of the ornamented pediment.

Hurlbut House is particularly finely and correctly detailed in the Early Classical manner, perhaps the work of an unknown architect. Particularly engaging in this house are the two symmetrical entries on either side of the center pavilion. They display large panels of etched glass in the identical sidelights and transoms. Other fine detailing includes the delicate cornice with mutules, frieze with metopes and triglyphs, and architrave with guttae. Marble used as trim here adds to the elegance of the composition.

The Langdon Kellogg House, 1420 Pleasant Street [MHC #D151, c. 1830], like the earlier Billings Brown House, makes an interesting transition from the Federal to the Greek Revival style. Both retain the village tradition of a front gable, three bay facade and add corner pilasters to support the pediment. But in the Kellogg House the inset door surround with paneled reveals features typical Federal style ornament, such as swags, egg and dart and beaded moldings and fluted pilasters. The horizontal, multi-light attic window centered in the pediment, which replaced the Federal elliptical or oval fan, is typical of the local Greek Revival tradition. Similar windows are seen in the 1837 attic addition of the Merrell Tavern and the c. 1860 Thomas Breed House.

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An interesting late Federal or early Greek Revival house at 1675 Pleasant Street [MHC #D165, 1830-50] appears to have been remodeled in the 1870s in the Eastlake style. Built by the paper mill for company housing, it is one of the few examples in the district of the familiar 2 1/2 story, five bay, center entrance house with a side gable roof. The Eastlake detailing occurs at the entry portico and the elaborate first floor window hoods.

The district contains three good examples of the popular two story temple front house in the Greek Revival style. The earliest, the Ingersoll House, 1445 Pleasant Street [MHC #D192, 1835-45] is thought to have been built in the 1830s since massive chimneys with bake ovens and smoke chambers as found in the basement were not usually constructed here after the introduction of stoves in the late 1830s. The building is marked by very wide pilasters that turn the corner and support a wide cornice and pediment. The entry is slightly recessed with the later 19th century glass paneled door flanked by pilasters and narrow half length sidelights. Similar is the L shaped Jason Webster House, 1395 Pleasant Street [MHC #D196, c.1852]. Particularly interesting here are the unique window surrounds of the temple front pavilion: narrow pilasters with pronounced entasis and Doric capitals support an extremely thin cornice mold over a tiny tripartite entablature in the top window casing. The third of this trio of houses is the Thomas Breed House, 1120 Fairview Street [MHC #D69, c.1860]. Another L shaped house, here the ell has a two story octagonal bay window. Its entry porch appears to be an early 20th century addition, but the original door is in place behind it.

Only one house in the district displays the second floor "eyebrow" or frieze band windows. The 1 1/2 story vernacular house at 1435 Pleasant Street [MHC #D193, c. 1840] built into a slope to gain a story at the rear. The end gabled structure has been remodeled but retains its original plain architrave door surround and door with inset transom lights. Another house at 1535 Pleasant Street [MHC #D190, 1850-55] is interesting for its use of a late Greek Revival detail, the pointed lintel.

The only obviously Italianate building in the district is the J. T. Collins Store at 1381 Pleasant Street [MHC #D198, 1840-57] has an outstanding storefront composed of 12 pane store windows flanking a recessed, double door entry and topped by a bracket and modillion cornice. A double attic window is set into an arched surround and an oriel supported on paired brackets on the east elevation are other Italianate features.

The former carriage house at 1528 Pleasant Street [No MHC #, c.1868] was built between 1868 and 85 for the family of Lord William Ross. Ross, a native of South Lee, was the first US manager of the Queen Fire Insurance Co. of London. He lived in New York City but purchased the Owen House as a summer residence. After his death in 1902 his family remained in the South Lee house; daughter Jean operated the Merrell Tavern across the street as the Old Tavern Tea Room between 1920 and 1945.

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The Carriage House is a particularly exuberant example of the romantic and rustic Swiss Cottage/Stick style, which must have seemed appropriate to the sophisticated urbanite for an outbuilding of a summer house in the country. The contrast between the self-consciously Romantic style of the carriage house and the sober, utilitarian outbuildings of the surrounding village is one of the elements which give the district such a lively sense of variety. The 1 1/2 story board and batten building housed horse and carriage on the ground floor and probably the coachman in an apartment above. The projecting roof, hallmark of both Swiss Cottage and Stick styles, elaborate gable field ornaments with brackets, cut out work, king post trusses, shed roof window hoods and soft lemon yellow painted batten cladding make a strong decorative statement.

The Hurlbut Paper Company Mill, 40-80 Willow Street [MHC #D167] was erected in 1872 and rebuilt after a fire in 1883. The three original brick buildings with brownstone trim establish a strong linear massing. A lithograph probably taken soon after 1872 shows the three buildings fronted by the tall smoky smoke stack, the river, bridge and horses, as well as the train and the high wooded Beartown Mountain behind. Prominent on the roof of the middle building are the words: Hurlbut Paper Co. 1822-1872. The buildings and smokestack set against the dramatic backdrop functioned as a company logo.

The difference in height of the three gable roofs is important in establishing the theme of separate but linked buildings for specialized functions. Stylistically the buildings show little change from the Federal and Greek Revival models popular decades before: essentially simple red brick boxes with corbel cornices topped by gable roofs framed with returns and lighted by regularly spaced double hung windows trimmed with brownstone sills and lintels. The prim, regularly spaced dormers with their double arched windows are the only indication that the building was built after c. 1845. The additions which seem to become attached to nearly every mill building in New England are generally in masonry, and in scale with the original complex. The original smokestack was demolished after 1956. The fine ashlar stone, regularly coursed retaining wall along the river shown in two engravings of the 1870s or 80 may have been a pictorial refinement of the actual random coursed fieldstone walls presently lining the river banks, for the beautifully crafted regular walls shown in those pictures are not currently evident. The bridge shown in the c. 1872 print was replaced; the current bridge was erected in 1951.

The form of the 1882 Saint Francis' Catholic Church [MHC #B1] is essentially conservative, employing an engaged central entry tower with flared pyramidal roof and rectangular, gable roofed church behind it. This model had been used for Protestant churches in New England since Georgian times. Indeed the simplicity of the structure and decoration, such as the label lintels of the Gothic arched windows, are squarely in the tradition of the Gothic Revival Style (1840 - 1865), while the High or Victorian Gothic Revival period during which this church was constructed, c. 1860-90, was more colorful, massive, and varied in plan. A gesture towards the massiveness of the later style can be observed in the paneled cornerboards, which break forward and are topped by tiny shingled shed roofs. They are suggestive of the buttressing employed on

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the elaborate masonry churches favored by the High Victorian Gothic style.

The best example of a Queen Anne style house in the district, the residence at 1520 Pleasant Street [MHC #D154, 1885] built by the Hurlbut Paper Company, is similarly conservative. Although the basic two bay, front gable roofed structure has been expanded with shallow bay windows and adorned with a variety of surface ornament such as Stick Style trim in the spandrels of the bay windows, pointed label moldings over the second story windows, Nutting moldings at other windows, incised, scroll pattern gable field ornament, scalloped shingles in the gable fields and molded barge boards, it remains a basic box. To achieve the complexity of plan-admired in the Queen Anne style, the builder simply added an entry portico turned diagonally at the corner of the house. The portico is used as another occasion for ornamental trim.

The South Lee School, 1440 Pleasant Street [MHC #D152, 1892] is a restrained Queen Anne style.. The two room building rests on high ashlar foundations in Lee marble and rises 1 1/2 stories to a side gable roof. Six bays long with a double entry under a projecting pavilion, its portico posts are thin and chamfered. Simple stylistic details include the saw tooth shingling in the gable field and a massive, offset chimney.

The Episcopal Church of the Good Shepherd, 1528 Pleasant Street [MHC #D155] was designed by Ralph W. Emerson in 1901 and dedicated in the spring of 1902. Emerson, the nephew of Ralph Waldo Emerson, was one of the major architects practicing in New England in the last quarter of the 19th century. Born in 1833, he studied with Boston architect Jonathan Preston, was active in the Boston Architectural Society and the Boston Art Club whose fanciful Queen Anne building at 270 Newbury Street he designed in 1881. Emerson carried on a lively practice in urban structures, suburban houses and summer "cottages" mostly in the Northeast, but also as far away as Colorado. Architectural historian Vincent Scully feels that he "created at least one extremely sensitive masterpiece in the mid-century stick style", [Scully, Vincent. The Shingle Style, p. 82], a house in Milton, Massachusetts in 1876.

Scully suggests that a house Emerson designed at Mt. Desert, Maine in 1879 "may be said to be the first fully developed monument of the new shingle style." (op. cit. p. 84) A church he designed in 1880, also in Mt. Desert, was "totally shingled, completely flowing ...an exercise in that continuity of flow and surface toward which Emerson had been experimenting." (op. cit. p. 87) The Church of the Good Shepherd does not share that sense of flowing shingled surface, but it does share another kind of flow with the design for a stable and lodge he published in the *American Architect* in 1880. There a stone fence defining the perimeter is carried up into the first floor wall and chimney at of one of the lodge elevations. Although somewhat stiffer here, the coursed fieldstone is treated as a high and dramatic base on which the building rests. The masonry extends from the base upward in pillars to support the stout belfry and outward as buttresses. Altogether, the building relates somewhat more to the controlled and traditional Episcopal building at the beginning of the twentieth century than it does to the more expansive Shingle Style, then at the end of its popularity.

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There are only a few and unexceptional intact examples of early 20th century styles in the district: a bungalow 1620 Pleasant Street [no MHC #, 1920-30], a Period Revival with Craftsman and Tudor detailing at 1685 Pleasant Street [no MHC #] and a Neo-Colonial rehabilitation of a barn or stable at 1571-74 Pleasant Street [MHC #D169, c.1890/1920].

For its size, the South Lee Historic District has experienced a good deal of preservation activity. Its effect has been to sustain a sense of place and retain original buildings. Nine contributing buildings have been reused, usually when their primary function was no longer economically or institutionally viable. Three houses were previously used in whole or part for commercial purposes: the Merrell Tavern, as a tavern, then boarding-house, tea room, and finally bed ad breakfast, Hurlbut House as a B & B, and 1385 Pleasant Street as a shop and residence. The South Lee School is privately owned and planned for an eventual residence, while the Isaac Pixley's Store has been renovated as a restaurant. Three outbuildings in the district have been recycled for residential use: the Ross carriage house, the barn now 1574 Pleasant Street, the barn now 15 Willow Street. Another barn was probably moved from elsewhere in the village to serve as a warehouse for the Collins Store.

A Village Improvement Society was active in the 1950s, leasing the site of the burnt Union Church for a playground and assisting with the management of the Merrell Tavern, whose intense preservation activities are discussed above. Residents of the village attempted to save the covered bridge crossing the Housatonic at Meadow Street after it was partially destroyed, but were unable to raise the funds necessary to move it.

Last, the Merrell Tavern has been the subject of a panoply of preservation activities aside from the reuses enumerated above. With private resources it was purchased for protection, repaired for stabilization, outbuilding walls were reconstructed to preserve original location. It was donated to a statewide, non-profit preservation organization, made the subject of HABS drawings, and placed on the National Register of Historic Places. Sold to private owners with a preservation easement under a Stewardship Program, it underwent a Certified Rehabilitation using tax incentives, and the restoration won an award from the Massachusetts Historical Commission.

Archaeological Significance

Since patterns of prehistoric settlement in Lee are poorly understood, any surviving sites would be significant. Prehistoric sites in this area offer the potential for a greater understanding of Native American settlement and subsistence in the uplands of western Massachusetts. Sites in this area can improve our knowledge of Native people along the Housatonic River drainage and their relationships with other Native socio/political groups to the south in the Connecticut area, to the west towards the Hudson River drainage in New York or eastward to the Connecticut River

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locale. Prehistoric sites in this area may also be important in the study of Native American exchange systems and the role they played in the spread of technologies, ideas and material goods between the areas noted above as well as eastern and southern coastal locales.

Historic archaeological resources described above have the potential to document the changing social, cultural and economic patterns which characterized a remote Berkshire County settlement as it grew into a thriving 19th-century mill village. Additional documentary research combined with archaeological survey and excavation can document 18th-century components of the village which are poorly documented and locationally unknown. Archaeological resources can also provide similar information for early 19th-century resources that exhibit a similar state of knowledge. While 18th-century mill sites and residences were apparently present in the village, little is known of their ownership, location and power mechanisms. Early 19th-century mill sites are better documented, however, confusion often exists as to their exact locations and relationship to water power resources. Street routes add to this confusion since the routes of both Willow and Pleasant Streets have changed since the early 19th-century. Archaeological research including detailed mapping of resources identified from documentary sources and field research can help remedy this problem by reconstructing the 19th-century layout of the village then similar patterns in the 18th-century.

Archaeological research in the vicinity of the dam and river can accurately identify the construction sequence for the dam and the extent to which earlier dams and components were incorporated into the present structure. These studies can identify the potential for power sources that predate 1806 or, other temporary methods that were used in lieu of a permanent dam. The excavation of mill sites on both banks of the river and mapping of power related canals might also assist in these studies. The study of power canals or mill races can also be important in the study of the relationships between the various mills and how power was divided between them. The analysis of these resources can also be important in the change of these relationships once riverine sources began to generate electricity rather than the mills directly.

Historic archaeological resources in the district can also contribute valuable information relating to residential life in the village. Since only the Merrell Tavern survives from the 18th-century, any surviving sites or structures from that period would be significant. The location of residential sites from that period would provide documentation from the early period of settlement and initial establishment of mills. This data could provide important information on such topics as the importance of agriculture to early settlement and the relationship of early mills to local and regional farmers. In the 19th-century, archaeological resources can identify patterns of construction for owners and workers housing and the extent to which mill housing typified architectural patterns in the village. Archaeological resources can also contribute information on the extent to which mill housing differed from more private housing. Detailed mapping of housing types over time may also identify geographical patterns of ownership and use within the district. The analysis of domestic/residential sites can also provide important information on

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systems of social stratification in the district by contributing information on the relationships and differences of mill owner versus worker's housing.

The detailed analysis of occupational related features (trash pits, privies, wells) can provide important information relating to the technologies and products of industrial production as well as the residential/domestic lives of the district's inhabitants. Detailed analysis of trash deposits associated with individual mills can provide information on technologies used in the production of specific products as well as the products themselves. In the South Lee Historic District, this data could be especially important since some mills, particularly the paper mills represented the first such attempts at this type of production in the town and some of the earlier attempts in Berkshire County. The wide variety of mills present in the district indicates the potential for information relating to a number of 19th-century industrial technologies including agriculture, textiles, iron and paper. Occupational related features can also provide detailed insights into the lives of residents who worked in the mills, owned the mills and provided support for them. Analysis of these features can identify varied aspects of the day to day lives of mill owners and workers including information on such topics as how their diets, clothes and other components of life differed. Data from these features combined with similar data from occupational related features at churches, schools and stores can eventually reconstruct the entire lifeways of the district and the extent to which village life was separate or overlapped along socio-cultural lines.

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South Lee, Mass, c. 1860-68, notes on back by Howard Washburn, 1975.

Hurlbut Paper Co., etching, c. 1872.

(end)

South Lee HD
Name of Property

Berkshire, MA
County and State

10. Geographical Data

Acreage of Property 92.98 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 18	841060	4681780	3. 18	842170	4681900
Zone	Easting	Northing	Zone	Easting	Northing
2. 18	842100	4682020	4. 18	841500	4681560
Zone	Easting	Northing	Zone	Easting	Northing

X See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Heli Meltsner, Preservation Consultant, with Betsy Friedberg, NR Director, MHC
organization Massachusetts Historical Commission date January 1999
street & number 220 Morrissey Boulevard telephone 617-727-8470
city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503. NPS Form 10-900 OMB No.

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10. GEOGRAPHICAL DATA

UTMs (continued)

5.	18	841280	4681280
6.	18	841060	4681380

Boundary Justification:

The boundary includes roughly the area shown as South Lee in the Atlases of 1876 and 1895: both sides of Pleasant Street from the Stockbridge line to the Meadow Street bridge. The first two houses on Fairview Street, (named Breed Street on the 1876 map) were selected to include the Thomas Breed house. Houses north of the Breed house do not possess architectural integrity. Houses on Church Street were not included because, but for the H. C. Hurlbut house well to the north, they lack architectural integrity.

The boundary includes the rear lot line of the houses fronting the north side of Pleasant Street. Much of the boundary was probably the north line of the original road, and Assessors lot #150-29-21 seems to incorporate the entire width of the road. One lot on this side extends north through a dog-leg to additional acreage not historically associated with the district: here the boundary was drawn through the lot as an extension of adjacent lot lines. The west boundary is the Stockbridge line. Although one of the houses adjacent to the town line is replicated on the Stockbridge side, because the district focuses on South Lee, the town line was selected.

The southern lot line of the Hurlbut Mill was used for much of the southern boundary, as the mill was of historically critical to South Lee. Land between the railroad tracks and the Housatonic River was probably historically associated with the mill. As it is currently mill owned this land was included in the district. The remaining southern boundary is the north bank of the Housatonic River, historically the property lines of lots on the river. The Meadow Street bridge over the Housatonic River forms part of the eastern boundary, but the bridge itself is not included as its date would place it beyond the period of significance.

In defining the village of South Lee the atlases of 1895 and 1904 show Willow and Pine Streets and the area of Meadow Street adjacent to the Meadow Street bridge. The atlas of 1876 include only the areas of those streets close to the rail tracks in its depiction of the village. Since these streets are divided from much of the proposed district by rail tracks and bridges, Willow Street is at a significantly higher elevation and is visually distinct from Pleasant Street, and many of the houses lack architectural integrity or would be non-contributing, these streets were not included in the district.

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Massachusetts**

PHOTOGRAPHS

- Photographer: Bonnie Parsons
 - December 1995
 - Negatives at Pioneer Valley Planning Commission
-
1. Hurlbut Paper Mill, view SW across Housatonic River towards Beartown Mountain
 2. Pleasant Street, left to right #1365-1395, view SW
 3. Merrell Tavern, 1565 Pleasant Street (NRIND 1972), view SW
 4. Thomas Hurlbut House, 1580 Pleasant Street, view N
 5. Charles Owen House, 1530 Pleasant Street, view N
 6. Henry Billings Brown House, 1585 Pleasant Street, view S
 7. Collens Store, 1381 Pleasant Street, view SW
 8. Ross Carriage House, 1528 Pleasant Street, view N
 9. Episcopal Church of the Good Shepherd, 1526 Pleasant Street, view N
 10. Wells Webster House, 1405 Pleasant Street, view SW

(end)

SOUTH LEE HISTORIC DISTRICT DATA SHEET

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date</u>	<u>Style</u>	<u>Res.</u>	<u>Status</u>	<u>Assessors#</u>
1	D 69	Thomas Breed House Barn	1120 Fairview St.	c.1860 c.1930	Greek Revival Utilitarian	B B	C C	150-29-47
2		****	1140 Fairview St.	c.1900	Colonial Revival	B	C	150-29-44
3	B 1	St. Francis Church Statue	1360 Pleasant St.	1882 c.1920-40	High Gothic Revival	B O	C C	150-29-82
4-A		Fire Station/Post Office	1380 Pleasant St.	1959/93	Contemporary	B	NC	150-29-41
5-B		South Lee Playground	Pleasant/Church Sts.	c.1955		Si	NC	150-29-39
6	D 151	L. Kellogg House	1420 Pleasant St.	1830-40	Greek Revival	B	C	150-29-38
7	D 152	South Lee School	1440 Pleasant St.	1892	Queen Anne	B	C	150-29-37
8-C		****	1450 Pleasant St.	1970	Contemporary	B	NC	150-29-36
9	D 153	Venable House	1500 Pleasant St.	1865 alt.	Cape, contemp. Alter.	B	C	150-29-35
10	D 154	Hurlbut Paper Co. garage	1520 Pleasant St.	1886 1950	Queen Anne Utilitarian	B B	C NC	150-29-34
11	D 155	Church of the Good Shepard	1526 Pleasant St.	1901	Shingle	B	C	150-29-33
12		Ross Carriage House	1528 Pleasant St.	c.1868-85	Stick/Swiss Cottage with 20 th c, renovations	B	C	150-29-32

SOUTH LEE HISTORIC DISTRICT DATA SHEET

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date</u>	<u>Style</u>	<u>Res.</u>	<u>Status</u>	<u>Assessors#</u>
13	D 156	Charles Owen House garage	1530-60 Pleasant St.	c.1822	Early Classical Revival with c. 1860-80 ell Utilitarian	B B	C NC	150-29-31
14	D 157	Thomas Hurlbut House	1580 Pleasant St.	c.1824	Early Classical Revival with mansard ell alter.	B	C	150-29-27
15-E	****		1590 Pleasant St.	c.1900	Contemporary	B	NC	150-29-30
16-F	****		1600 Pleasant St.	c.1900	Contemporary	B	NC	150-29-29
17	D158	Charles Ball House Barn	1610 Pleasant St.	c.1855-85 c.1950	Italianate with extensive QA alts. Utilitarian	B B	C NC	150-29-26
18	****		1620 Pleasant St.	c.1920-30	Bungalow/Craftsman	B	C	150-29-25
19	D 159	J.J. McCarthy House garage	1630 Pleasant St.	1898 c.1920s	Queen Anne Utilitarian	B B	C C	150-29-24
20	D 160	John Narey House garage	1640 Pleasant St.	c.1860s 1930-40	Italianate, contemp. alts. Utilitarian	B B	C C	150-29-23
21	D 161	Company housing garage	1650 Pleasant St.	c.1825-40 c.1940	Utilitarian Utilitarian	B B	C C	150-29-22 150-29-21
22	D 162	Mill housing barn/garage	1670 Pleasant St.	c.1840 c.1900-10	Cape, alter. 1920-50 Utilitarian	B B	C C	150-29-20 150-29-19

SOUTH LEE HISTORIC DISTRICT DATA SHEET

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date</u>	<u>Style</u>	<u>Res.</u>	<u>Status</u>	<u>Assessors#</u>
23-I		South Lee Willow Pump Station	1710 Pleasant St.	1977	20 th C. Colonial	B	NC	150-29-18
24	D 163	Charles Brown House	1705 Pleasant St.	1904	QA/Colonial Revival	B	C	150-29-60
25		****	1685 Pleasant St.	c.1930s	20 th C. Tudor Revival	B	C	150-29-61
26	D 164	R. Goodhind House barn	1681 Pleasant St.	1898 c.1898	shingle, contemp. atls. Utilitarian	B B	C C	150-29-62
27	D 165	Mill housing	1675 Pleasant St.	1830-50	Federal/Greek Revival with c. 1870s Eastlake alts.	B	C	150-29-63
28	D 166	Mill housing	1665 Pleasant St.	c.1840s	Greek Revival	B	C	150-29-64
29	D 167	Hurlbut Paper Company Complex dam power house garage freight station reservoir chemical storage bldg. gazebo World War II memorial	40-80 Willow St.	1872/83 1806,72 *** c.1950 c. 1930s 1883-1900 c.1960 c.1925 c.1985 c.1946-48	Late Victorian Industrial *** Contemporary Utilitarian Late Vict. Vernacular Col. Rev./Craftsman	B St B B B St B St O	C C NC C C NC C NC NC	150-29-91 150-29-67 150-29-92 150-29-68 150-29-65 150-29-93A 150-29-66 150-29-93
30-K		Willow Street Bridge	Willow St.	1951		St	NC	
31	D 168	Barn	15 Willow St.	c.1865-1900	Late Vict. Util. with Late Vict. Alterations	B	C	150-29-70

SOUTH LEE HISTORIC DISTRICT DATA SHEET

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date</u>	<u>Style</u>	<u>Res.</u>	<u>Status</u>	<u>Assessors#</u>
32	D 171	Billings Brown House	1585 Pleasant St.	c.1815-25	Federal/Greek Revival	B	C	150-29-69
33	D 172	Isaac Pixley's Store	1575 Pleasant St.	c. 1825	Federal	B	C	150-29-71
34	D 169	Mill Housing garage	1571 Pleasant St.	c.1890-1920 c.1920	Late Vict. Utilitar. alt. Early 20 th C. Col. Revival Utilitarian	B B	C C	150-29-72
35-L	D 170	Mill Housing	1567 Pleasant St.	c.1890	Late Vict. Utilitarian? rebuilt c. 1994	B	NC	150-29-73
36	D 174	Merrell Tavern outbuilding foundations gazebo	1565 Pleasant St.	1794/1837 1794-1970 c.1994	Federal with 1837 Greek Rev. addition St	B Si St	NR 1972 C NC	150-29-74
37	D 189	Pixley-Morris House	1545 Pleasant St.	c.1870	Util., addit. after 1904; alt. C, 1980s	B	C	150-29-75
38	D 190	Mill Housing garage	1535 Pleasant St.	c.1850-5 c.1940	Greek Revival Utilitarian	B B	C NC	150-29-76
39	D 191	Nathan Davis House	1515-1525 Pleasant St.	c.1825-40	Federal/Greek Reviv. with contemporary alts.	B	C	150-29-77
40-O	****	barn	1505 Pleasant St.	c. 1850? c.1900	20 th C. Colonial Revival Alteration Utilitarian	B B	NC C	150-29-78,79

SOUTH LEE HISTORIC DISTRICT DATA SHEET

<u>Map#</u>	<u>MHC#</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date</u>	<u>Style</u>	<u>Res.</u>	<u>Status</u>	<u>Assessors#</u>
41	D 192	Ingersoll House	1445 Pleasant St.	c.1835-45	Greek Revival	B	C	150-29-80
42	D 193	****	1435 Pleasant St.	c.1840-60	Greek Revival	B	C	150-29-81
43-P		****	1425 Pleasant St.	1880/1998	Contemporary	B	NC	150-29-82
44	D 194	****	1415 Pleasant St.	c.1840	Federal/Greek Revival	B	C	150-29-83
45	D 195	Wells Webster House	1405 Pleasant St.	c.1825-30	Federal	B	C	150-29-84
46	D 196	Jason Webster House	1395 Pleasant St.	c.1852	Greek Revival	B	C	150-29-85
47	D 197	****	1385 Pleasant St.	1815	Federal	B	C	150-29-86
48	D 198	Collins Store	1381 Pleasant St.	c.1840-58	Italianate	B	C	150-29-87
		barn			Utilitarian	B	C	
	D 199	warehouse/barn		c.1845	Gothic Revival	B	C	
49	D 225	James Orr House	1375 Pleasant St.	c.1830-40	Federal	B	C	150-29-88
50	D 201	O'Hearn House	1365 Pleasant St.	c.1825-40	Greek Revival	B	C	150-29-89
		barn		c.1880	Utilitarian	B	C	

TOTALS	CONTRIBUTING	NON-CONTRIBUTING
Buildings	51 (& one previously listed)	14
Objects	1	1
Structures	1	4
Sites	1	1
TOTAL	54	20

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY South Lee Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Berkshire

DATE RECEIVED: 1/21/99 DATE OF PENDING LIST: 2/02/99
DATE OF 16TH DAY: 2/18/99 DATE OF 45TH DAY: 3/07/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 99000237

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 2/18/99 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



South Lee Historic Mill
South Lee Historic District
Berkshire, Massachusetts
Bonnie Parsons
December, 1994
PVPC

View south west across Housatonic River towards Beartown Mountain
Photo No. 1



Pleasant Street (Route 102) Nos. from left: (1) 1365 (2) 1375 (3) 1381 (4) 13815 (5) 1395 (6) 1395
South Lee Historic District
Berkshire, Massachusetts
Bonnie Parsons
December, 1994
PVPC
View South West
Pish No. 2



Merrill Tavern, 1565 Pleasant Street
South Lee Historic District
Berkshire, Massachusetts
Bonnie Parsons
December, 1994
PVP
View Southwest
Photo No. 3



Thomas Hurlbut House, 1580 Pleasant Street
South Lee Historic District
Berkshire, MA
Bonnie Parsons
PVPC
View North
Photo No. 4



Charles Owen House, 1530 Pleasant Street
South Lee Historic District
Berkshire, Massachusetts

Bonnie Parsons

PVPC

View North

Photo No. 5



Henry B. King Brown House, 1585 Pleasant Street
South Lee Historic District
Berksire, Massachusetts
Bonnie Parsons
PVPC
U. W. South
Photo No. 6



Collins Store, 1381 Pleasant Street
South Lee Historic District
Berkshire, Massachusetts

Bonnie Parsons

December, 1994

PVPC
view south west
Photo no. 7



Ross Carriage House, 1528 Pleasant Street
South Lee Historic District
Berkshire, Massachusetts
Bonnie Parsons
December, 1994
PVPC
View north
Photo no. 8



Episcopal Church of the Good Shepherd, 1526 Pleasant Street
South Lee Historic District
Berkshire, Massachusetts

Bonnie Parsons

December, 1994

PVPC

View north

Photo No. 9



Wells Webster House, 1405 Piersant St.
South Lee Historic District
Berkshire, Massachusetts.

Bonnie Parsons

December, 1994

PV PC

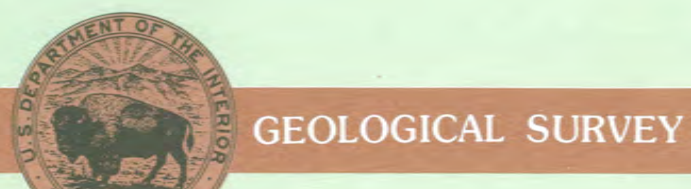
U:ew South west

Photo no. 10



7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
 Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies
 Compiled by photogrammetric methods from aerial photographs taken 1960. Field checked 1981. Map dated 1987. The west half of this area also covered by 7.5-minute 1:25,000-scale map; State Line dated 1973. The east half of this area supersedes Stockbridge 1:25,000-scale map dated 1973.
 Projection and 1000-meter grid, zone 18 Universal Transverse Mercator, Massachusetts coordinate system, mainland zone and New York coordinate system, east zone 1927 North American Datum
 To place on the predicted North American Datum 1983, move the projection lines 5 meters south and 36 meters west as shown by dashed corner ticks. There may be private inholdings within the boundaries of the National or State reservations shown on this map.

CONTOUR INTERVAL 3 METERS NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	1	2	3	4	5
1	3.2808	1	2	3	4	5
2	6.5617	2	3	4	5	6
3	9.8425	3	4	5	6	7
4	13.1234	4	5	6	7	8
5	16.4042	5	6	7	8	9
6	19.6850	6	7	8	9	0
7	22.9659	7	8	9	0	1
8	26.2467	8	9	0	1	2
9	29.5275	9	0	1	2	3
10	32.8084	0	1	2	3	4

To convert meters to feet multiply by 3.2808
 To convert feet to meters multiply by 0.3048

UTM grid convergence (GN) and 1983 magnetic declination (MD) at center of map Diagram is approximate

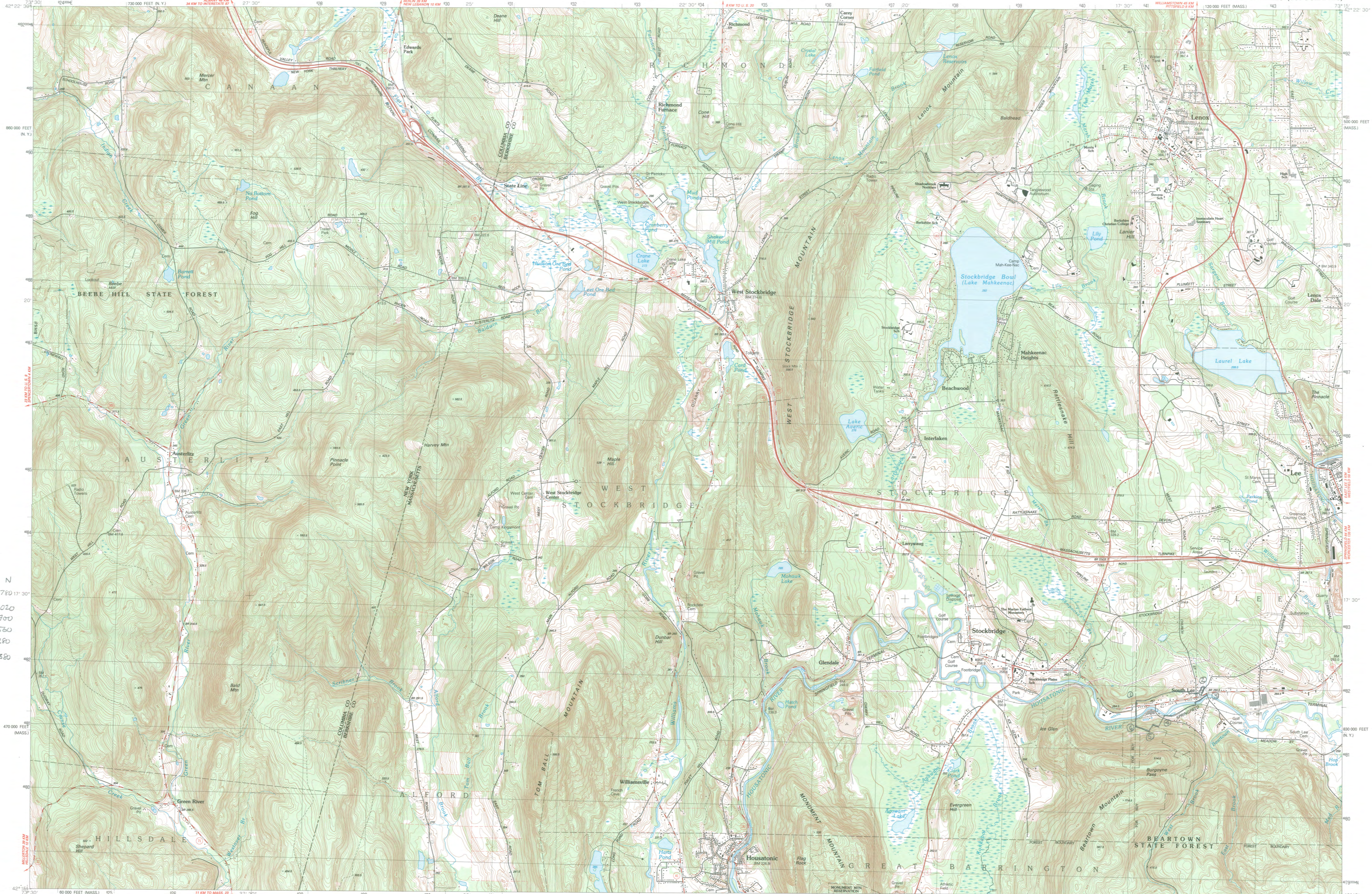
1	2	3
1 East Chatham 1:64 000	2 Franklin 1:64 000	3 Franklin 1:64 000
4 Lee 1:64 000	5 Lee 1:64 000	6 Lee 1:64 000
7 Lee 1:64 000	8 Lee 1:64 000	9 Lee 1:64 000

FOR SALE BY U.S. GEOLOGICAL SURVEY DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road, trail
- Route marker: Interstate, U.S.; State
- Railroad: standard gage; narrow gage
- Bridge: drawbridge
- Foedrige: concrete; underpass
- Build-up area: only selected landmark buildings shown
- House; barn; church; school; large structure
- Boundary: National, with monument; State; County, parish; Civil township, precinct, district; Incorporated city, village, town; National or State reservation; small park; Land grant with monument; found section corner; U.S. public lands survey; range, township, section; Range, township, section; location approximately
- Fence or field line
- Power transmission line, located tower
- Dam; dam with lock
- Cemetery; grave
- Campground; picnic area; U.S. location monument
- Windmill; water well; spring
- Mine shaft; prospect; adit or cave
- Control: horizontal station; vertical station; spot elevation
- Contours: index; intermediate; supplementary; depression
- Distorted surface: strip mine, lava; sand
- Bathymetric contours: index; intermediate
- Perennial lake and stream; intermittent lake and stream
- Rapids, large and small; falls, large and small
- Swamp; marsh
- Submerged marsh; land subject to controlled inundation
- Woodland: scattered trees
- Scrub; mangrove
- Orchard; vineyard

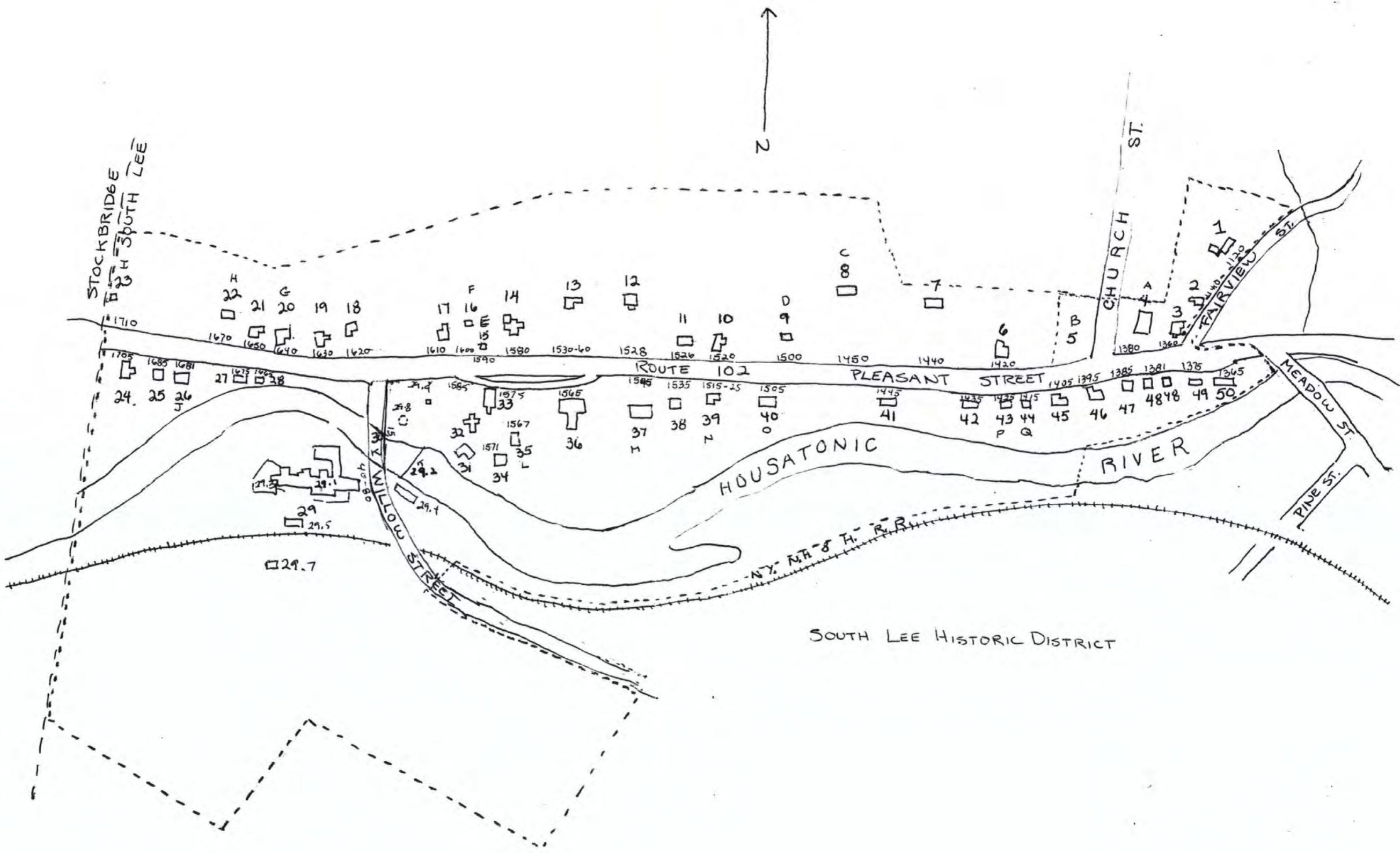
A pamphlet describing topographic maps is available on request



SOUTH LEE HD
 304 18
 E N
 1) 841060 4681780 17° 30'
 2) 842100 4682020
 3) 842170 4681900
 4) 841500 4681530
 5) 841280 4681280
 6) 841060 4681820

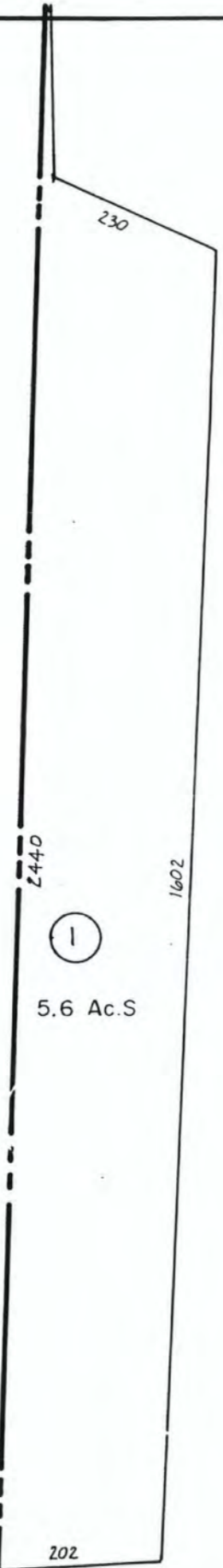
SCALE 1:25 000
 1 CENTIMETER ON THE MAP REPRESENTS 25 METERS ON THE GROUND
 CONTOUR INTERVAL 3 METERS

STOCKBRIDGE, MASSACHUSETTS-NEW YORK
 42073-C3-TM-025
 1987



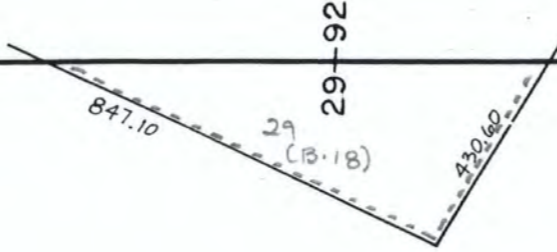
SOUTH LEE HISTORIC DISTRICT

SHEET (6)

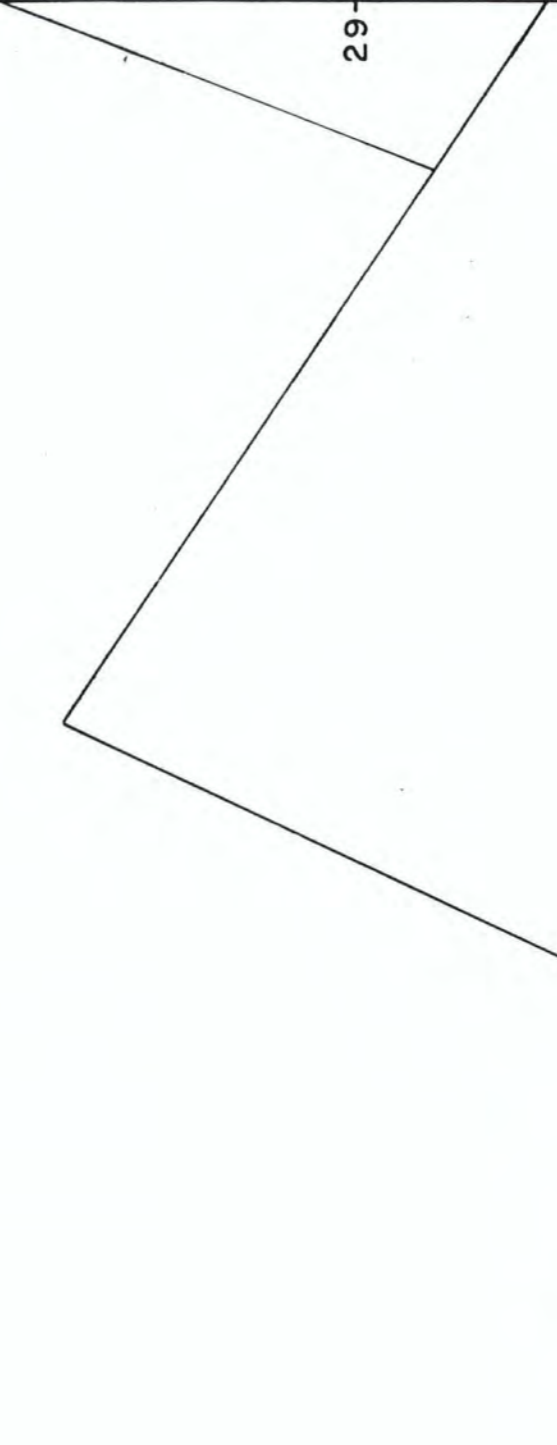


1

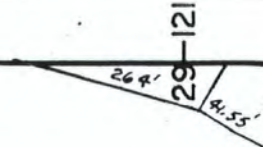
5.6 Ac.S



37-1



29-92



2

25 Ac.S

EXEMPT COMMONWEALTH

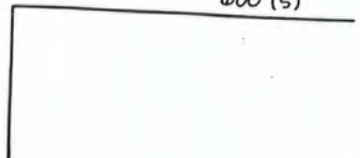
BEARTOWN

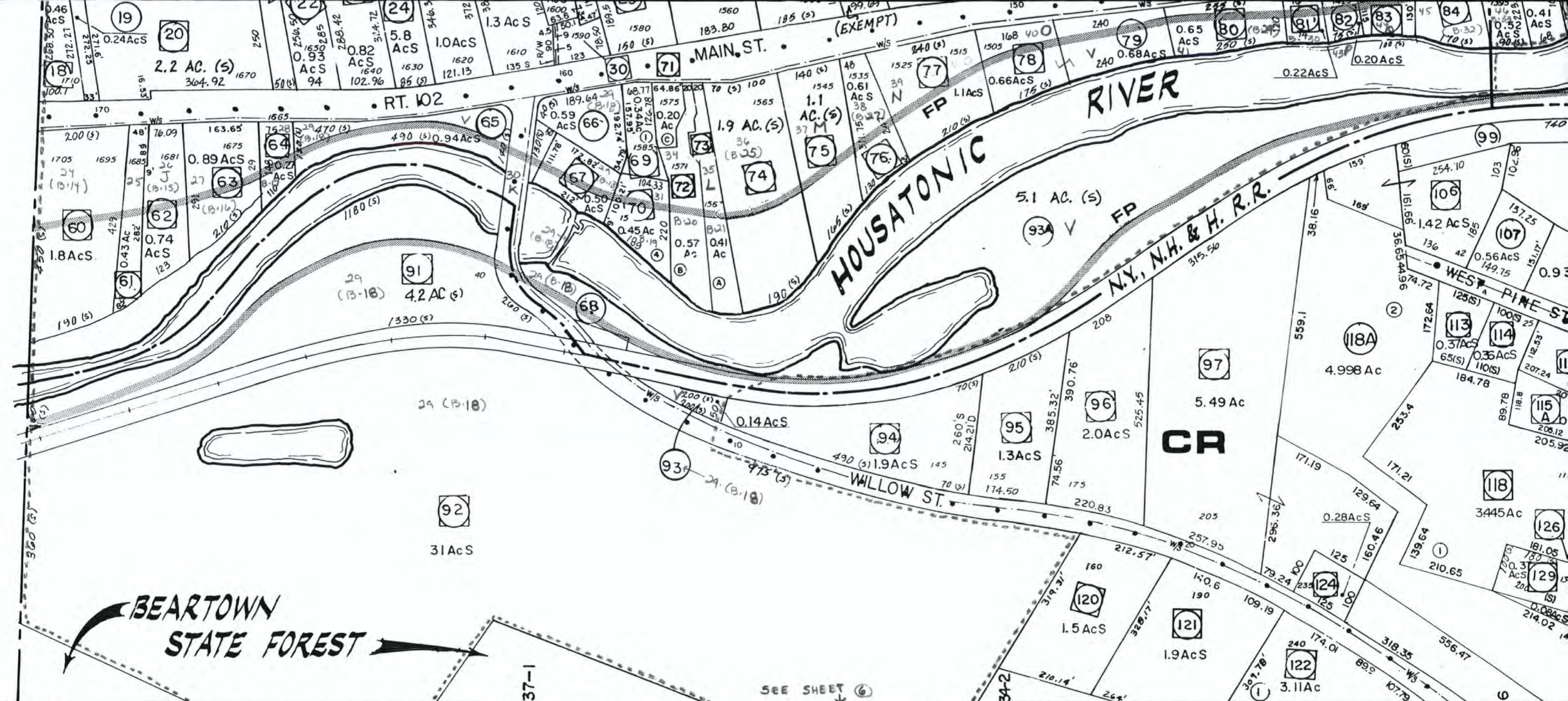
STATE

CR

FOREST

LINE





LEGEND	
TOWN LINE	---
ZONING LINE	- - - - -
PROPERTY LINE	_____
RIGHT-OF-WAY	- - - - -
UTILITY R.O.W. OR EASEMENT
WATER/SEWER SERVICE AREA	-----W/S-----
STREAM OR WATERCOURSE	~~~~~
COMMON OWNERSHIP	≡≡≡
DEED DIMENSION / ACREAGE (DISCREPANCY) — 175.5 (d)	
SCALED DIMENSION OR ACREAGE	7.2 AC. (s)
SUBDIVISION PLAN LOT NUMBERS	14
PARCEL NUMBER	7
BUILT UPON PROPERTIES	7

NOTES

PHOTOGRAMMETRY BY LOCKWOOD MAPPING CO., ROCHESTER, N. Y., FROM AERIAL PHOTOGRAPHY DATED APRIL 29, 1975

HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.

THESE MAPS ARE FOR TAXING PURPOSES ONLY AND ARE NOT INTENDED FOR USE IN CONVEYING.

----- NATIONAL REGISTER DISTRICT BOUNDARY

HOUSE NUMBER .25

100' ROAD INCREMENTS .3

↑ MATCH LINE FOR SHEET 1

ASSESSORS' MAPS

TOWN OF LEE

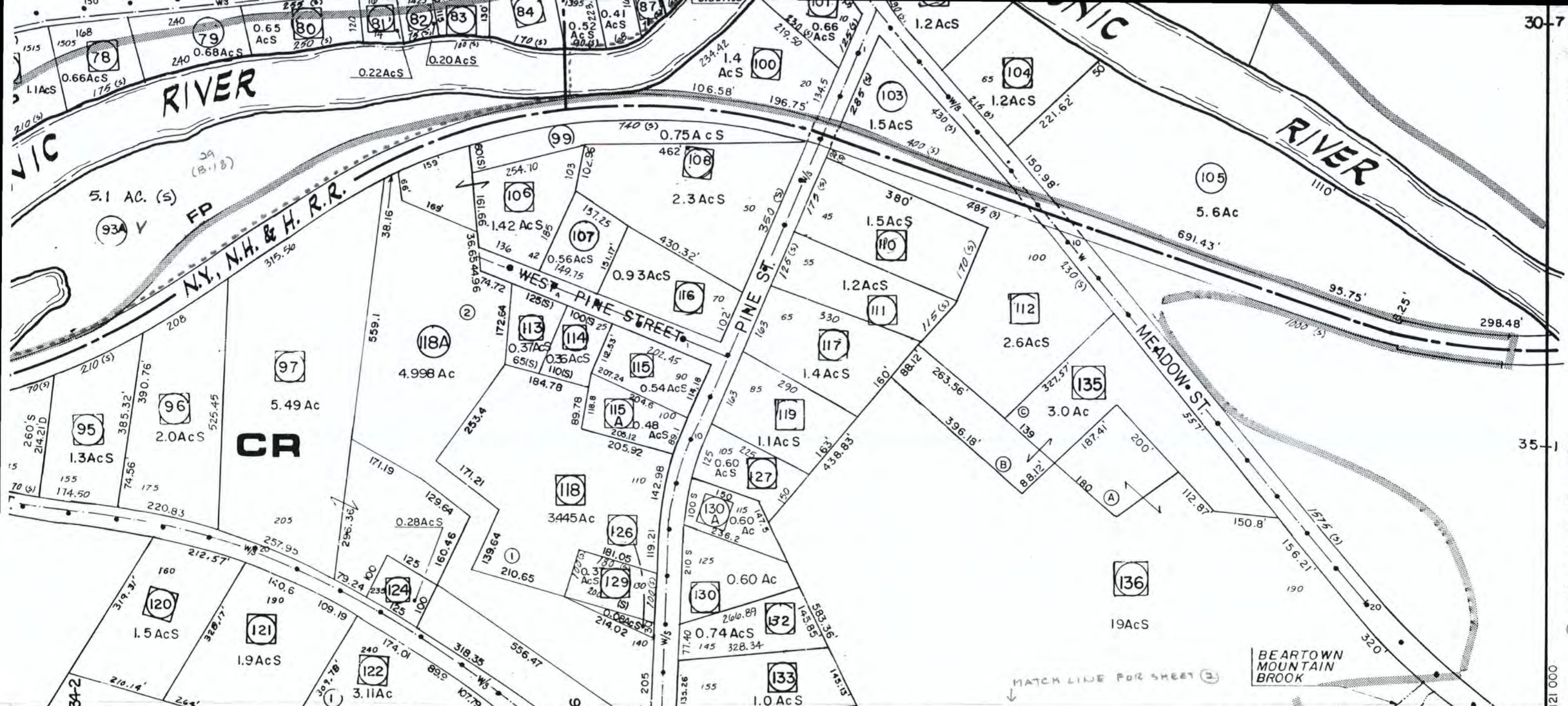
BERKSHIRE COUNTY, MASS

APRIL 1976

BROWN, MOYNIHAN & ASSOCIATES, INC.

IRM ENGINEERS & LAND SURVEYORS

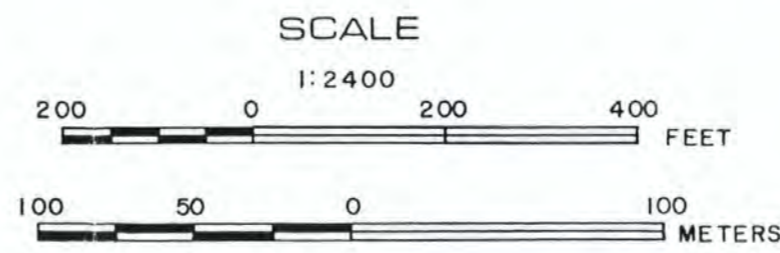
ROUTE 102 LEE, MASSACHUSETTS



ASSESSORS' MAPS
TOWN OF LEE
SHERBURN COUNTY, MASS.
APRIL 1976

BROWN, MOYNIHAN & ASSOCIATES, INC.
 ENGINEERS & LAND SURVEYORS
 ROUTE 102 LEE, MASSACHUSETTS

REVISED & REPRINTED BY
 CARTOGRAPHIC ASSOCIATES, INC.
 LITTLETON NH 03561

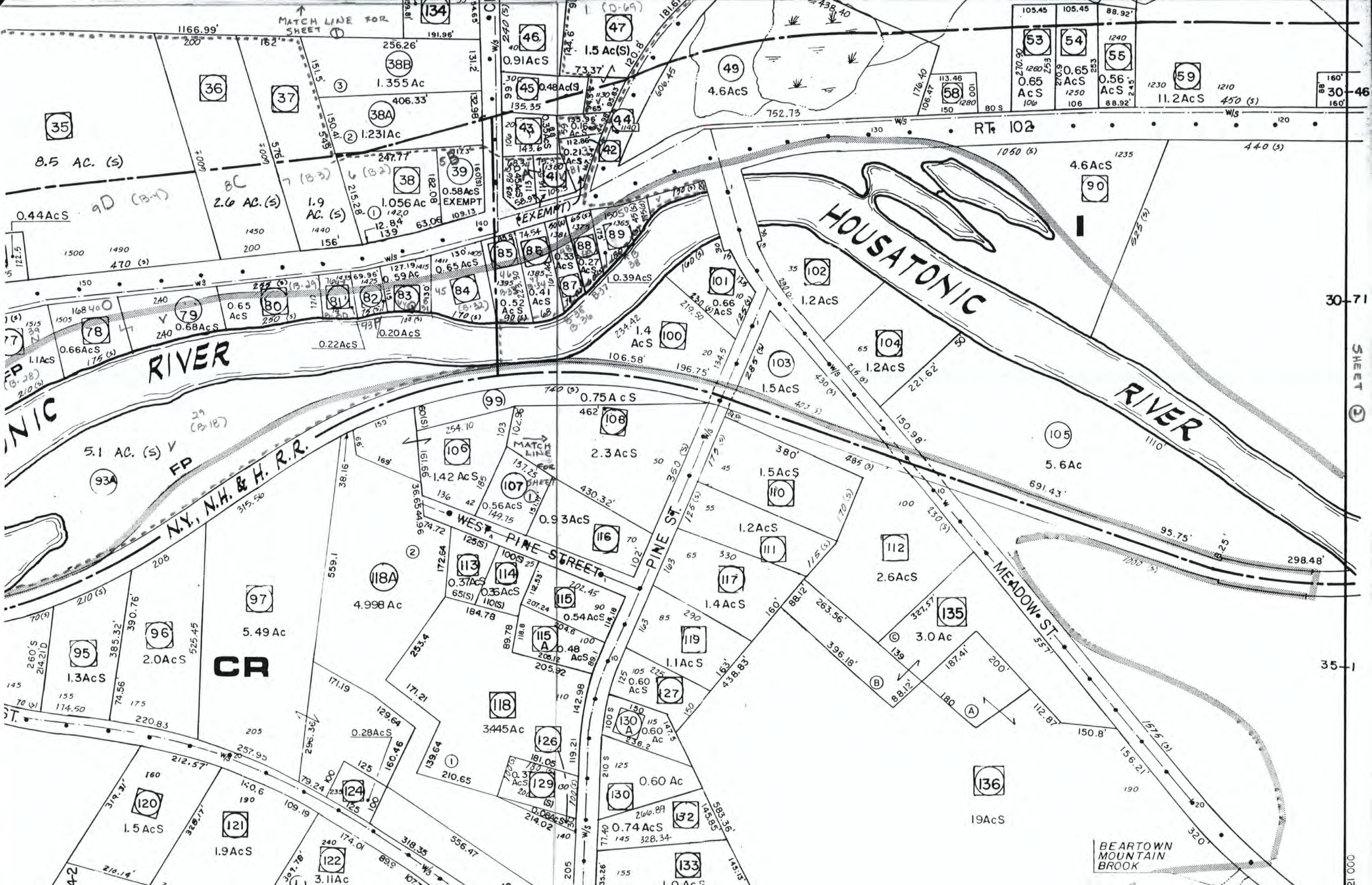


NO PARCEL 98, 128, 2, 123, 125, 469000
 131

29

	23	24
	29	30
	34	35

MATCH LINE FOR SHEET 30
 000 121
 SHEET 30



8.5 AC. (S)

0.44AcS

0.66AcS

1.1AcS

5.1 AC. (S) V

1.3AcS

1.3AcS

1.5 AcS

1.9AcS

2.6 AC. (S)

1.9 AC. (S)

0.65 AcS

0.68AcS

0.65 AcS

2.0AcS

2.0AcS

0.28AcS

3.11Ac

1.355 Ac

1.231Ac

1.056 Ac

0.59 Ac

1.42 AcS

4.998 Ac

5.49 Ac

0.37AcS

0.35AcS

0.91AcS

0.48AcS

0.58AcS

0.22AcS

0.20AcS

0.56AcS

0.35AcS

0.54AcS

0.48 AcS

0.48AcS

0.2137 AcS

0.33 AcS

0.41 AcS

0.93AcS

0.37AcS

0.35AcS

0.54AcS

0.48 AcS

1.5 Ac(S)

0.2137 AcS

0.39AcS

1.4 AcS

0.75AcS

2.3 AcS

1.5AcS

1.2AcS

1.1AcS

4.6AcS

0.66 AcS

1.2AcS

1.5AcS

1.2AcS

1.4AcS

1.1AcS

1.1AcS

0.60 Ac

0.65 AcS

0.65 AcS

0.66 AcS

0.66 AcS

0.93AcS

0.56AcS

0.35AcS

0.54AcS

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0.65 AcS

0.65 AcS

0.66 AcS

0.66 AcS

0.93AcS

0.56AcS

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0.54AcS

0.48 AcS

11.2 AcS

0.58AcS

0.58AcS

0.58AcS

0.58AcS

0.58AcS

0.58AcS

0.58AcS

0.58AcS

RIVER

HOUSATONIC

RIVER

N.Y., N.H. & H. R.R.

WEST PINE STREET

PINE ST.

MEADOW ST.

CR

BEARTOWN MOUNTAIN BROOK

MATCH LINE FOR SHEET 1

EXEMPT

MATCH LINE SHEET 1

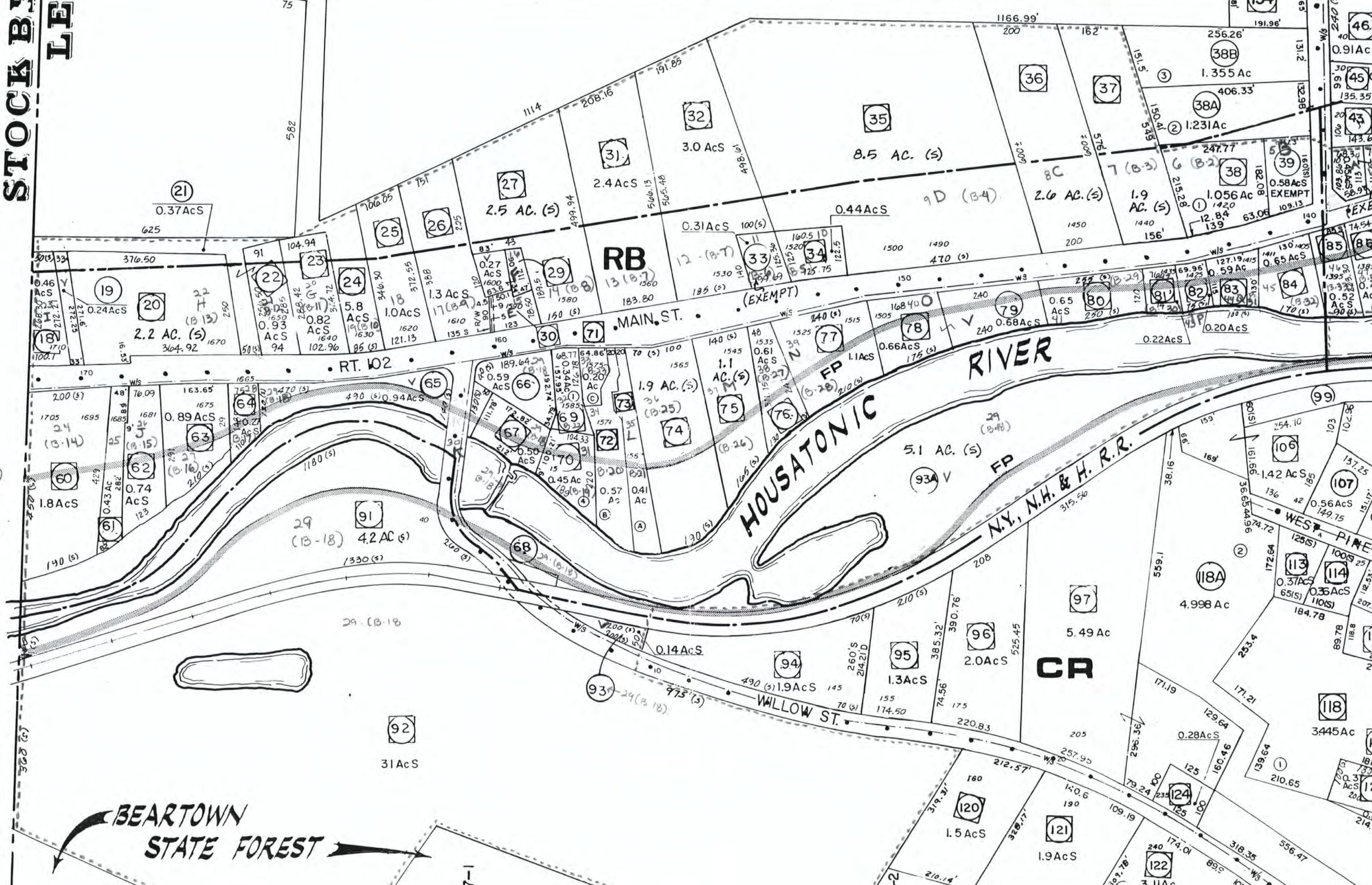
SHEET 2

35-1

1000

STOCK B...
LEH

SHEET 1



BEARTOWN
STATE FOREST

RB

CR

HOUSATONIC RIVER

NY, N.H. & H. R.R.

RT. 102

MAIN ST.

WILLOW ST.

WEST PINE ST.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 12, 1999

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

South Lee Historic District, Lee (Berkshire Co.), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

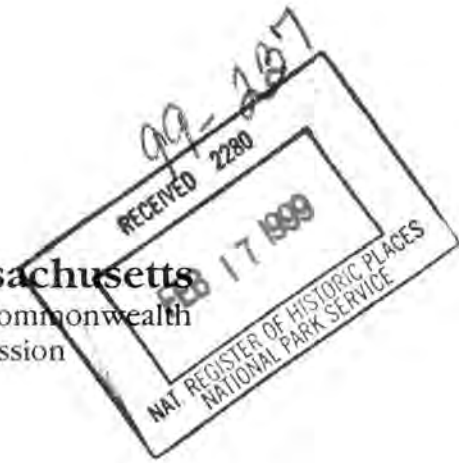
Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Barbara Allen, Lee Historical Commission
Heli Meltsner, Preservation Consultant
Nelson Daley, Chair, Lee Board of Selectmen
Sen. Andrea F. Nuciforo, Jr.
Rep. Christopher J. Hodgkins
Cynthia Niekamp, Mead Paper Company
Robert A. Fishman, Nutter, McClennen & Fish, LLP



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission



February 17, 1999

Ms. Alexis Abernathy
National Park Service
National Register of Historic Places
Mail Stop 2280, Suite 400
1849 C Street NW
Washington, DC 20240

Re: South Lee (MA) Historic District

Dear Alexis:

Enclosed please find the notification letter to the U. S. Post Office regarding the proposed South Lee Historic District, that we discussed recently. It got lost on my desk, and I just noticed it yesterday.

Please enclose it with the district nomination. Thank you for noticing the oversight and for calling my attention to it.

A handwritten signature in cursive script that reads "Philip Bergen".

Philip Bergen
National Register Assistant
Massachusetts Historical Commission



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 1, 1998

Mr. John Sorenson
U.S. Postal Service
Federal Preservation Office
Facilities Headquarters
4301 Wilson Boulevard #300
Arlington, VA 22203-1861

Re: South Lee, MA Post Office

Dear Mr. Sorenson:

We are pleased to inform you that the property referenced above is located within the boundaries of the proposed South Lee Historic District, Lee, Massachusetts, which will be considered by the Massachusetts Historical Commission for nomination to the National Register of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage.

Listing of the South Lee Historic District provides recognition of the community's historic importance and assures protective review of Federal projects that might adversely affect the character of the district. If the district is listed in the National Register, certain Federal investment tax credits for rehabilitation and other provisions may apply.

Listing in the National Register does not mean that limitations will be placed on the properties by the Federal government. Public visitation rights are not required of property owners. The Federal government will not attach restrictive covenants to the properties or seek to acquire them. If a property is listed in the National Register, the owner may do anything with the property that he/she wishes, unless state or federal funds, permits, or licensing are used, or unless some other regional and/or local ordinance or policy is in effect.

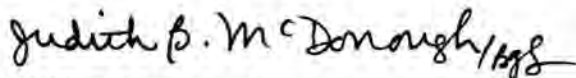
In Massachusetts, properties nominated to the National Register are automatically listed in the State Register of Historic Places. There are no limitations, public visitation requirements, or restrictive covenants for private properties included in the State Register. State Register properties owned by municipalities and nonprofit organizations may compete for state restoration grants.

You are invited to attend the meeting of the Massachusetts Historical Commission at which the nomination of the South Lee Historic District will be considered. The Commission will meet at 1:00 p.m. on Wednesday, December 9, 1998, at the Massachusetts State Archives, 220 Morrissey Boulevard, Dorchester, Massachusetts. The Commission meeting is a public meeting and all interested parties are encouraged to attend. If you have special needs and would like to attend the meeting, please contact the Commission and staff will make any arrangements that are necessary.

Attached please find notices that explain, in greater detail, the results of listing in the National Register and that describe the rights and procedures by which an owner may comment on or object to listing in the National Register.

A draft copy of the National Register nomination for the South Lee Historic District is available at the Lee Public Library. Should you have any questions about this nomination prior to the Massachusetts Historical Commission meeting, please contact me at this office.

Sincerely,

A handwritten signature in cursive script that reads "Judith B. McDonough" followed by a stylized flourish.

Judith B. McDonough
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Enclosures: NR Criteria, Rights of Owners