

United States Department of the Interior
National Park Service



976

National Register of Historic Places
Registration Form

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 American Woolen Company Townhouses
other names/site number _____

2. Location

street & number 1-14 Wood Way; 1-14 Washington Way; 1-14 Prospect Way not for publication
city or town Lawrence vicinity _____
state Massachusetts code MA county Essex code 009 zip code 01843

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.)

Brona Simon Signature of certifying official/Title Brona Simon, SHPO
Massachusetts Historical Commission
January 19, 2012 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): _____

Edson H. Beall Signature of the Keeper 3/12/12 Date of Action

American Woolen Company Townhouses
Name of Property

Essex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

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

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

Number of Resources within Property

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

Contributing

Noncontributing

_____ 6 _____ building
_____ sites
_____ structures
_____ objects
_____ 6 _____ 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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: multiple dwellings

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwellings

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL REVIVAL/Georgian Revival

Materials

(Enter categories from instructions)

foundation STONE/BRICK

walls BRICK

roof RUBBER

other

Narrative Description

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

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1American Woolen Company Townhouses
Lawrence (Essex), MA

ARCHITECTURAL DESCRIPTION

The American Woolen Company Townhouses consist of six two-story brick buildings, each containing seven two-story residential units. They are located two blocks south of the Merrimack River in South Lawrence, an area of mixed residential, industrial, and commercial uses. The city's principal downtown district, surrounding the Common, is located on the opposite (north) side of the river. The lot on which the six townhouses stand has a frontage along Market Street of 475 feet, and is 100 feet deep. These rectangular buildings stand along the south side of Market Street with their short sides facing the street, allowing for greater density of construction on the lot. The parcel is subdivided by three private ways that extend from Market Street to a narrow alley along the south border of the lot. The buildings are situated so that their principal elevations face these private ways: Washington Way at the center, flanked by Wood Way to the east and Prospect Way to the west. The private ways, named for three of the Lawrence mills owned by the American Woolen Company, were originally created for pedestrian access and had walkways crisscrossing landscaped patches. Today they are paved and used for parking. To the rear of each building is a narrow yard. The buildings are nearly identical, with only minor variations in the arrangement of decorative features.

Each of the six buildings is 98 feet long and 39 feet deep and holds seven units, each of which has 14 feet of frontage at the facade. The buildings are constructed of red brick and enclosed by flat roofs. Corners of the buildings are defined by brick quoins. On each building, the deep roof eaves are decorated with delicate brackets set above a wide fascia board with dentils on the facades and north elevations. The rooflines are further defined by scrolled pediments (two per building). One low, brick chimney rises through the roof above each unit. Window openings along the facades and north (Market Street) elevations have marble sills, keystones, and skewbacks (first floor of the facade). Every unit has its own entry at the facade and another at the rear. Access to the entries is by means of concrete stoops, which apparently replaced the original stoops. All entries hold recent replacement doors, installed as part of a Certified Rehabilitation completed in January of 2010. Windows hold recent vinyl replacement sash. Small windows at the basement level of the facades are infilled with brick. The buildings are nearly identical, with only slight variations in detailing—specifically fenestration at the facades—resulting in three different facade designs. The two westernmost buildings have matching facades, as do the two central buildings and two easternmost buildings (matching facades face one another on each of the three private ways). The central entry (or pair of entries in some cases) at each facade is flanked by wide pilasters and sheltered by a prominent pediment supported on large scroll brackets (the two buildings facing Washington Way have scrolled pediments, while the others have segmental pediments). The remaining facade entries on all buildings have marble heads with keystones and skewbacks. On the facade of each building there are two small oriel windows (location varies), each set on a scroll bracket. The two elevations facing Washington Way also feature two oculi at the center of the second floor.

The north (Market Street) elevations are all similar, but there are slight variations in the fenestration here as well. The four central buildings are arranged with two standard single windows flanking a small central window at the first floor, and two standard single windows flanking three narrow window openings at the second floor. The two end buildings have a single window in place of the three narrow openings at the second floor. All windows have brick heads with painted concrete keystones.

(continued)

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2American Woolen Company Townhouses
Lawrence (Essex), MA

The rear (east) elevations of each building are identical. Each unit was originally designed with a small recessed porch (six feet by ten feet) set within a segmental arch, where the rear entrance was located. James Allen, the original architect, described it as "a rear piazza." The arched openings have more recently been infilled (ca. 1990) and now hold a window and a door. The second stories of the rear elevations have one paired window per unit, except for the end units which have single windows. All have brick window heads with painted concrete keystones. Eaves at the rear elevations are defined by simple compound fascia.

The south elevations face a narrow alley, and have little architectural detailing. This elevation is identical for each building, having two windows flanking a small window at the first floor, and three standard single windows at the second story. Windows have simple, flat brick heads.

When originally constructed, the interiors of each building were laid out in the same manner, and all had matching finishes. James Allen described the interiors as follows:

"The first floor of each dwelling is divided into a small front [entry] vestibule, a moderate sized living room, a generous kitchen together with the necessary accompaniments of pantry and dish closets...The second floor is utilized for bed rooms and bath room..."

Access to the interior was through a small entry vestibule that opened into the living room. The kitchen was located at the rear. Between the living room and kitchen was a small pantry and a steep, narrow stair that provided access to the second floor. The second floor housed a front and a rear bedroom, and a small bathroom opposite the stair. The two end units of each building had a slightly different layout, with the bathroom at the first floor and three bedrooms at the second. Today, the layouts and finishes are largely intact, although a few modifications were made in some of the units, primarily at the rear wall of the kitchen where the former porches were incorporated into the kitchens (ca. 1960-1980). In some units the rear wall was removed completely, while in others portions of it remain. In a few units, the main entry vestibule was removed (ca. 1960-1980). Kitchens and bathrooms were updated with new fixtures as part of the recent Certified Rehabilitation, but they remain in their historic locations. Much of the simple historic wood trim (baseboards, window casings, and door casings) remains, although, in scattered locations, flat stock was used to replace the original. In a number of cases the stair balustrade has been modified (balusters and/or handrail replaced).

Archaeological Description

While no ancient Native American sites are known on the American Woolen Company Townhouse property, it is possible that sites are present. Twelve ancient sites are recorded in the general area (within one mile), all located on riverine terraces bordering the Merrimack and Shawsheen Rivers. Environmental characteristics of the nominated property represent locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of Native sites. The nominated property is located on relatively flat topography within 1,000 feet of the Merrimack River to the north. The area is designated as urban land,

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

American Woolen Company Townhouses
Lawrence (Essex), MA

where soils have been altered or obscured by urban works and structures. Buildings, industrial areas, paved areas, and railroad yards cover more than 75 % of the surface. Nearby soil types in similar environmental settings are well drained and formed in glacial till; however, on the townhouse property, most natural soil characteristics have been destroyed. The townhouses, roadways, and paved parking areas cover the entire nominated property. The townhouse properties were vacant when purchased by the American Woolen Company between 1906 and 1910. Given the information presented above, the size of the property (1.09 acres), and construction of the townhouses, all of which have basements and cover nearly all of the nominated property, a low potential exists for the recovery of both ancient Native American and historic archaeological resources. Any potential archaeological resources that may have been present on the property have been destroyed by construction of the townhouses, roadways, and parking areas.

(end)

American Woolen Company Townhouses

Name of Property

Essex, 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 # _____
- recorded by Historic American Engineering Record # _____

HPCA # 21,684 – 21,719

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY DEVELOPMENT

Period of Significance

1907-1962

Significant Dates

1907

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

James E. Allen

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1American Woolen Company Townhouses
Lawrence (Essex), MA

HISTORICAL NARRATIVE

The American Woolen Company Townhouses, Lawrence, MA, possess integrity of design, location, setting, materials, feeling, association, and workmanship, and meet Criteria A and C for listing in the National Register. The townhouses are significant as well-preserved, early 20th-century examples of employee housing erected by one of the most successful mill companies in New England, the American Woolen Company. The property is also significant for its architectural merits. The buildings are well-preserved examples of Georgian Revival-style workers' housing designed by James E. Allen, a prominent local architect who was responsible for a number of impressive buildings in Lawrence and neighboring communities.

Development of Lawrence

Lawrence was founded by the Essex Company as a planned industrial community, in 1845. It was the last and most ambitious of the New England textile cities planned and developed by Boston entrepreneurs. The Essex Company, a group of industrialists led by Abbott Lawrence, was granted a charter for the purpose of building a dam and canals on the Merrimack River, specifically to provide waterpower for textile mills. Abbott Lawrence was an American manufacturer and diplomat who was instrumental in the development of the New England textile industry, and later represented those interests in the U.S. Congress. The first stone for the dam was laid September 19, 1845, and work was completed approximately three years later (dam listed in the National Register in 1977). In the 1840s, the Essex Company purchased approximately 4,000 acres of land flanking the Merrimack River in the towns of Methuen and Andover as the location for their manufacturing community. The town itself would be located on the north side of the Merrimack River, where the Essex Company had acquired about 3,000 acres in the town of Methuen. An additional 1,000 acres in Andover, on the south side of the river, were acquired and set aside for future development. Charles Storrow was appointed chief engineer and agent for the Essex Company. Beginning in 1845, Storrow oversaw creation of an industrial town of 30,000 residents, a task that took roughly three years to complete. Storrow devised a plan by which specific zones were established for industrial, commercial, institutional, and residential uses. Directly adjacent to the Merrimack River was the industrial zone with large brick mills lining the river and canals. North of this was the company-owned employee housing, then the commercial zone, followed by the institutional center surrounding the large Common, and finally the residential lots beyond. At the heart of Storrow's plan was the Common, an area of about seventeen acres, where the city's most prominent civic and institutional buildings would be located, including the City Hall (1848) and Essex County Courthouse (1858). Restrictions were placed on lots facing the Common to prohibit commercial and manufacturing uses. Lots were even donated to religious organizations to encourage them to build churches along the perimeter of the Common.

By the summer of 1848, major construction work was completed in Lawrence and the factories had begun operation. By that time, the town could boast three major factories and a population of 6,000 people. Public services were well established, with three grammar schools, a library, train station, police and fire departments, a gas works, two banks, eight churches, and a high school. The city grew rapidly, so that by 1855, two years after Lawrence was incorporated as a city, the population had reached 16,000. Manufacturing of cotton cloth and woollens sustained the local economy. By 1890, Lawrence manufacturers

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 2American Woolen Company Townhouses
Lawrence (Essex), MA

were producing a wide range of goods, including carpeting, steam engines, boilers, mill machinery, coaches, sewing machines, hats, clothing, tinware, belting, and boxes. A substantial paper mill had also been established in the city. The largest factories in Lawrence included the Washington Mills and Atlantic Mills (both built in 1846), Pacific Mills and Pemberton Mills (1852), Lawrence Duck Company (1859), Everett Mills (1860), Lawrence Woolen Company (1864), Arlington Mills (1865), and the Wright Manufacturing Company (1873). By 1880 the city's population stood at over 39,000, surpassing the Essex Company's initial goal of 30,000 people.

Rise of the American Woolen Company

By 1890, large brick mills lined the north bank of the Merrimack River, on a stretch of land flanked by the North Canal to the north and the river to the south. The north side of the canal was lined with rooming houses and company boarding houses. Development was generally concentrated to the east of Broadway, the principal north/south thoroughfare through the city. A few smaller manufacturers had established their factories west of Broadway or on the south side of the river. Among the largest of the mill complexes was the Washington Mills, where several varieties of woolen goods were produced. The Washington Mills were owned by Frederick Ayer of Lowell, who purchased the property at auction in 1885 and completely revamped the business, replacing the older mill buildings on the site with a larger, more modern complex. By 1898, the Washington Mills employed 5,041 people and was operated by Ayer's son-in-law, William M. Wood. Ayer and Wood were instrumental in the establishment, expansion, and operation of the American Woolen Company, which was incorporated in 1899 through the consolidation of eight troubled woolen mills, including several from Massachusetts: the Washington Mills (Lawrence), Fitchburg Mills and Beoli Mills (Fitchburg), and Saranac Mills (Blackstone), along with the Fulton Mills (Fulton, New York) and the National & Providence Worsted Mills, Valley Mills, and Riverside Worsted Mills (Providence, Rhode Island). The American Woolen Company continued to expand their holdings into the 20th century and by 1901 controlled 26 mills, employing roughly 20,000 people. By 1922 the company had acquired 59 mills throughout New England, in New York, and in Kentucky. At its height, later in the 1920s, the company owned 60 woolen mills and controlled 20% of the nation's woolen production. In the early 1920s the company employed over 35,000 people and produced 70,000,000 yards of woolen fabrics per year. They were the world's largest producer of carded woolen and worsted cloths for men's wear, and New England's largest industrial employer. Benjamin Arrington, in his Municipal History of Essex County (1922), notes that "Few persons in this country have any conception of the magnitude of the operations of the American Woolen Company" (p. 523). In Lawrence the American Woolen Company operated the Washington Mills, Wood Worsted Mills, Prospect Mills, and Ayer Mills, significant portions of which are extant. These facilities specialized in the production of men's worsted wear and worsted yarns. The Ayer and Wood Mills were located along the south side of the Merrimack River, on opposite sides of South Union Street. The Wood Worsted Mills was the world's largest factory of its kind in 1922, covering some 29 acres. The Washington Mills stood across the Merrimack River from the Ayer Mills, while the smaller Prospect Mills were located a short distance west of the Ayer Mills, on a stretch of land between the South Canal and the Merrimack River.

Production at the American Woolen Company and other Lawrence mills continued to grow and expand uninterrupted into the early 20th century. Unfortunately, working and living conditions for the mill

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 3American Woolen Company Townhouses
Lawrence (Essex), MA

employees degenerated during this period, creating unrest in the textile industry. Unskilled laborers earned meager wages (an average of \$6 per week for up to 56 hours of labor), and mill workers were crammed into densely developed tenements where disease and malnutrition were common (Dixon, 2010, sec. 8, p7). Up to that time, Lawrence mill owners had succeeded in keeping labor unions out of the city, so workers had no means of voicing their dissatisfaction. It was not until the so-called "Bread and Roses Strike" of 1912 that workers finally achieved recognition of their plight. The strike was initiated after the state legislature reduced the number of allowable working hours for women and children to 54 hours per week in January of 1912. William Wood and other Lawrence mill owners responded by reducing wages, resulting in workers throughout the city organizing a massive strike. After roughly three months of contentious relations between striking workers and management, the strike finally ended on March 9, 1912, after the American Woolen Company negotiated pay raises for their workers, and other manufacturers followed suit.

Following the Great Depression, the American Woolen Company struggled to keep up with changing consumer demands and competition from non-unionized Southern mills. In the late 1920s the American Woolen Company sold three of their factories and closed 27 others. The population of Lawrence began a long, steady decline, from a high of over 94,000 in the 1920s to as few as 63,000 by the 1980s. In 1931, the American Woolen Company moved their offices to Manhattan, signaling the end of an era for Lawrence. Despite profitable years as a result of government contracts during World Wars I and II, the American Woolen Company ultimately folded and was absorbed by Textron, Inc. of New York in the mid-1950s. The former American Woolen Company mill buildings in Lawrence continued to house a variety of small manufacturing interests, although much of the floor space remained vacant or was demolished over the years.

Housing for Lawrence Residents

The large working-class population that flocked to Lawrence seeking employment in the late 19th and early 20th centuries brought with it the need for affordable and plentiful housing. This need was largely satisfied by the construction of multi-family housing, which could accommodate larger numbers of residents on relatively small urban lots. The earliest multi-family housing constructed in the city were three-story brick blocks erected by the mill companies for their employees (ca. 1845-55). These buildings had gabled roofs (some with dormers), granite trim, and simple detailing. Although most of the earliest mill residences were subsequently removed, several intact examples remain today. The mill companies generally used brick for their early housing projects, but wood gradually became the material of choice for residential construction of all types in the city. It appears that the interconnected row houses and boarding houses (primarily built by the mill companies) continued to be constructed of brick (perhaps as a fire-safety measure), while the free-standing, two- and three-family dwellings (both company housing and independently developed housing) were more typically of wood-frame construction. In the five-year period from 1906 to 1911, roughly 1,040 houses were constructed of wood, while only twelve (including the American Woolen Company townhouses) were built of brick. In the early 20th century, South Lawrence was not nearly so densely built up as the central and northern parts of the city. The 1912 *Report of the Lawrence Survey* indicates that out of a total of 17,988 apartment units in Lawrence, only 3,394 were in South Lawrence (19%). More than half the city's population (52%) was living in residences of three or more apartments. The rapid increase in population, and concurrent need for housing, in the last three decades of the 19th century resulted in the

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 4American Woolen Company Townhouses
Lawrence (Essex), MA

construction of greater numbers of houses to accommodate three or more families. Lawrence Building Inspector records (which began in 1906) document that between 1906 and 1911, 43% of the multi-family house constructed in Lawrence were for three families (many in the form of triple deckers). In the center of Lawrence excessive density ensued; in some locations four-story wood tenements stood two to a lot, with only eight feet between them. Most were removed as part of urban renewal efforts in the 1950s and 1960s. Stylistically, the multi-family housing constructed in Lawrence is typical of residential design as a whole, and represents the full range of architectural styles that were popular in the second half of the 19th century into the early 20th century. In the 1850s and 1860s large numbers of double houses with Greek Revival and Italianate detailing were erected, both in brick and wood. Victorian and Queen Anne-style detailing was used for housing in the late 19th century while Colonial Revival and Classical Revival designs dominated early 20th-century residential design.

American Woolen Company Housing in Lawrence

Between 1906 and 1910, the American Woolen Company purchased numerous vacant parcels of land in South Lawrence just south of the Wood and Ayer Mills, and constructed housing for 142 families (the only major housing project undertaken by the company). This housing included twelve single-family homes for overseers, 52 single-family cottages, six brick townhouse blocks (each with seven units), and nine multi-family triple deckers. This new housing on the more generous lots found in South Lawrence was a welcome change from the overcrowded neighborhoods that had developed in the city center. It also sets the American Woolen Company housing apart from other multi-family housing in Lawrence. A published survey of housing in Lawrence from 1912 notes that the houses built by the American Woolen Company were

“superior to most houses that have been erected by manufacturing companies, and they are superior to most of the commercially built houses in Lawrence. The most interesting as homes for working people are the cottages and the two-story brick houses [referring to the townhouses].” (*The Report of the Lawrence Survey*, p. 132)

With the exception of the twelve single-family homes built for overseers, there does not appear to have been any distinction relating to position in the company, ethnicity, or any other factor among the residents living in the various housing types. Mill operatives from the various American Woolen Company mills (including weavers, spoolers, fullers, section hands, sorters, etc.) occupied all of the varying housing types.

The single-family dwellings were largely constructed within the area just east of Union Park roughly bounded by Merrimack, Osgood, and Salem Streets and Shawsheen Road. This collection of modest houses was designed by architect Perley F. Gilbert and includes 1½-story, Colonial Revival-style dwellings. The triple deckers (American Woolen Mill Housing NR district, 1982) and the brick townhouses were erected along Market Street, just west of Union Park, and were designed by local architect James E. Allen. The former (built 1909) consists of nine Queen Anne-style buildings of varying designs for six three-family buildings and three six-family buildings. Although the exact date of construction for the brick townhouses is not known, it appears that they were erected in 1907, shortly after the American Woolen Company purchased the lot from the Essex Company in June of that year.

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United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 5American Woolen Company Townhouses
Lawrence (Essex), MA

According to the 1910 Federal census, the average number of residents living in each unit was between four and five, although some units had as many as ten occupants. Most units were occupied by immediate family members or, in a few cases, extended family members. Nearly all the residents in 1910 were English immigrants (first or second generation) with children born in Massachusetts. Nearly all of the residents in 1910 were working in the woolen mills, typically as carders, fullers, mule spinners, spoolers, or weavers. At the time, the American Woolen Company operated four woolen mills in Lawrence: the Washington Mill, Wood Mill, Prospect Mill, and Ayer Mill. There were only a handful of residents who were not employed in the woolen mills, among them a teamster, salesman, and several who were working at a paper mill. There was little change in the working-class population of the townhouses throughout the period of significance. The houses were largely occupied by woolen mill workers through the 1940s, gradually tapering off as employment opportunities in the mills diminished. It is interesting to note that many of the units were occupied by the same family for decades. Two units were occupied by the same family for more than 40 years; one unit for roughly 30 years, nine units for more than 20 years, and seven for at least 10 years. By 1920 the residents were from more diverse backgrounds, with the addition of large numbers of immigrants from France, Scotland, Belgium, Poland and Russia, among others. The ethnic mix found among the American Woolen employees is in keeping with population trends in the city as a whole. By 1890, 45% of Lawrence residents were foreign-born. That number increased dramatically in the early 20th century; by 1912 86% of the city's population of roughly 86,000 were first- or second-generation immigrants. Skilled and unskilled laborers from nearly every European nation were represented within the city's population, along with large numbers of French Canadians. Lawrence was dubbed the "Immigrant City" very early in its existence (wopedia.mobi/en/Lawrence,_Massachusetts).

Not only are the American Woolen Company townhouses significant for their association with the industrial development of Lawrence, but they are also of architectural importance. These red-brick buildings with their unusual marble trim are excellent examples of Georgian Revival-style design. According to the original project architect James E. Allen, the design was derived from the traditional Philadelphia Georgian townhouse plan, which was "carefully studied, improved as regards the interior arrangement of its rooms, and carefully designed as regards its exterior, with the result that very comfortable, economically arranged interiors and particularly pleasing exteriors have been produced" (*The Report of the Lawrence Survey*, p. 132). Allen was well known for his municipal designs in Lawrence and nearby towns, including such buildings as the Essex County Superior Court House (1903), Park Street Fire Station (1895), and Henry K. Oliver Grammar School (1917) in Lawrence, and the North Andover Town Hall & Fire Station (1925), as well as numerous public schools, including at least five in Methuen. Much of his work was designed in the various revival styles popularized in the early 20th century, a significant number of them Colonial Revival. He maintained an office in downtown Lawrence for roughly 50 years. He worked independently through most of his career, but partnered with Thomas J. Pearson in the last few years of his life. Allen died in 1932, but the firm continued to carry on his name well into the 1930s.

The townhouses appear to be unique free-standing townhouse buildings among the historic housing stock in Lawrence. The Massachusetts Historical Commission Inventory of Historic Resources includes several other examples of historic brick workers' housing in Lawrence, but none are of the same type as the American Woolen Company townhouses. There are many examples of more traditional brick rowhouses in the city, largely in the downtown area north of the river, but no other examples of freestanding townhouses have been

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 6

American Woolen Company Townhouses
Lawrence (Essex), MA

identified. Houses in the Mechanics Block Historic District (NR 1973/78) from 1847 are similar in the use of Philadelphia Georgian styling, but they were built considerably earlier and are more typical of urban rowhouses.

A Certified Rehabilitation project was completed for the American Woolen Mill Townhouses in 2009. The historic floor plans were maintained within each unit, and historic finishes were repaired/replicated so that today the interiors are very much reminiscent of the original construction. The townhouses continue to be occupied as single-family units.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

American Woolen Company Townhouses
Lawrence (Essex), MA

Section number 9 Page 1

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(end)

AmericanWoolenCompanyTownhouses
Name of Property

Essex, MA
County, State

10. Geographical Data

Acreeage of Property less than one acre

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 323489 4729770
Zone Easting Northing

2.
Zone Easting Northing

3.
Zone Easting Northing

4.
Zone Easting Northing

— 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 Christine Beard, Tremont Preservation Services, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date January 2012

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 Jupiter IV LLC

street & number P.O. Box 380055 telephone 617-876-2693

city or town Cambridge state MA zip code 02238

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.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 1

American Woolen Company Townhouses
Lawrence (Essex), MA

GEOGRAPHIC DATA

Verbal Boundary Description

The boundaries of the American Woolen Company Townhouses are delineated with a bold line on the attached map (Lawrence GIS map-Assessors map 82 and a portion of 102, lot 51-56). The boundaries are also delineated on the attached sketch map.

Boundary Justification

The boundaries have been drawn to include all land historically associated with the American Woolen Company Townhouses, from the time of construction in 1907 to the present.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

American Woolen Company Townhouses
Lawrence, MA

Section number PHOTOS Page 1

PHOTOGRAPHS

The following information pertains to all images:

Subject: American Woolen Company Townhouses

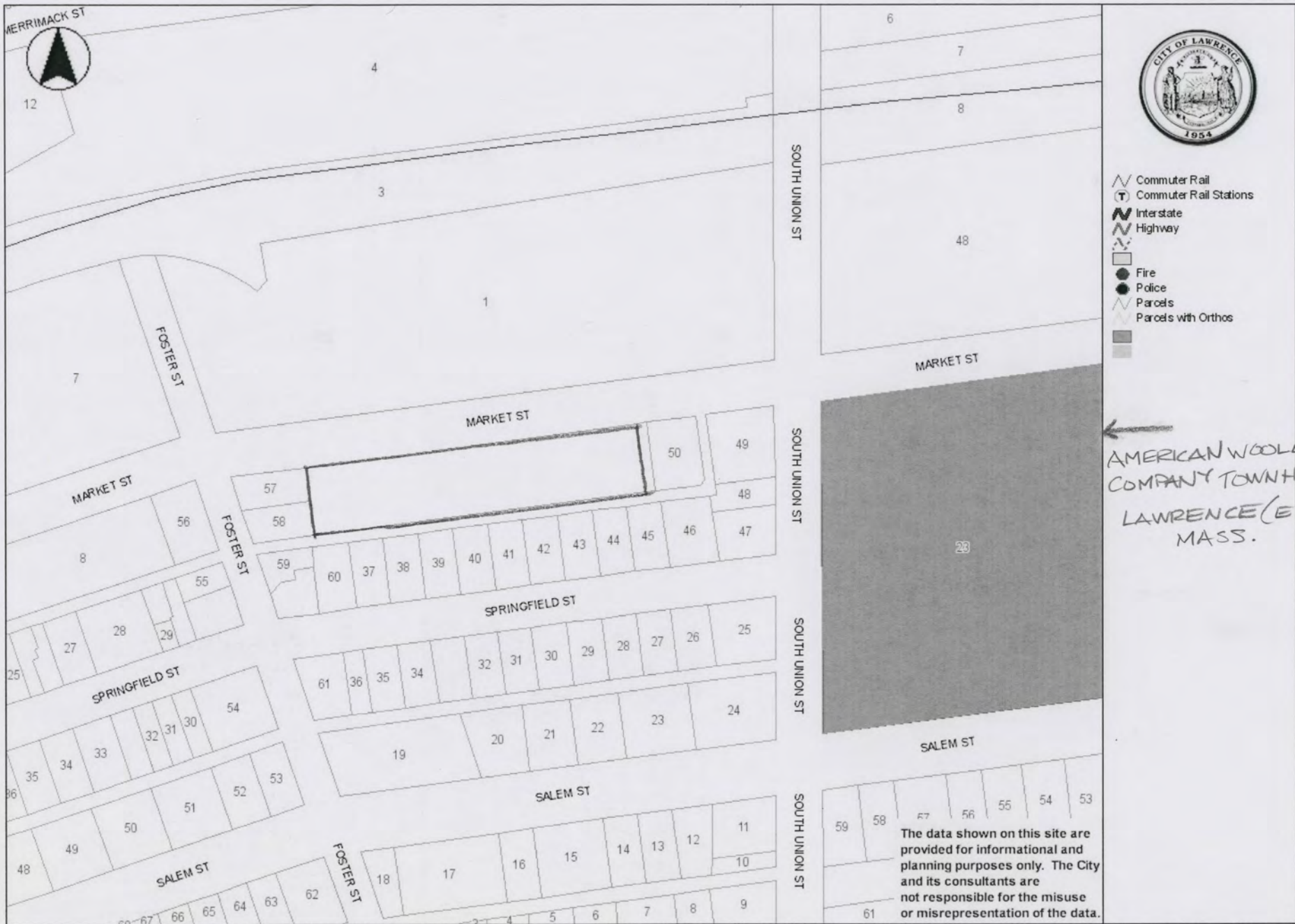
Location: Lawrence, MA

Photographer: Christine Beard

Date of Photos: November, 2009 (Photos 2-10)
June, 2010 (Photo 1)

Original Digital File Location: Tremont Preservation Services, Ipswich, MA

Photo #	Image Name	Description
1	MA_Lawrence(Essex County)_AmericanWoolen1.TIF	Streetscape view southwest along Market Street showing all six townhouses
2	MA_Lawrence(Essex County)_AmericanWoolen2.TIF	1-13 Prospect Way, view southeast showing façade (east elevation)
3	MA_Lawrence(Essex County)_AmericanWoolen3.TIF	2-14 Washington Way, view southeast showing north (Market Street) elevation
4	MA_Lawrence(Essex County)_Americanwoolen4.TIF	2-14 Prospect Way, view southwest showing rear (east elevation)
5	MA_Lawrence(Essex County)_Americanwoolen5.TIF	2-14 Wood Way, view northeast-detail of 2 & 4 Wood Way showing façade (west elevation)
6	MA_Lawrence(Essex County)_Americanwoolen6.TIF	2-14 Washington Way, view east-detail of 8 Washington Way showing entry at façade (west elevation)
7	MA_Lawrence(Essex County)_Americanwoolen7.TIF	1-13 Prospect Way, view southwest-detail of 6 & 8 Prospect Way showing façade (east elevation)
8	MA_Lawrence(Essex County)_Americanwoolen8.TIF	Streetscape view northeast along rear alley showing all townhouses
9	MA_Lawrence(Essex County)_Americanwoolen9.TIF	8 Wood Way, view northwest showing front room at first floor
10	MA_Lawrence(Essex County)_Americanwoolen10.TIF	8 Wood Way, view northeast showing stair from first floor



- Commuter Rail
- Commuter Rail Stations
- Interstate
- Highway
- Fire
- Police
- Parcels
- Parcels with Orthos

← AMERICAN WOOLEN COMPANY TOWN HOUSES
LAWRENCE (ESSEX)
MASS.

The data shown on this site are provided for informational and planning purposes only. The City and its consultants are not responsible for the misuse or misrepresentation of the data.

0 190 380 ft

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY American Woolen Company Townhouses
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 1/27/12 DATE OF PENDING LIST: 2/23/12
DATE OF 16TH DAY: 3/09/12 DATE OF 45TH DAY: 3/13/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000098

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 3-12-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



HOUSE OF MARTIN LUTHER KING, JR.
1111 N. 10th St. (at 10th St.)
PHILADELPHIA, PA. 19107
TEL: 215-597-1111
www.mlkcenter.org

1111 N 10th St

American Woden Company Townhouses
Essex County, Massachusetts
Photo 1 of 10

MA - LAWRENCE (ESSEX COUNTY) - AMERICAN WOOLEN 01. tif
CHRISTINE BEARD PHOTO JUN 2010

STREETSCAPE VIEW SW ALONG MARKET ST.



PROSPECT WY

FACP

American Woollen Company Townhouses
Essex County, Massachusetts
Photo 2 of 10

MA - LAWRENCE (ESSEX COUNTY) - AMERICAN WOOLEN CO..tif

CHRISTINE BEARD PHOTO

NOV 2009

1-13 PROSPECT WAY VIEW SE
MARKET ST. ELEVATION



12345



American Woollen Company Townhouses
Essex County, Massachusetts
Photo 3 of 10

MA-LAWRENCE(ESSEXCOUNTY)-AMERICANWOOLEN03.tif
CHRISTINE BEARD PHOTO NOV 2009

2-14 WASHINGTON WAY VIEW SE



006

W511

23

American Woollen Company Townhouses
Essex County, Massachusetts
Photo 4 of 10

MA-LAWRENCE(ESSEXCOUNTY)-AMERICANWOOLEN 04.tif
CHRISTINE BEARD PHOTO NOV 2009

2-14 PROSPECT WAY VIEW SW
REAR ELEVATION



WOOD ST

4

American Woollen Company Townhouses
Essex County, Massachusetts
Photo 5 of 10

MA-LAWRENCE(ESSEXCOUNTY)-AMERICANWOOLEN05.tif

CHRISTINE BEARD PHOTO

NOV 2009

2-14 WOOD WAY VIEW NE

detail 2-4 WOOD WAY SHOWING FACADE



American Woollen Company Townhouses

Essex County, Massachusetts

Photo 6 of 10

MA-LAWRENCE(ESSEXCOUNTY)-AMERICANWOOLEN06.tif

CHRISTINE BEARD PHOTO

NOV 2009

2-14 WASHINGTON WAY VIEW E

DETAIL of 8 WASH WAY ENTRY



American Woollen Company Townhouses
Essex County, Massachusetts

Photo 7 of 10

MA-LAWRENCE(ESSEXCOUNTY)-AMERICANWOOLENO?.tif

CHRISTINE BEARD PHOTO

NOV 2009

1-13 PROSPECT WAY VIEW SW

DETAIL of FACADE



American Woollen Company Townhouses

Essex County, Massachusetts

Photo 8 of 10

MA-LAWRENCE(ESSEXCOUNTY)-AMERICANWOOLEN 08. f1f

CHRISTINE BEARD PHOTO

NOV 2009

STREETSCAPE VIEW NE ALONG REAR ALLEY



American Woden Company Townhouses

Essex County, Massachusetts

Photo 9 of 10

MA - LAWRENCE (ESSEX COUNTY) - AMERICAN WOOLEN 09. kf

CHRISTINE BEARD PHOTO

NOV 2009

8 WOOD WAY 1ST FL INTERIOR VIEW ~~NE~~ NW



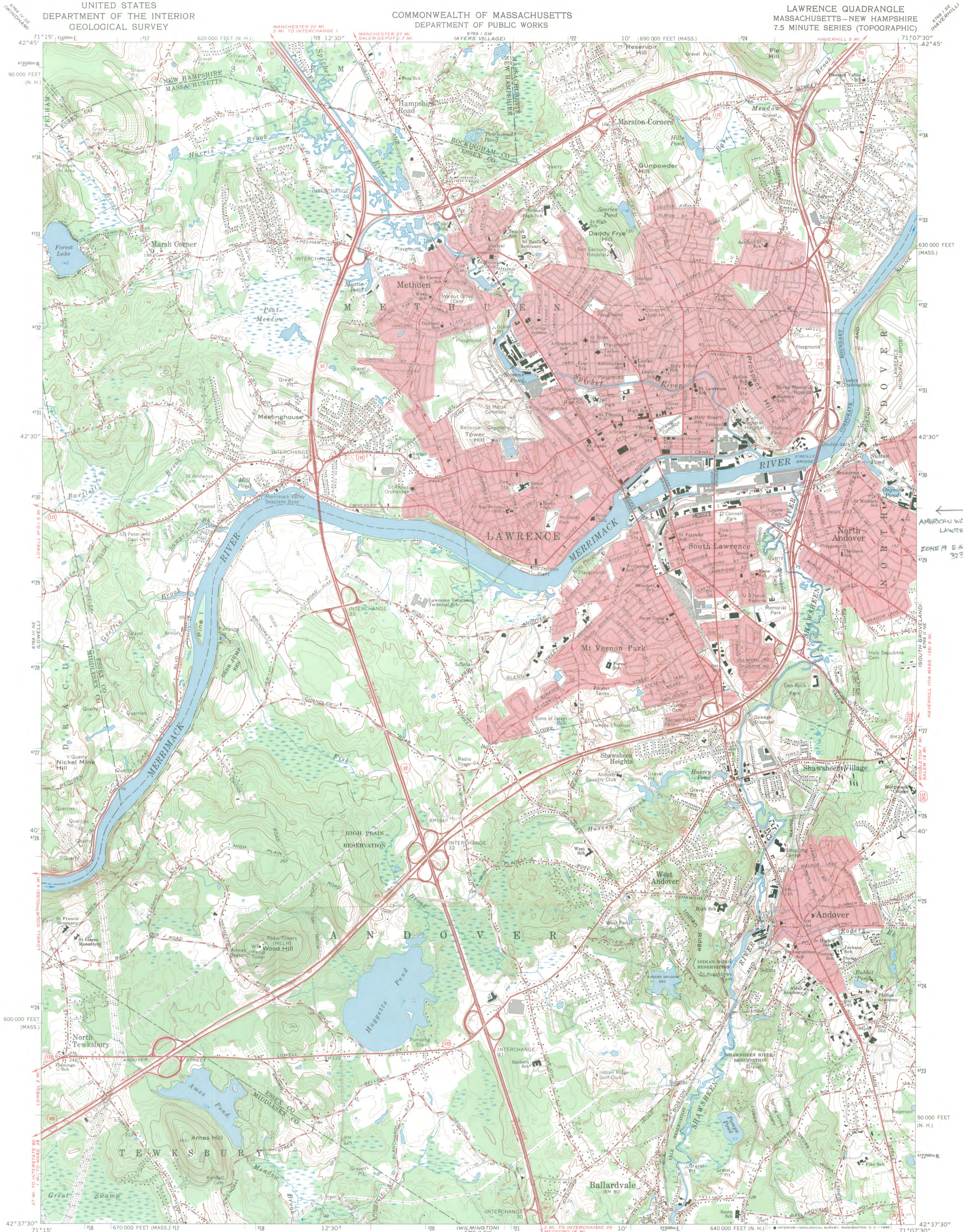
American Woollen Company Townhouses
Essex County, Massachusetts
Photo 10 of 10

MA - LAWRENCE (ESSEX COUNTY) - AMERICAN WOOLEN CO. f/f

CHRISTINE BEARD PHOTO

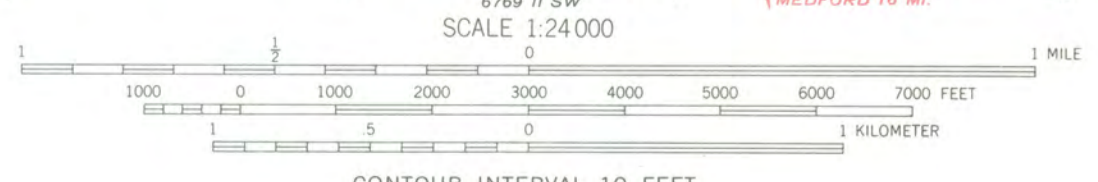
NOV 2009

8 WOOD WAY, INTERIOR 1ST FL. VIEW NE



← AMERICAN WOODCO. TOWNHOUSES
LAWRENCE, MA
ZONE EASTING NORTHING
323497 4729170

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1941 and 1942. Revised 1966
Polyconic projection. 1927 North American datum
10,000-foot grids based on Massachusetts coordinate system,
mainland zone, and New Hampshire coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue
Red tint indicates areas in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LAWRENCE, MASS.—N. H.
N4237.5—W7107.5/7.5

1966
AMS 6769 II NW—SERIES V814



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth

January 19, 2012

Massachusetts Historical Commission

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

American Woolen Co. Townhouses, Lawrence (Middlesex), 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 property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Steve Wolfberg, Jupiter IV, LLC
Christine Beard, Tremont Preservation Services
Jonas Stundza, Chair, Lawrence Historical Commission
William Lantigua, Mayor, City of Lawrence
Norman Nimmo, Lawrence Planning Board