

1906

United States Department of the Interior National Park Service

RECEIVED

National Register of Historic Places Registration Form

SEP 12 1988

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name City Hall Historic District (Boundary Increase)

other names/site number

2. Location

street & number 165 Market Street

N/A not for publication

city, town Lowell

N/A vicinity

state Massachusetts code 025

county Middlesex

code 017

zip code 01853

3. Classification

Ownership of Property

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

Category of Property

- building(s)
X district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total. Values: 1, 0.

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official: Valene A. Talavage, Executive Director, Massachusetts Historical Commission;

Date: Sept. 7, 1988

State or Federal agency and bureau: State Historic Preservation Officer

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- X 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 Keeper: Melissa Sykes

Entered in the National Register 10/13/88

Signature of the Keeper

Date of Action

6. Function or Use City Hall Historic District (Boundary Increase), Lowell, Massachusetts

Historic Functions (enter categories from instructions)
Commerce/Trade

Current Functions (enter categories from instructions)
Commerce/Trade

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Renaissance Revival

foundation granite

walls granite, brick

roof other: tar and gravel

other cast iron, wood

Describe present and historic physical appearance.

The City Hall Historic District Boundary Increase, Lowell, adds a single building, the Ayer-McCartin Block, to the seventy-one-building district listed in the National Register in 1975. The contributing buildings in the original district range in construction date from 1823 to the 1920s and include a mix of commercial, residential, and institutional buildings. Institutional buildings include the Greek Revival-style Worthen Street Methodist Episcopal Church (1842), the Gothic Revival-style Lee Street Church (1850), the Richardsonian Romanesque-style Lowell City Hall (1893) and Memorial Hall, also 1893. The district includes a number of commercial buildings as well--Bon Marche (ca. 1830, with ca. 1860 addition), the 1840s Wentworth Block with later mansard roof, and the Romanesque Revival-style Old Lowell Gas Light Company Office (1860). Also in the district is the ca. 1890-1895 J. C. Ayer Building at 176-190 Middle Street, a five-story, flat-roofed brick commercial building located on Middle Street.

Just outside the boundaries of the original district, at 165 Market Street, stands the Ayer-McCartin Block. Physically linked to the Ayer Building at one time by a bridge, and perhaps by a tunnel, and historically associated with that building as well, the Ayer-McCartin Block is thus being proposed for addition to the City Hall Historic District. A description of the property follows.

The Ayer-McCartin Block occupies the entirety of a rectangular lot on the north side of Market Street, five lots east of its junction with Shattuck Street. The property is bordered by a public sidewalk and Market Street to the south, a parking lot to the east, and a service alley to the north; the west wall is a party wall with the neighboring one-story structure. The building is a four-story masonry structure with a rectangular floor plan that rises from a base of trabeated storefronts (south) to a flat roof that slopes northward from a brick parapet at the head of the fourth story. The building's western ten bays date from ca. 1858, while its eastern four bays were added with nearly identical details around 1867.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 1City Hall Historic District (Boundary Increase)
Lowell, Massachusetts

The facade (south elevation) extends fourteen bays along Market Street. The first story is framed into storefronts by granite piers at the ends of the original building (first and tenth bays from the western end) that support a granite lintel. The eastern four bays are partially supported by an original granite pier and also by brick piers that frame an entry to the upper stories (easternmost bay). Within this larger frame, storefronts are divided into window and door bays of unequal size by panelled cast-iron piers. Storefronts in the western ten bays have been extensively altered during the mid-twentieth century by the reglazing of display windows with aluminum-trimmed lights and by the installation of a variety of modern doors. An original storefront remains in the eastern four bays; it consists of a recessed center entry that is approached by a low flight of stairs and flanked by four-light display windows set on low wooden kneewalls. The doorway of this storefront has been rebuilt with a wood and plate-glass door (ca. 1920-1940). The entry to the upper stories is recessed in a panelled vestibule that contains four granite steps; the doorway contains an apparently original two-light transom and panelled double doors that appear to have been added in the 1880s or 1890s.

The facade's upper stories are faced with pressed red brick laid in stretcher bond and trimmed with dressed granite sills. Each story is divided into fourteen bays of equal width, each of which possesses one window (2/2) set in a brick surround with an arched head. The ornamental detail of window surrounds varies by story. Second-story window arches are trimmed with a projecting hood set on brick corbels and trimmed with a brick keystone; third-story window arches are set on smaller corbels than at the second story and are decorated with a course of brick dentils at the head of the arch. Fourth-story window arches are essentially identical to those of the third story but with smaller corbels and no dentil course. Window arches at all stories retain sections of brown paint or mastic that was apparently applied during the nineteenth century to simulate the appearance of brown sandstone. Extending across the head of the fourth-story parapet is a cornice composed of a brick frieze, wooden dentils, wooden brackets, and a wooden crown molding; cornice details above the frieze are made of galvanized metal in the building's four eastern bays.

The east elevation is currently exposed, although most of its lower three stories were built to be a party wall. Upper sections of the elevation that were built to be exposed are faced with common red brick and pierced by three windows near the north end of the fourth story.

The west elevation is a party wall at the first story, above which it is fully exposed. Upper stories are faced with common red brick trimmed with granite window sills. The second story possesses three evenly spaced windows near the north end of the elevation, while the third and fourth stories each have four evenly spaced windows, several of which retain iron fire shutters.

continued

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

City Hall Historic District (Boundary Increase)
Lowell, Massachusetts

The rear (north) elevation is faced with common red brick trimmed with granite sills. While fenestration essentially matches that of the facade, windows are set in undecorated surrounds with segmentally arched heads composed of two rows of headers. The regularity of fenestration is interrupted by the base of a former smokestack that is embedded in the structure at the seam line between the original building and the added eastern bays. Window and door openings at the first story are irregular in their placement, reflecting numerous periods of alteration.

The property is currently undergoing rehabilitation following the Secretary of Interior's Standards.

Archaeology

While no prehistoric sites are currently recorded on the property, it is possible that sites are present. At least five known sites are reported in close proximity (within one mile) to the property. In general, however, the potential for significant archaeological remains, either prehistoric or historic, seems low, as a result of intensive development in the area, small lot size, and the fact that the building covers nearly the entire lot.

8. Statement of Significance City Hall Historic District (Boundary Increase), Lowell, Massachusetts

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Period of Significance

1858-1938

Significant Dates

1867

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The City Hall Historic District Boundary Increase, Lowell, containing the Ayer-McCartin Block, retains integrity of location, design, materials, and workmanship, as well as associations with one of Lowell's most prominent businesses of the nineteenth and early twentieth centuries. Linked historically to a structure within the City Hall Historic District (listed in the National Register in 1975), the Ayer-McCartin Block is an appropriate amendment to the district. Architecturally, the building's Italianate commercial facade melds well with properties within the district, which are for the most part of mid-19th-century construction. It fulfils Criteria A and C of the National Register of Historic Places on the local level. For a discussion of the significance of the original district, see City Hall Historic District National Register nomination.

Begun in 1858 when the western ten bays of the present structure were constructed on the former site of a bath house, the Ayer-McCartin Block was probably enlarged in 1864, by the construction of a one-story addition that may comprise the base of the building's eastern four bays. Legal agreements made with the property's eastern abutters in 1867 indicate that the upper stories of the east addition were constructed and the entire building achieved its present appearance in 1867-1868. Subsequent enlargement of the property by the J. C. Ayer Company for manufacturing purposes focussed on the site of the former Green School on Middle Street, directly behind the Ayer-McCartin Block where the company first adapted a former schoolhouse to manufacturing purposes and, subsequently, replaced it ca. 1896, with a five-story masonry

See continuation sheet

9. Major Bibliographical References City Hall Historic District (Boundary Increase), Lowell, Massachusetts

Coolidge, John, Mill & Mansion: A Study of Architecture and Society in Lowell, Massachusetts, 1820-1865. N.Y.: Columbia University Press, 1942.

Courier-Citizen Co., Illustrated History Of Lowell, Lowell, MA: 1897.

Kennogott, George F., Record of a City: A Social Survey of Lowell, Massachusetts. N.Y.: The MacMillan Co., 1912.

CHIEF CLERK
LOWELL, MASSACHUSETTS

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:
Massachusetts Historical Commission

10. Geographical Data

Acreage of property Less than one acre (10,875 square feet)

UTM References

A

1	9	3	1	0	4	0	0
Zone		Easting				Northing	

4	7	2	3	7	1	0	
Zone		Easting				Northing	

B

Zone		Easting				Northing	

Zone		Easting				Northing	

C

Zone		Easting				Northing	

D

Zone		Easting				Northing	

See continuation sheet

Verbal Boundary Description

See Assessor's Map

See continuation sheet

Boundary Justification

The boundary includes the legally recorded lot lines of the Ayer-McCartin Block. The boundaries were drawn to exclude a public sidewalk and Market Street to the south, a parking lot to the east and a service alley to the north. The west wall is a party wall with the neighboring one-story structure. The lot adjoins the City Hall Historic District to the north and west.

See continuation sheet

11. Form Prepared By

name/title Betsy Friedberg, Nat'l. Reg. Dir./MHC, w/Christine Scott Beard/ACT for Massachusetts
organization Massachusetts Historical Commission date May 7, 1987
street & number 80 Boylston Street telephone (617) 727-8470
city or town Boston state MA zip code 02116

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 8 Page 1City Hall Historic District (Boundary Increase)
Lowell, Massachusetts

structure, the J. C. Ayer Company, (176, 184, 188, 190 Middle Street). This later manufacturing building is now a separate property. The Middle Street building served as company headquarters, while the Market Street building was used as a laboratory. At one time, the two structures were linked by a bridge.

In its present well-preserved condition, the Ayer-McCartin Block is a notable example of mid-nineteenth-century local commercial architecture. The building's full coverage of its lot and design as part of a row are characteristic of local commercial architecture, as are its pressed brick facade, granite and iron storefronts, Italianate-style window hoods, and projecting wooden cornice. Especially noteworthy are the original storefront display windows (apparently original) that remain in the building's eastern four bays, and the remnants of brown paint or mastic that remain at the facade's window hoods, providing evidence of an earlier attempt to simulate brown sandstone.

The building possesses important historical associations with the patent medicine firm of J. C. Ayer & Co., for which this building served as the company's laboratory from 1859 until ca. 1917. Founded in the 1840s by James C. Ayer, the firm became known worldwide. "Ayer's Cherry Pectoral," "Ayer's Hair Vigor," and numerous other products were sold around the world. In addition, millions of copies of Ayer's Almanac were distributed each year in eight languages, including Chinese. Frederick Coburn, in his History of Lowell (1920), declared that "patent medicine brought more publicity to Lowell than any other single industry."

Born in 1818, Ayer began his career as an apprentice in 1838, in the apothecary shop of Jacob Robbins, at the corner of Central and Third Streets in Lowell. During his three years as an apprentice, Ayer compounded his first medicine: Cherry Pectoral, for pulmonary ailments. In 1841, he purchased the shop from Robbins and went into business independently. In addition to operating his business, Ayer studied chemistry and medicine under Dr. Samuel L. Dana in Lowell and in 1860 was awarded an M.D. degree by the Philadelphia Medical University. Ayer was also noted as a man of "versatile mechanical ingenuity," inventing such machines as the pill mixer, pill machine, bronzing machine, dry drug mixer, and drug digester.

Charles Crowley, in his History of Lowell (1868), reported that "outside of the Great Corporations, there is no establishment in Lowell involving near so much capital, as the Laboratory of Dr. James C. Ayer and Company now employing 100 males and 50 females." Even after James Ayer's death in 1878, the firm continued to grow and prosper, employing nearly 300 people in 1890. The firm's growth and success can be attributed, at least in part, to such innovations as the sugar-coated pill (1854) and a vigorous advertising

continued

United States Department of the Interior
National Park Service

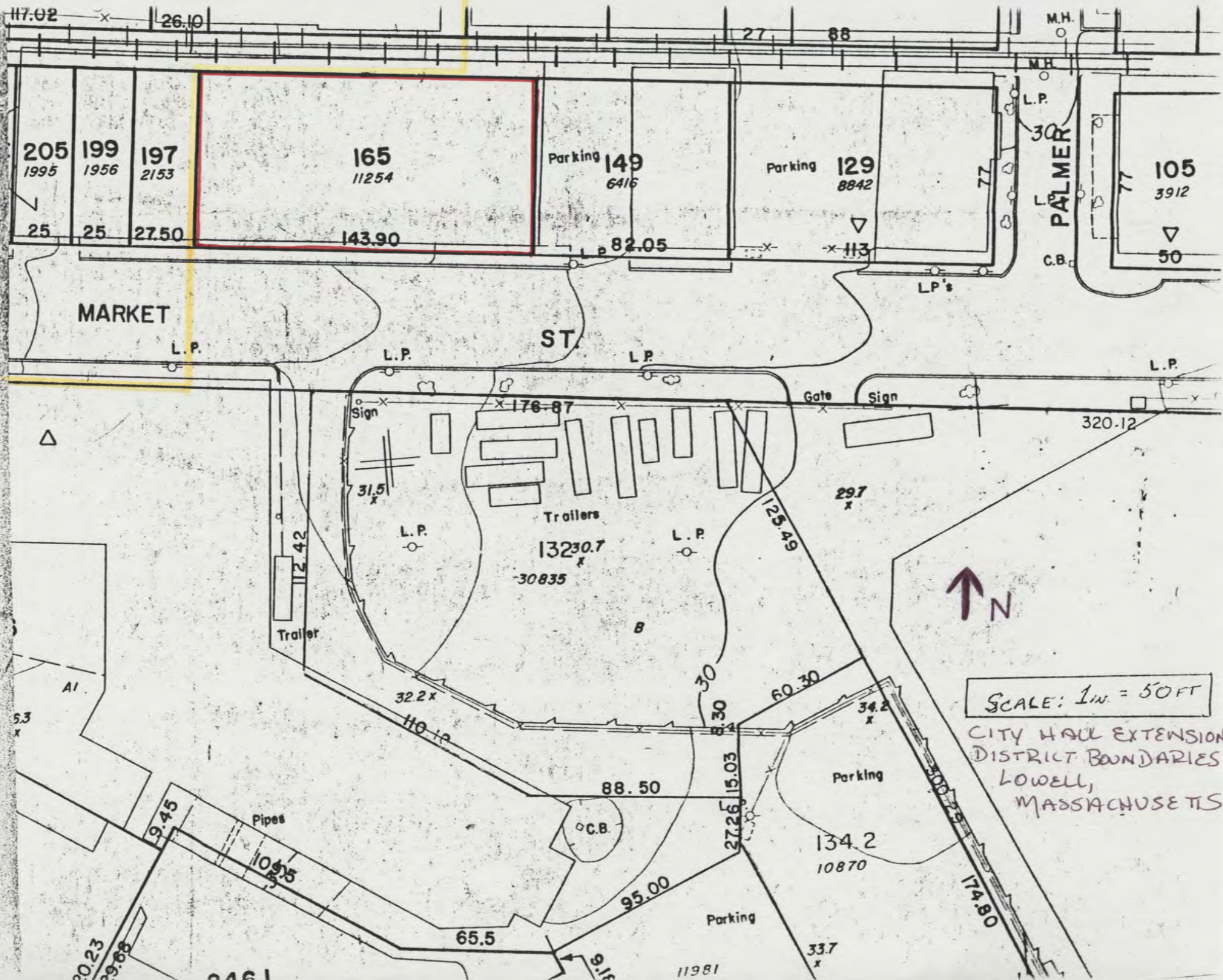
National Register of Historic Places Continuation Sheet

Section number 8 Page 2

City Hall Historic District (Boundary Increase)
Lowell, Massachusetts

campaign that included newspapers, the Ayer Almanac (beginning in 1852), and advertising cards, which were printed in several languages.

City directory listings indicate that by 1917, the firm's operations were consolidated in one building, 176-190 Middle Street. It appears that the building at 165 Market Street was converted to a lodging house at that time, and by 1922 was occupied by a Studebaker Motor Car dealership. The current owner and occupant, F. P. McCartin & Company, has occupied the building since about 1929 (and purchased the property ca. 1949). Among the various occupants who have shared the building since ca. 1970 are the offices of various Lowell union locals.



MARKET

ST.

PALMER

SCALE: 1 in. = 50 FT

CITY HALL EXTENSION
DISTRICT BOUNDARIES
LOWELL,
MASSACHUSETTS

205
1995

199
1956

197
2153

165
11254

Parking 149
6416

Parking 129
8842

105
3912

25 25 27.50

143.90

82.05

113

30

50

L.P.

L.P.

L.P.

L.P.

Sign

176-87

Gate

Sign

320.12

31.5

Trailers

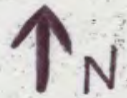
297

L.P.

132
30835

L.P.

125.49



Trailer

12.42

32.2

30

60.30

Parking

134.2

174.80

88.50

27.25

15.03

10870

95.00

Parking

33.7

65.5

9.15

11981

20.23

29.68

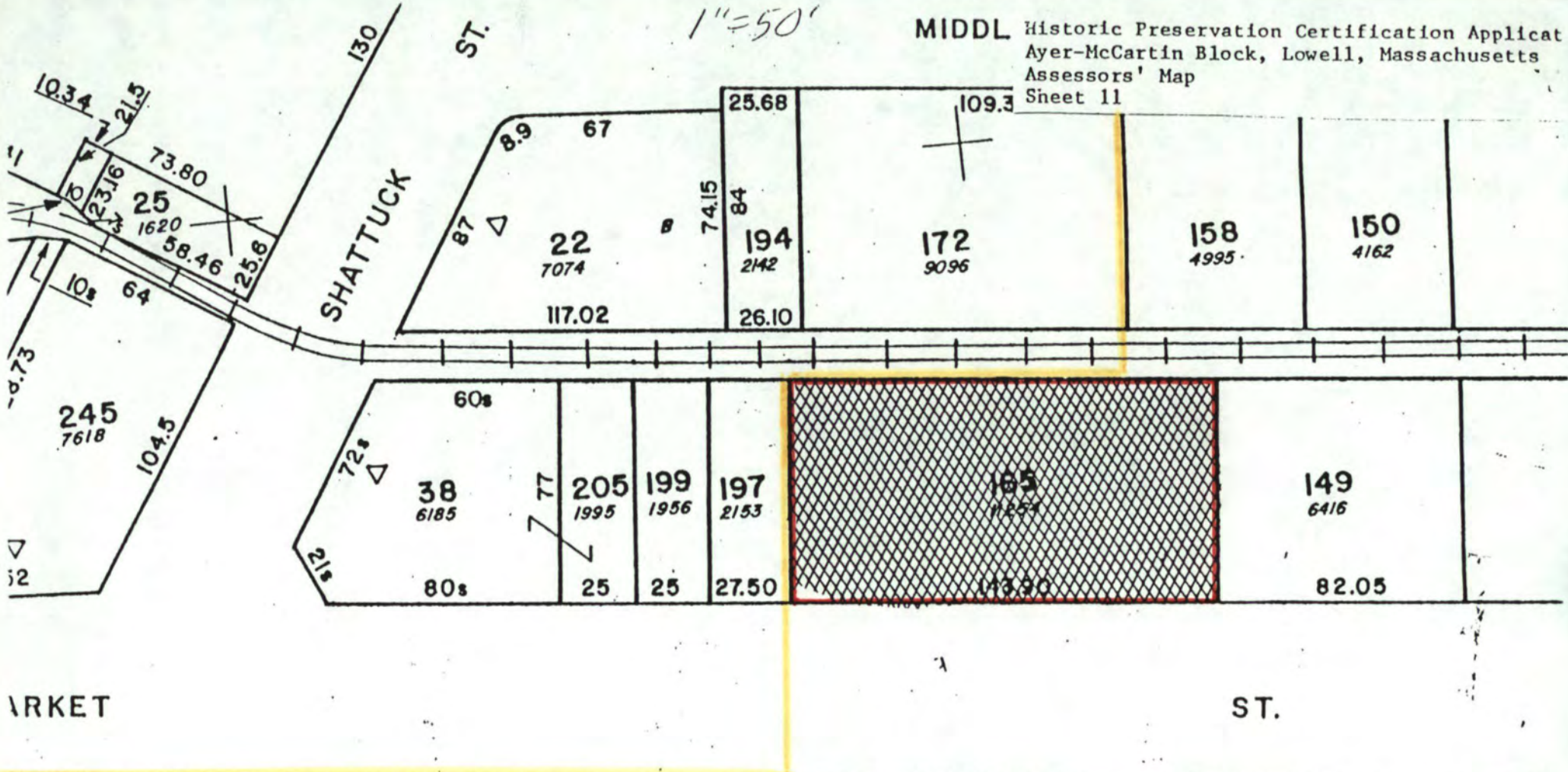
2461

9.45

Pipes

10975

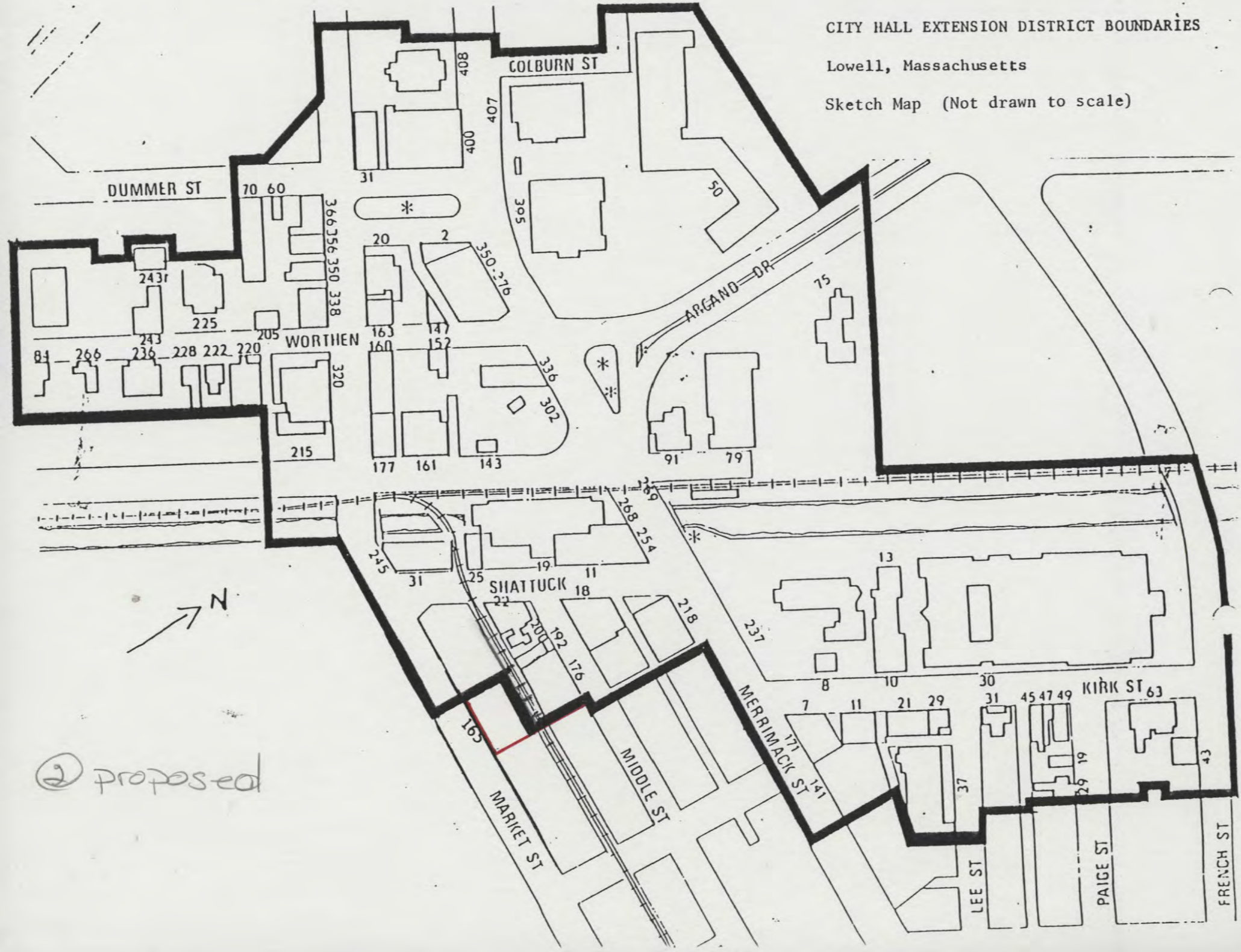
1"=50'



CITY HALL EXTENSION DISTRICT BOUNDARIES

Lowell, Massachusetts

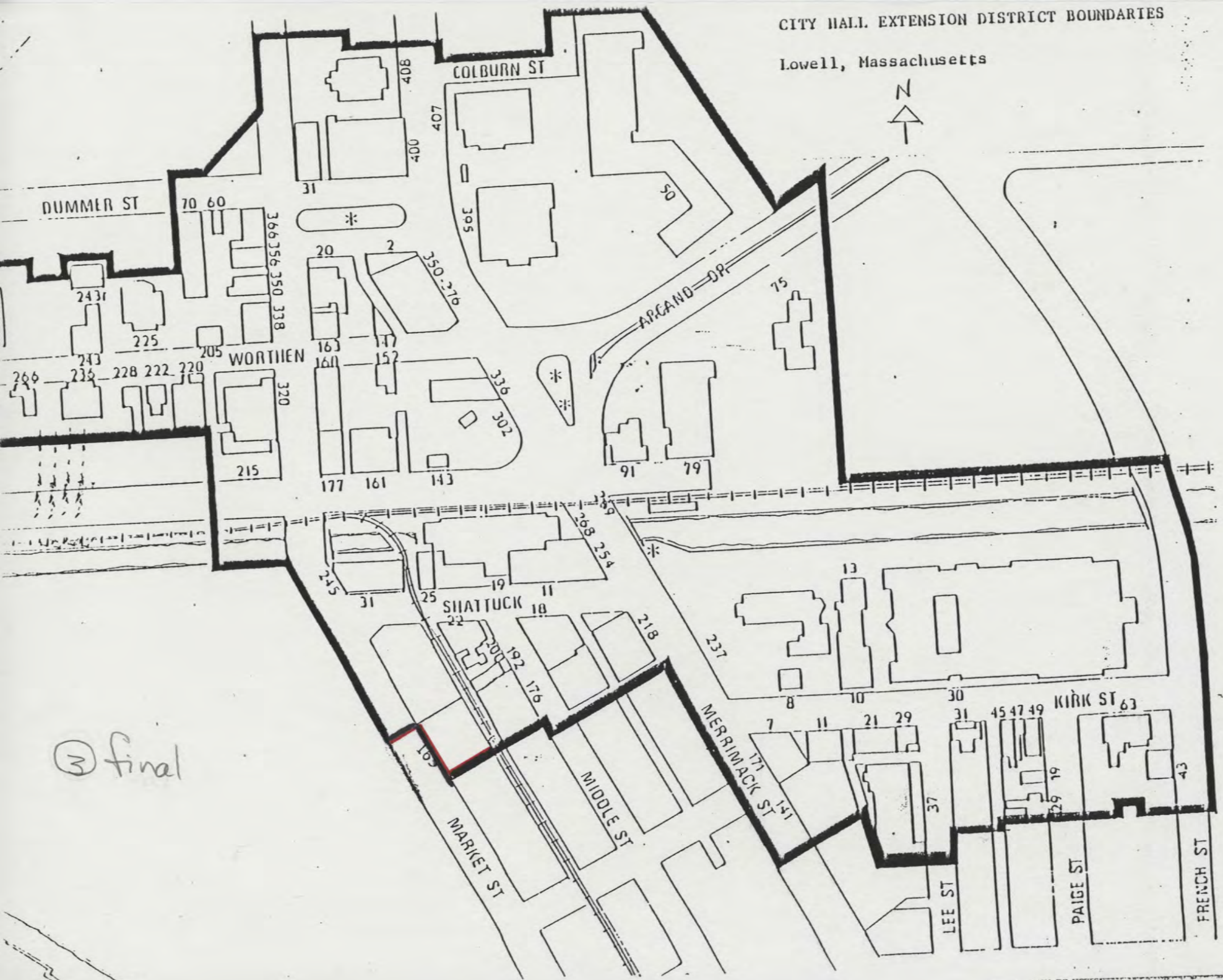
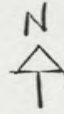
Sketch Map (Not drawn to scale)



② proposed

CITY HALL. EXTENSION DISTRICT BOUNDARIES

Lowell, Massachusetts



③ final

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: BOUNDARY INCREASE

PROPERTY City Hall Historic District (Boundary Increase)
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 9/12/88 DATE OF PENDING LIST: 9/27/88
DATE OF 16TH DAY: 10/13/88 DATE OF 45TH DAY: 10/27/88
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88001906

NOMINATOR: STATE

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/13/88 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



CITY HALL HISTORIC DISTRICT EXTENSION
Lowell, MA

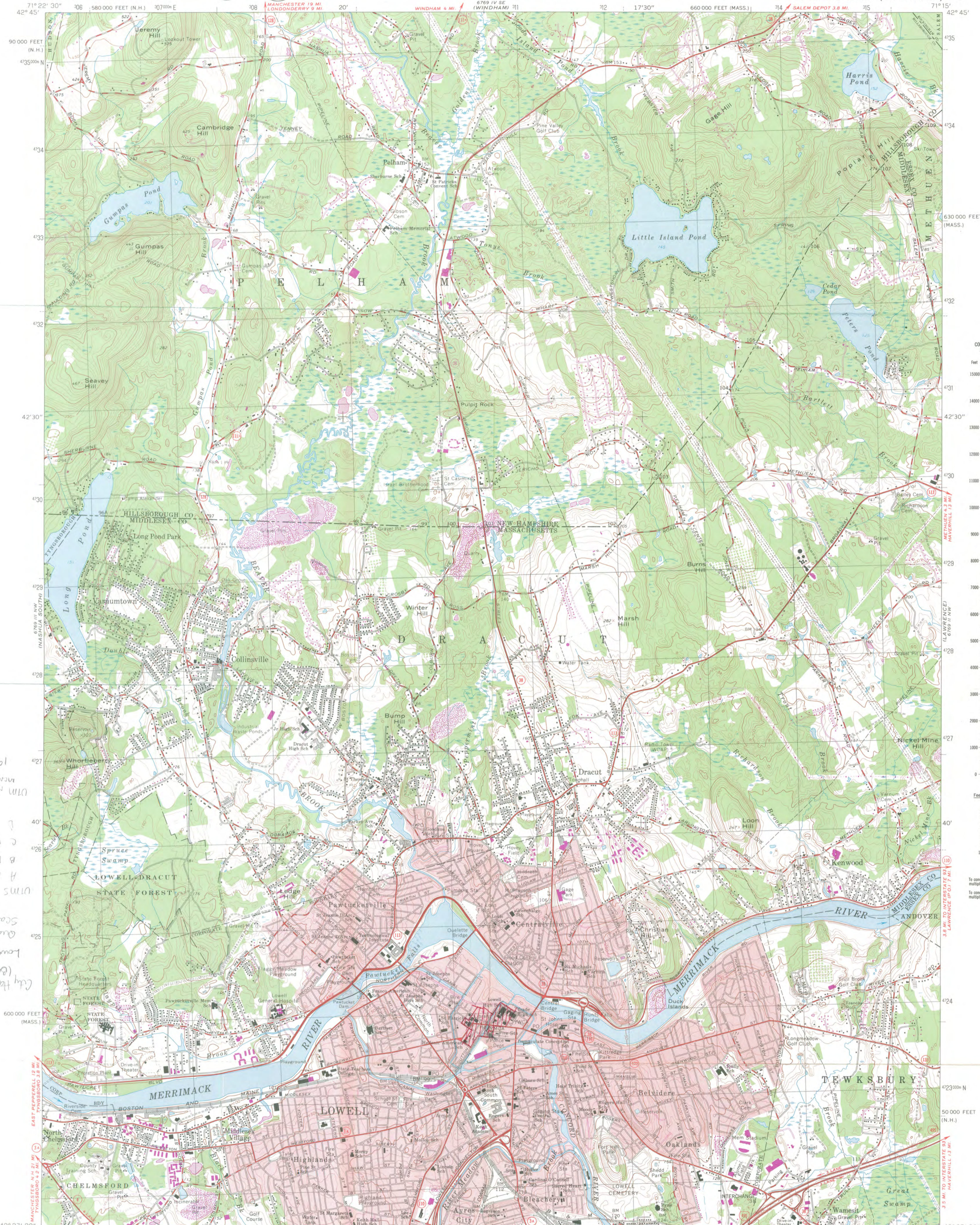
PHOTOGRAPHER: Christine Scott Beard
1986, photo 1 of 1
ACT for MA, 45 School Street
Boston, MA 02108

VIEW: Looking west on Market Street
showing Ayer-McCartin Block at
165 Market Street

*City Hall Historic District Extension
Lowell, MA*

*Photographer: Christine Scott Beard
1986, photo 1 of 1
ACT for MA, 45 School Street
Boston, MA 02108*

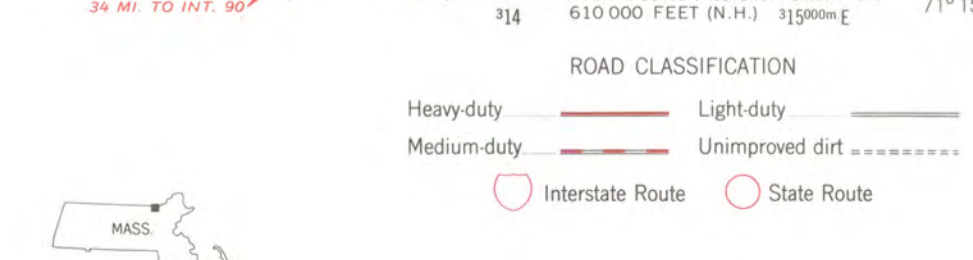
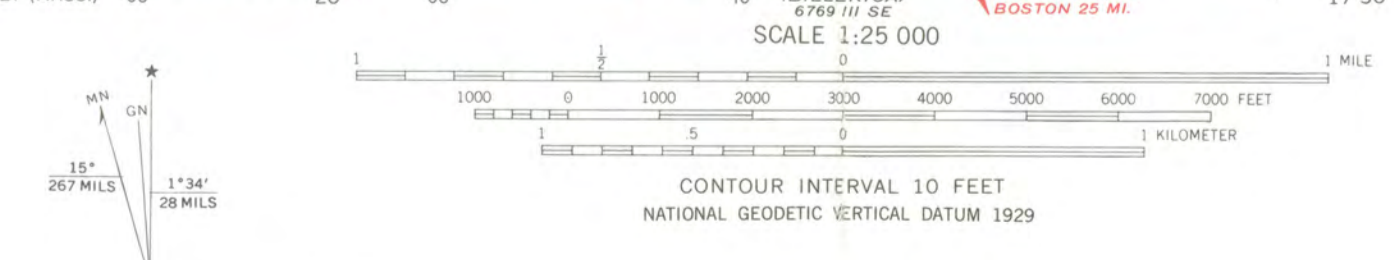
*View: Looking West on Market Street
showing Ayer-McCartin Block at
165 Market Street.*



City Hall District Extension
Lowell, Massachusetts
Quad - Lowell
Scale 1:5000
UMS for district
A 19/30500/7000
B 19/30800/7000
C 19/30900/7000
D 19/31000/7000
UMS reference for
increase to district
19/31000/7000



Maped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1939 and 1944. 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
zone 19
Red tint indicates areas in which only landmark buildings are shown
There may be private inholdings within the boundaries of the
National or State reservations shown on this map
Revisions shown in purple compiled in cooperation with State of
Massachusetts agencies from aerial photographs taken 1977 and other
source data. This information not field checked. Map edited 1979



LOWELL, MASS. - N. H.
N4237.5 - W7115.7.5
1966
PHOTOREVISED 1979
AMS 6769 III NE-SERIES V814

CITY HALL DISTRICT EXTENSION
Lowell, Massachusetts

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



September 7, 1988

Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
P.O. Box 37127
Washington, DC 20013-7127

RECEIVED
SEP 12 1988
NATIONAL
REGISTER

Dear Ms. Shull:

Enclosed you will find the nomination forms for the following properties:

Greenfield, East Main/High Street Historic District

Greenfield, Main Street Historic District

Greenfield, Newton Street School

Lowell, Lowell City Hall Historic District (Boundary Extension)
(Ayer-McCartin Block, 165 Market Street)

Ludlow, Ludlow Center Historic District

We would like to request an expedited review for Ludlow.

They have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Owners were notified of pending State Review Board consideration 30-75 days before the meeting and were afforded the opportunity to comment. No comments have been received to date.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

BF/bq

Enclosure