

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received APR 9 1986

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Ware Millyard Historic District

and or common same

2. Location

Roughly bounded by South Street, Ware River, Upper Dam
street & number Complex, Park Street, Otis Avenue and Church Street N/A not for publication

city, town Ware N/A vicinity of

state Massachusetts code 025 county Hampshire code 015

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other:

4. Owner of Property

name Multiple (see attached list)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

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

street & number King Street

city, town Northampton state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic Assets of
title the Commonwealth of Massachusetts, Area A has this property been determined eligible? yes no

date 1983 See text of the nomination federal state county local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street, Boston state Massachusetts

7. Description

Ware Millyard Historic District, Ware, Massachusetts

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered
(as indicated)

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Ware Millyard and Environs Historic District has as its core the historic millyards on the north and south banks of the Ware River, between its rather sharp westward turn and the South Street bridge. From this core the district extends north to include blocks of company housing historically associated with the mills, as well as a number of important community institutions immediately adjacent to the mill district proper. It also extends northeast to include the upper dam that controlled water power to the site.

The age of the cultural resources within the district boundaries varies from ca. 1825 (the Ware Manufacturing Company store and counting room, inventory #2) to 1939 (the Ware Fire Station, inventory #24). The majority of the buildings date from the second half of the 19th century. The Ware River itself, within the district boundaries, contains engineering structures dating, at least in configuration, from the 1820s.

The industrial structures in the district are towered and untowered mills, shops, and offices, exhibiting modest stylistic references appropriate to their periods: a vernacular late Georgian taste in the hipped roof of the Manufacturing Company counting room, bracketed eaves in some of the late 19th century buildings. For the most part, however, and particularly in their surviving state, buildings within the millyard are notable less for their style than for their original fabric. Construction material is almost exclusively brick masonry (in one case granite--see inventory #5). Multi-light wooden sash is virtually universal.

In the millyard environs, Greek Revival influence, in some cases strong, is evident in the earliest surviving company housing. High style Greek Revival domestic architecture is represented by the private residence of the Richardsonian family (inventory #23). The Second Empire, High Victorian Gothic, Shingle Style, Queen Anne, and Colonial Revival styles are represented, in both brick and frame, elsewhere in the environs of the millyard. Also present is a miniature instance of Victorian landscape architecture: Nenameseck Park (inventory #1), at the point of transition between the millyard and Ware's block-long commercial center.

A description of buildings in the district follows. Structures on the north side of the Ware River are discussed first, followed by those on the south bank.

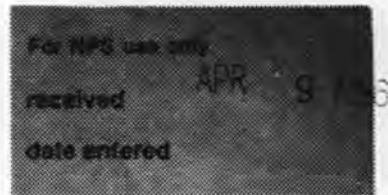
1. Nenameseck Park, intersection of Main, Church, South, and Pulaski Streets, third quarter of 19th century (photographs #1,2,33)

Roughly triangular landscaped plot, approximately one fifth of an acre in area, immediately southwest of one of Ware's two main intersections. The plot is granite-curbed and ringed with sidewalk. The greater part of the park, exclusive of the long southern tip, which has been added in this century, is

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enclosed by an original cast iron fence. The fence is composed of bulbous tiered posts supporting a framework of hoops and spears; it is largely intact, due to the preserving effects of a thick coat of green paint, but is showing some deterioration from rust. A gate on Main Street gives access to the park during the summer months. Directly in front of the gate is a three-tiered iron fountain, surmounted by an urn, set in a granite pool. To the south is a small modern flagpole and a granite trough, now used as a planter, dated 1873. There are three round ornamental trees presently growing in the park. Wooden park benches are anchored to them in the summer.

The name of Nenameseck Park derives from the Indian name for the Ware River. The park occupies the open space reserved, probably for a market space, in the earliest plan of the factory village. In the 1820s, the Ware Manufacturing Company reserved a cleaver-shaped block of land west of the millyard and on the south side of Main Street--then called Front Street--as a public common. In 1837 the Company's successor, the Hampshire Manufacturing Company, went into bankruptcy. Since title to the common had never been transferred to the town, the Company's receivership was forced to subdivide and sell the common. The open space at its east end remained undeveloped, however.

It shows on both the 1854 and the 1860 maps, in 1860 with a market house in the southwest corner. A park is not shown on the site on the 1860 map, although one of comparable size is indicated at Main and Park Streets, the present site of the Ware Fire Station (inventory #24). On the 1873 map, both parks show clearly. Nenameseck Park is portrayed on that map in the teardrop shape that is apparent in the fenced portion to the present day. The development of the park as a landscape element therefore would appear to date from the 1860s or early 1870s, although an 1836 booklet quotes an 1855 Town Meeting vote to make unspecified improvements.

Though the park was developed and maintained by the Town, legal title to the parcel remained with that of the millyard properties. It was not until the 1930s that the Town obtained legal title to the land from the Oddfellows Lodge, which had acquired it, along with the former manufacturing company office (inventory #2), from the Otis Company. A photograph of the park published in 1886 shows it with its present elements in place, with a full ring of mature trees along the fence. Nenameseck Park is individually eligible for the National Register and makes an outstanding contribution to the district in material, style, and association.

2. Ware Manufacturing Company store and counting room, southwest corner South and Main Streets, ca. 1820 (photograph #1, 2, 34)

Two-story brick structure, irregular U-plan with hip-and-ridge roofed main block facing South Street and gabled ells facing millyard in rear. Stone foundation visible at right; basement story exposed on south (river) side of

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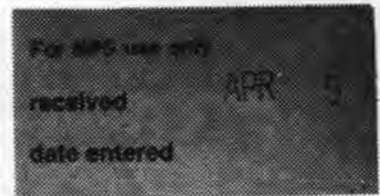
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sloping lot. Two/two sash, wood sills, some flat brick masonry arches on rear elevation. Front elevation ten irregular bays wide on first floor, including three entrances.

The plan of this building, which later served as an office for the Otis Company, is clearly visible on the 1825 "Plan of the Land and Buildings Belonging to the Ware Manufacturing Company." Built as a store and office by the first large-scale manufacturer in Ware, it is the oldest building in the district and the only documented cultural resource to survive from that very early period in the development of the factory village. The building is not greatly altered from its 19th century appearance, except for the loss of the large chimneys and bracketed door hoods visible in 1880s photographs. It make a strong contribution to the district in material, style, and association.

3. Otis Company Mill #3, north bank of Ware River south of Office building (inventory #2), original section 1856, with 1869, 1886, and 1945 additions (Photographs #3, 4, and 5).

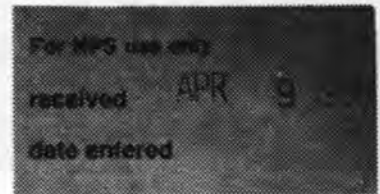
Long, narrow, brick structure, originally five stories in height; now two stories above grade on millyard side, three stories on river. Approximately 50 x 5 bays with two outset stairtowers originally pyramidal-roofed, on north side and three on south. Segmentally arched windows, 12/12 wooden sash, stone sills with tooled surface. Window bays slightly recessed flat, unornamented pilasters. Iron tie rods between stories. Stone door enframements, stoops, early wooden doors and hardware. East end of building is even with lower dam across Ware River; intake equipment stamped "Rodney Hunt Machine Co., Orange, Mass" is still in place. Stone foundation visible on river side; broad stone arch, dated 1886, serves as water power outlet at east end near dam. Interior of building now devoted to various industrial and commercial uses. Accessible portions display original exposed brick walls, wooden floors, wooden columns that leave th entire depth of the building open to circulation, and high massively beamed ceilings.

Built in at least three stages, this long industrial building probably grew from a middle section dating 1856, expanded in both directions over the next several decades. Nineteenth-century sources report that a 200-foot mill was built to replace the original Ware Manufacturing Company building on the site in 1856-57; in 1869 a 50-foot addition was made. The 1873 map shows the building in essentially its present configuration, except for the section nearest the dam. It was probably added in 1886, the date inscribed on the sluice gate near the southeast corner. In its early days the mill contained looms; in 1864 these were removed and the building converted to manufacturing. Not only knitting machines but a colony of knitters were imported from England for this operation. After 1890 shirts and drawers were produced in mill #3.

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architecture in stone. It is almost certainly the work of builder Nathaniel Dudley Goodell of Belchertown, who moved to Ware on the strength of several mill-building contracts in the 1840s: presumably two for the Otis Company, and perhaps one for Gilbert and Stevens, which were constructed in 1845-46. The Gilbert and Stevens mill on the south side of the river has been destroyed. The granite basement of Otis Mill #2 survives at the rear of the 1916 New Mill (inventory #14). The building makes a strong contribution to the district in material, style, and association.

6. Otis Company Repair Shop, millyard north of mill #1 (inventory #6), ca. 1880. (Photograph #9.)

Three-story, 4x7 bay brick building with elaborate masonry front-facing gable, eave returns, and slate roof. Early one-story three-bay office addition at left front has received less compatible second-story brick addition. Bays are articulated with pilasters extending the height of the building, culminating in simple capitols and blind arches under a corbelled cornice. Segmental-arched windows, 12/12 lights; rock-faced stone sills, foundation; early wooden doors and hardware.

Unique among the surviving mill buildings of Ware for its elaborate brick masonry, this structure was identified as a repair shop on the 1919 map. The exterior is intact except for the front additions. It contributes to the district in material, style, and association.

7. Otis Company Rib Knitting Building, millyard north of inventory #8, early 20th century. (Photograph #10)

Two-story, 11-bay building on coursed granite foundation. Unfenestrated end-walls with one-story boiler room section on east end. Flat roof, simple corbelled cornice; six/nine lights, paired under segmental arches; stone sills. Stone stoops; replacement doors; frame-loading shelters in front.

Identified as the "rib knitting building" on the 1919 Sanborn Fire Map. This early 20th century structure contributes to the district in material, style, and association.

8. Otis Company Boiler House, millyard north of inventory #9 and Ware River, later 19th century. (Photograph #8, left background.)

Long, narrow, one- and two- story brick building, very low-pitched gable roof with curved wooden brackets. Two-story section to west is 7 x 3 bays; one-story section is 11 x 3 bays. Tall, narrow segmental-arched windows on main floor are composed of eight-light casements above and below a 12-light

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fixed panel. Upper windows are small eight lights under segmental arch. Rock-faced stone sills and foundation. Two-bay vehicle door on river side.

Identified as a boiler house and with banks of boilers showing inside on the 1919 Sanborn map. This structure contributes to the district in material, style, and association.

9. Otis Company Powerhouse, Ware River east of mill #1 (inventory #5), ca. 1925.

Squarish brick building built out into lower millpond of Ware River; tall one-story on millyard side; two stories, including concrete basement, exposed on river at east and south. Broad segmental-arched windows and doors; rock-faced stone sills. Uninterrupted interior space lighted by 12/12 windows with 8-light transoms, and short 8-light windows at attic level. Large wooden quadruple folding door centered on facade. Flat or very low-pitched roof, eaves extended over curved wooden brackets.

This handsome powerhouse is clearly represented, built out into the lower millpond, on the 1946 update of the 1919 Sanborn map, but it does not appear on the original version. It probably dates from the 1920s. It is in excellent condition and contributes to the district in material, style, and association.

10. Otis Company hosiery finishing building, north side Ware River on east edge of millpond; ca. 1910.

Two-story brick building--only one story exposed on upper millyard side--roughly U-shaped in plan with short ells facing pond. Nearly flat roof, simple brick cornice; segmental-arched windows, 12/12 wood sash, tooled stone sills. Small frame addition at northwest corner.

Identified in the Ware Survey as a hosiery finishing building, this structure was originally connected with inventory #11 by a now lost three-story brick building on the south end. It makes a modest contribution to the district in material, style, and association.

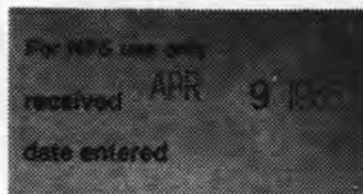
11. Otis Company underwear finishing mill building, north side Ware River at southeast corner of millyard, ca. 1915.

Large three-story brick building, elaborated rectangular plan with outset stair towers on east, west, and north sides, one-story shop section on south, several small brick ells northeast corner. Very low gable pitched from north/south-running ridgebeam; plain corbelled cornice. Nine-light windows with six-light arched transoms, paired under segmental arches.

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Called New Mill on the 1919 map, this 1916 factory preserves a remnant of an earlier building on the site (see also inventory #5). It contributes to the district in material, style, and association.

15. Otis Company tenements, 1-3 Canal Street, after 1878. (Photograph #12 right, see also photograph 37).

Closest to Main Street of a row of five very similar tenement buildings on Canal Street, which makes a single narrow loop around a small peninsula formed by the diversion of the canal from the upper millpond. Two-story, 2 x 6 bay frame double house with side-facing gables, close eaves with returns. Brick foundation (plastered on right side), brick basement level fully exposed in rear. Hip-roofed open front and side porches. Paired center entrances, wood doors with tall double panes. Symmetrical window treatments, 6/6 lights; synthetic clapboard siding and shutters.

The Canal Street tenements appear first in the 1873 atlas map of Ware. At that point, however, only four buildings--and probably only the middle three of the present ones--were in place. Nor does the building closest to Main Street show on the 1878 view of Ware; it so closely matches the others, however, that it was probably in place not long after. Exterior alterations are minor; on this example, they are confined to relatively inconspicuous re-siding. Particularly as part of its row, this property contributes to the district in style and association.

16. Otis Company tenements, 5-7 Canal Street, ca. 1870. (Photographs #12 second from right.)

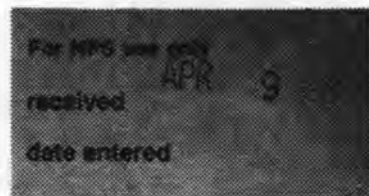
Second from south of a row of five closely similar tenements on Canal Street, which makes a single narrow loop around a small peninsula formed by the diversion of the canal from the upper millpond. Two-story, 2 x 6 bay frame double house with side-facing gables, close eaves with returns; brick foundation, brick basement level fully exposed in rear. Hip-roofed door hood on thin curved brackets over paired center entries; wooden doors with four square lights. South end hip-roofed enclosed porch (enclosure appears early addition or original). Wood clapboard siding with corner framing; a symmetrical window treatments, 2/2 lights downstairs, 6/6 upstairs.

One of the original Canal Street tenements depicted on the 1873 map (see inventory #15). Contributes to row and district in material, style, and association.

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17. Otis Company tenements, 9-17 Canal Street, ca. 1870. (Photographs #12 third from right.)

Third from south of a row of five closely similar tenement buildings on Canal Street, which makes a single narrow loop around a small peninsula formed by a diversion of the canal from the upper millpond. Two-story, four-unit structure, 2 x 12 irregular bays, side-facing gables, close eave returns; brick foundation, brick basement fully exposed in rear. Shed-roofed door hoods over front entrances, supported on plain figure-four brackets. Pedimented gable roof dormers over central units. Enclosed, hip-roofed south end porch. Asphalt shake siding, wood panel doors with four square lights as on inventory #16.

One of original Canal Street tenements depicted on the 1873 map (see inventory #15). Property contributes to row and district in material, style, and association.

18. Otis Company tenements, 21-27 Canal Street, ca. 1870. (Photograph #12, forth from right)

Fourth from south of row of five closely similar tenements lining Canal Street, which makes a single narrow loop around a small peninsula formed by diversion of the canal from the upper millpond. Two-story, 3-4 unit frame structure with side-facing gables, brick foundation and exposed rear basement. Wood clapboard siding with corner framing, close eave returns, shed-roofed front door hoods on plain braces. Two-story, shed-roofed open porches on plain posts across rear of building; no south end porch as on other Canal Street houses, but one-story shed-roofed extension at basement level. Windows irregularly spaced on facade but symmetrical between stories: 2/2 on first floor, 6/6 above. Pedimented gable dormers over inner units.

One of the original Canal Street tenements depicted on the 1873 map (see inventory #15). Property contributes to row and district in style and association.

19. Otis Company tenements, 29-31 Canal Street, ca. 1875. (Not visible in photograph #12 of Canal Street row)

Northmost of row of five closely similar tenements lining Canal Street, which makes a single narrow loop around a small peninsula formed by the diversion of the canal from the upper millpond. Two-story, 2 x 6 irregular bays, frame double houses with side-facing gables, close eave returns. Brick foundation, brick basement story fully exposed in rear. Shed-roofed door hood over paired center entries, enclosed hip-roofed south end porch, small sunporch addition on north end. Asphalt strip siding.

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Although a structure is shown on this end of the Canal Street in the 1873 map (see inventory #15), it is depicted as significantly smaller in scale than the three to the south, which the present structure closely matches. It may therefore have been an earlier structure on the site, which this tenement replaced after 1873. Property contributes to row and district in material, style, and association.

20. Upper dam complex, Ware River, north of Main and Canal Streets, 19th century with 20th century repairs and additions.

Linked series of water control and diversion mechanism, including guard gates and gabled frame head house on west bank at the top of the canal; concrete and stone masonry dam built across the main channel of the Ware River at its upper falls; and concrete and stone waste gates abutting the east bank. This configuration of water power facilities is already in evidence on the 1825 "Plan of the Land and Buildings Belonging to the Ware Manufacturing Company," and it makes a strong contribution to the district.

21. Social Science Club, northwest corner Pleasant and Park Streets, 1914. Photographs #13)

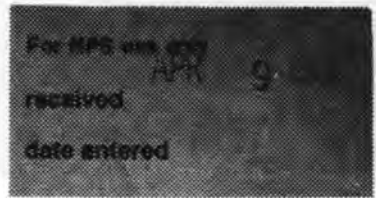
One-story bungalow Colonial Revival club building. Basically rectangular in plan; 3 x 5 bay main block with shallow front portico and small ells at right rear, and left rear. Hip-and-ridge roof over exposed rafters, stucco exterior walls, fieldstone foundation. Multi-light sash; large 12/12 windows with "keystone" light the open hall that dominates the interior. Hall retains original woodwork, stage with classicizing proscenium. Exterior Colonial Revival detail, in addition to window treatments, includes fan-lit front doors with sidelights and delicate pilasters, portico outset to the depth of paired, fluted Doric columns. A small turned "balustrade" with urns crowns this entryway composition. Chimneys are brick, paneled and corbelled; early 20th century light standards stand at the top of the first flight of the steps that approach the Club, on its slightly raised lot, from the street.

As an organization, the Social Science Club was founded in 1885, to assist the women of Ware in their role as homemakers. The first meeting space was a building on Main Street provided by the Otis Company. The Otis Company also provided the parcel of land on which the present building was constructed. Similar in style to 92 and 100 Church Street in the Church Street Historic District, and constructed only a few years later than the latter, this property is a modestly scaled but distinguished example of 20th century architecture in Ware. Property is individually eligible for the National Register and makes an outstanding contribution to the district in material, style, and association.

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22. Trinity Episcopal Church, southwest corner of Park and Pleasant Streets, 1888-89. (Photograph #14)

Shingle style church in "parish gothic" mode, on street overlooking millyard. Large, steep, close-eaved gable facing Park Street; tall, square, tent-roofed entry tower outset at left front. Side eaves extend over curved, notched rafter ends. Small ells at right front and rear (rear ell has been slightly enlarged in compatible materials); semi-circular apse in rear. Exterior surface entirely sheathed with dark-stained wooden shingles, including the small cross at apex of front gable; typical "swept" or "eyelid" treatment of surface details. Fine displays of stained and leaded glass in the large pointed-arched triple windows in front and in the small square windows on the side elevations and apse. Tower has small outset open entry employing pointed arch; tower stages are articulated and flared.

The Ware Episcopal parish was organized in 1872, with 13 members. Early services were held in private homes and in the former Congregational Chapel on Water Street. In 1888, the Joseph Hartwell house and lot overlooking the millyard at Park and Pleasant Streets were purchased. The Hartwell house was moved several blocks east to the corner of Bank and Pleasant Streets, where it still stands, and the present church was built on the lot. Arthur Chase, author of the first and most substantial history of Ware, was rector of the church for 40 years. The building is in an excellent state of preservation. It makes an outstanding contribution to the district in material, style, and association.

23. Clara and Ebenezer Richardson house, 20 Park Street, ca. 1845 (Photographs #15, 37).

Two-story frame Greek Revival dwelling. Temple front main block, four bays wide, with matching 1 1/2 story left side ell containing main entry, and telescoping utility wing at left rear.

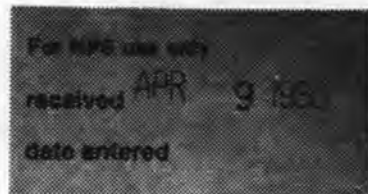
Main block framed by full paneled corner pilasters; portico supported on four monumental wooden columns, fluted and with Ionic capitols. A second story balcony running behind these columns is supported on thin, curved brackets; the balustrade may be of metal, and incorporates an ornate lyre pattern. The pediment, an integral extension of the main roof, is pierced by an unusual cusped or scalloped light. Windows are 6/6 sash, with peaked lintels. The left-front ground floor "window" is blind. The facade is finished in flush boarding; side elevations are clapboarded. An enclosed porch extends along most of north side.

The 4 x 2 bay side ell contains a smaller version of the main block portico, with three small Ionic columns supporting the one-story porch. Originally it

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was topped with a balustrade matching the one on the main block. The wing also has a flush-boarded facade, corner pilasters and peaked lintels. Its main entrance, at right consists of double doors with tall arched lights, framed by square engaged Doric columns. Square sun porch and eave returns at left end. Two/two lights.

The Richardson house is one of two elaborately ornamented temple-front houses in Ware. It in fact bears marked similarities to the other such house, the George Lyon house at 30 Pleasant Street, as well as to the demolished G. H. Gilbert house that formerly stood on Chestnut Street. These houses were very likely the product of the same architect or builder; their similarity to a Belchertown house by Belchertown builder N. D. Goodell, who worked in Ware during the 1840s (see inventory #5) makes it plausible, though not certain, that he was the builder. The Richardson house was owned from 1859 to 1896 by Clara Richardson, wife of Dr. Ebenezer Richardson and daughter of Joseph Hartwell, whose simpler Greek Revival house was next door at the corner of Park and Pleasant Streets (see inventory #22). The land and buildings deeded to Lara Richardson by her father in 1859 were described as "the lot now occupied by . . . Dr. E. C. Richardson." Richardson had arrived in Ware in 1843 from Watertown, where his father also was a physician. The house, built on land still belonging to his father-in-law, probably dates from the mid 1940s. Both houses show clearly on the 1854 map. The Richardson house is individually eligible for the National Register and makes an outstanding contribution to the district in material, style, and association.

24. Ware Fire Station, East Main Street above Park, 1939. (Photograph #16)

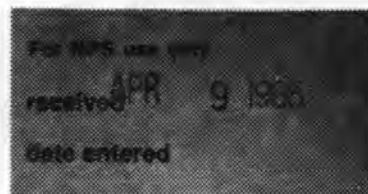
Two-story brick Colonial Revival fire station; five-bay main block with side-facing parapeted gables, small 1 1/2 story side wings with gambrel roofs. Main block is penetrated by four large engine bays; it has a slightly outset central section with front-facing "pediment" and a frame cupola centered in the ridgebeam. Other features characteristic of the style are keystoned oculus in the front gable, multi-light sash, pedimented dormers on the side wings, battered lintels, and the red-brick-with-white-trim color scheme.

Ware's fire station has always been located on the edge of millyard. The first station, established in 1881, was located on the south side of Pulaski Street, across South Street from the Otis Mill # 3 (inventory #3). That building was destroyed in the flood of 1936. Three years later, the present engine house was erected on land owned by the Otis Company. The plot had been a small park since the mid 19th century (see inventory #1). The station was designed by architect James A. Britton. Though not individually age-eligible for the National Register until 1989, it is a handsome Colonial Revival structure that contributes to the district in material, style, and association. It meets exception G for listing to the National Register.

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25. Otis Company tenements, 14-18 Park Street, ca. 1850. (Photograph #17)

Two-story, three-unit frame dwelling on brick foundation; ell plan with side-facing gabled main block, two-story gabled ell at right rear. Nine-bay facade; main block three irregular bays deep. Three/one light, most symmetrical window treatment. Wood clapboard siding. Seven-bay centered front porch on simple paired posts with sawn brackets and drop finials. Wooden entry doors, each with two long rectangular lights. Two gabled attic dormers, three rebuilt brick chimneys.

Dated ca. 1868 in the Ware survey, this company housing unit may be older; a building of this scale with a single right rear ell is shown on this site on the 1854 map. The porch is probably a later feature. The structure contributes to the district in material, style, and association.

26. Otis Company housing, 9-11 Otis Avenue, ca. 1845. (Photograph #18; see also #38)

Eastmost and best preserved of a row of virtually identical vernacular Greek Revival double houses on north side of Otis Avenue. Two-story, 6 x 3-bay frame cut stone foundation, uncoursed stone parapet wall in front. Wood clapboard siding, corner pilasters, pedimentlike gable, molded cornice; 6/1 sash. Paired center entries articulated with pilasters, sidelights; original two-bay entry porch with flat roof, chamfered posts. Rear utility wing. Only apparent exterior alteration is plywood replacement of early porch lattice.

Among the earliest surviving company housing in Ware, the houses on the north side of Otis Avenue are particularly evocative in combination, forming an imposing row on their elevated site. They may well be designed by builder Nathaniel Dudley Goodell, who worked in Ware during the 1840s (see inventory #s 5, 14, 23). The scale of these buildings suggests that unlike the brick apartment blocks on the south side of the street (see inventory #s 36-38), they were designed for supervisory personnel; alternatively, they may have been boardinghouses. Among the four, this example is especially important in preserving not only the proportions but the distinctive materials and decorative conventions of the original Greek Revival style. As such it makes a strong contribution to the district in material, style, and association.

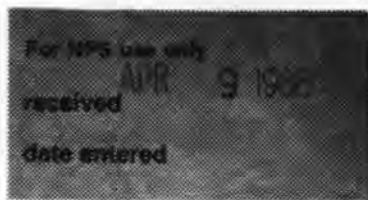
27. Otis Company housing, 15-17 Otis Avenue, ca. 1840. (Photograph #18, second from right; see also photograph #38).

Second from east in row of four virtually identical vernacular Greek Revival double houses on north side of Otis Avenue. Same configuration as inventory #26, but with aluminum siding, concrete foundation, porch particularly rebuilt

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with metal supports. Entry retains sidelights. Sash reglazed with 3/1 lights.

In combination with its cognate structures (see discussion of inventory #26, above), this building makes a modest contribution to the district in style and association.

28. Otis Company housing, 21-23 Otis Avenue, ca. 1840 (Photograph #18, background; see also photograph #38)

Third from east in group of four virtually identical vernacular Greek Revival double houses on north side of Otis Avenue. Same configuration as inventory #26 but with synthetic siding, painted foundation; hip-roofed porch on turned posts and sawn brackets extends across four central bays. Six/one lights. Modern metal balustrade.

In combination with its cognate structures (see discussion of inventory #26, above) this building makes a modest contribution to the district in style and association.

29. Otis Company housing, 27-29 Otis Avenue, ca. 1840 (Photographs #18, far background; see also photograph #38).

Westmost and most divergent from type of four closely similar double houses--those to the east are virtually identical to each other--on the north side of Otis Avenue. Similar configuration to inventory #26, but eight bays wide, with three stories exposed in west end and left rear service ell. Same side-lit double entries as cognate structures; porch partially rebuilt (shed roof on posts matching those of #26); sawn and punched balustrades; wrought iron stair rail. Six/one lights, aluminum siding.

In combination with its cognate structures (see discussion of inventory #26, above), this building makes a modest contribution to the district in style and association.

30. Methodist-Episcopal Church, 13 Church Street and Otis Avenue, 1897-98 (Photographs #19, 39).

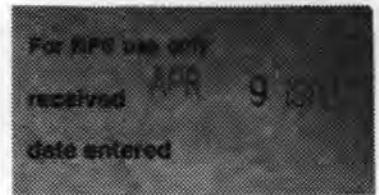
Queen Anne-style frame church on high brick basement, facing west on Church Street. Nearly a cross-plan, with recessed intersections at three corners and large close-eaved gables on all four sides. An 85-foot entrance tower-steeple is set into the right front intersections; small hip-roofed entry porch leads into tower. An auxiliary entrance, also employing columns but under a steep side-facing shed roof, is at the left front intersection.

Materials and textures are liberally mixed in the Queen Anne manner: the gable and upper tower are shingled, the first floor is clapboarded with Stick Style framing around the windows, and the whole is seated on a tall brick basement

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with stone trim. The building is cornerstone-dated 1897. Stained glass appears in the square and rectangular windows of the basement and first floor as well as in the round-arched and circular windows in the gables and upper tower. The tower windows, a number of which contain temperance slogans, are paired with pressed wooden panels of foliate design.

The interior of the church is largely intact. Only the basement level, which is used for a senior citizens' drop-in center, has been modernized. The sanctuary extends across the back of the building, occupying its full width and height from main story to roof; the altar is on a curved dais on the rear wall. This main hall contains a splendid open-truss ceiling, fine stained glass, and an exceptional pipe organ with stencil-decorated pipes. The space across the front of the building, at the back of the hall, and the choir loft above it, were designed to be screened off from the sanctuary if desired; they are screened off now, with the downstairs room used for office space and the upper for the collection of the Ware Historical Society.

The former Methodist Episcopal Church was designed by the architectural firm of Gardner, Pyne and Gardner of Springfield. It was built in 1897 on the site of the first Methodist Episcopal Church in Ware, a modest frame structure dating from 1843. The site, then as now, was immediately on the edge of the mill district; and before the building of the temporary quarters in which the congregation met had included the Hampshire Manufacturing Company Mill. The present structure is one of the architectural landmarks of Ware; it is individually eligible for the National Register, and makes an outstanding contribution to the district in material, style, and association.

31. Otis Company house, 6 Church Street, ca. 1860-70.

One-and-a-half story vernacular frame house. Rectangular plan, front-facing gable, brick foundation; asymmetrical three-bay facade, with two windows left of center, entry with Greek Revival door head and granite stoop right of center. Asbestos shake siding, 1/1 lights.

This small dwelling is on land acquired by the Otis Company in 1869. Formerly the plot of land of which the present lot is a part had been on the grounds of a commercial stable. It is not certain whether the structure was in place at the time of the sale; it does not appear on the 1860 map, but it does show up on the 1873 atlas. The building preserves a modest vernacular type that may have been put to either residential or nonresidential use. With proportions and door hood characteristic of the Greek Revival style at its most diluted, the property makes a modest contribution to the district in style and association.

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Ware, Mass.32. Otis Company housing, 4 Church Street, ca. 1870 (Photograph #20, right).

Simple, vernacular Second Empire structure; two-story brick body with habitable attic under straight-sided mansard roof. Building is five regular bays wide with center entrance, two irregular bays deep (front bay on each end contains narrow paired windows). Windows are segmental-arched with 2/2 sash and rock-faced stone sills. The entry bay is slightly outset from the main surface of the wall, as are the corners. The entry consists of side-lit wooden door and stone steps, sheltered by a flat-roofed hood on curved brackets with drop finials. Heavy, molded wooden cornice; slate-clad roof; shed-roofed dormers containing 4/4 lights. Frame tunnel links building to former Congregational Chapel to the south (inventory 33); both are now part of the Ware River News office and plant. A one-story concrete block addition at left rear is largely invisible from the street.

One of relatively few examples of the Second Empire style in Ware, and the only surviving workers' housing with a mansard roof, this brick tenement appears to date from about the same time as the brick double houses on Park and Main Streets (inventory #39). The plan here, however, is clearly suggestive of a lodging house for unmarried artisans, rather than family accommodations. The building, though adapted for nonresidential use, is largely intact and contributes to the district in material, style, and association.

33. Congregational Society Chapel, 2 Church Street, ca. 1881 (Photograph #20, left).

One-and-a-half-story brick on cut stone foundation, Queen Anne-style chapel.

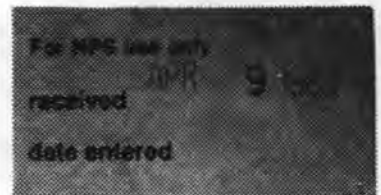
Double-ell plan; main block with front-facing gable and rear hipped roof; wing extending from left rear left side also terminates in hipped slope, while right rear wing, invisible from the street, is gabled. Main block has hip-roofed porch open over entrance at left; original enclosure, four bays wide at right. Front-facing gable is close-eaved with a double pitch, flaring over side elevations; gable contains large pointed-arched stained glass window. Open section of porch elaborated with brackets, balustrade, and spiral posts, with a shallowly outset, cross-gabled porch entrance incorporating a cusped arch. Triangular gabled dormers at clerestory level. Colored glass casements with polychrome border strips. Left rear wing is three bays wide with center porch, has porch and cupola. Slate roof over all.

The Congregational Chapel was designed by Eugene Gardner, architect of the exactly contemporary Young Men's Library Association building next south (inventory #44). This building was the second built by the East Congregational Society for chapel; it replaced one built in 1857 on Water (now Pulaski) Street. Still earlier, the Society had had use of the Otis Company Office

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(inventory #2). The chapel was used by the church for meetings and social gatherings; it has now been converted into the office of the Ware River News. It is individually eligible for the National Register, and makes an outstanding contribution to the district in material, style, and association.

34. Otis Company house, 3-5 Church Street, ca. 1854 (Photograph #21, right).

Two-story frame double house with side-facing gables, 6 x 3 irregular bays, stone foundation. Wood clapboard siding, 6/6 lights. Hip-and-ridge-roofed porch on chamfered posts, plain balustrade. Paired center doors separated by flat pilasters, flanked by sidelights (now filled).

No house appears at this location on the 1825 map of Ware. On the 1854 map, however, a house that may well be this one is shown. The property was under the ownership of the Otis Company as far back as the title can readily be traced, being a portion of the extensive property acquired by the Company in 1840.

35. Otis Company house, 7-9 Church Street, ca. 1900 (Photograph #21, center).

Two-and-a-half-story frame duplex on brick foundation. Three-bay gable end on Church Street, hip-and-ridge porch, center entrance. Five-bay side elevation Otis Avenue, with center entrance, narrowerr hip-and-ridge porch. Broad two-story flounder-roofed utility ell on rear gable end; two small outset rear porches. Church Street and Otis Avenue side-lit with pilasters and molded caps. Wood clapboard siding, 2/1 lights (6/6 in attic).

Like inventory #34, this property was under the ownership of the Otis Company until 1929. Although there was a house here in the 1873 view and earlier, that dwelling has a narrow right rear ell rather than a broad centered one; and, in an 1884 photograph, it appears to have been three stories in height. The present house therefore is probably a late 19th or early 20th century replacement for an earlier dwelling. The present house contributes to the district in material, style, and association.

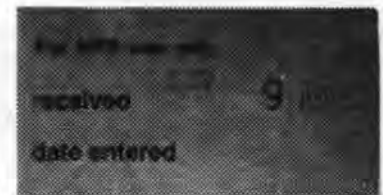
36. Otis Company brick tenements, 22-28 Otis Avenue, 1887 (Photograph #22, right background).

Westmost of three virtually identical vernacular Romanesque Revival brick buildings lining south side of Otis Avenue. This example is unusual in having a stepped elevation that responds to the steepness of the street at this end of the block. Like the other two buildings, however, it is three stories above grade on Otis Avenue, five stories in the rear. The facade is composed of two sets of three broad bays, each set with a slightly outset center bay containing a broad-arched entryway with recessed double stairhall doors. Windows are

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segmentally arched with stone sills, and generally contain 2/2 lights. The roof is flat, the cornice corbelled. Paneled wooden door with original lights; original newels and banisters in stairhalls.

Designed by architects Richmond and Seabury and built by H. P. Cummings Construction Company of Ware, this row of large-scale brick tenements dates from a period of particular prosperity for the Otis Company. Sited directly across narrow Otis Avenue from the row of large company double houses designed for higher-level employees (inventory #s 26-29) these ample brick apartment houses were designed to accommodate 12 households each. Individually and as part of its row, this property makes a strong contribution to the district in material, style, and association.

37. Otis Company brick tenements, 14-20 Otis Avenue, 1887 (Photograph #21, center).

Middle building in a row of three virtually identical brick tenement blocks lining south side of Otis Avenue. Differs from 22-28 (inventory #36) only in unstepped elevation and a slightly different configuration of front door lights, probably introduced for variety in the original construction.

Along with its cognate structures (see inventory #34), this property makes a strong contribution to the district in material, style, and scale.

38. Otis Company brick tenements, 6-12 Otis Avenue, 1887 (Photograph #21, right).

Eastmost of row of three virtually identical brick tenement blocks lining south side of Otis Avenue. Design differs from 22-28 (inventory #36) only in unstepped elevation. The brick foundation has recently been plastered in front, and the stone sills painted at basement level.

Along with its cognate structures, (see inventory #34), this property contributes to the district in material, style, and scale.

39. Otis Company housing, 2-12 Park Street, ca. 1870 (Photograph #17, left background).

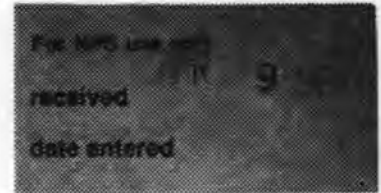
Two-story brick tenements; three stepped units, each a six-bay double house with paired central entries, very low-pitched side-facing gables, and rear utility ells. Segmental-arched windows, some 2/1 lights. Replacement doors, original three-light transoms. Deep eaves, now boxed with aluminum; brick dentil cornice. Wrought iron balustrades; metal awnings probably replaces early wooden door hoods.

Constructed in a stepped pattern that was a common solution to building on hilly sites in industrial New England--though not generally in Ware--these

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brick tenements date from the same post-Civil War period as inventory #32. They contribute to the district in material, style, and association.

44. Young Men's Library Association, northeast corner Main and Church Streets, 1881/1923 (Photographs 24, 25, 3, 41).

One-and-a-half-story brick library in High Victorian Gothic mode, with closely compatible 1923 Jacobean Revival reading room on west side. The original building is elaborate in elevation as a result of the ornate surface treatment and active profile, but it is simple in plan. It is a blocky, elaborated T-figure; a large main block, the top of the T, runs parallel to Church Street and terminates in a large parapeting gable on Main; a shallow east side ell, the shank of the T, terminates in a matching gable on Church Street. Set into the front section of the T, at Main and Church Streets, is a 2 1/2-story square tower with a steep pyramidal roof and elaborate metal finial. The rear intersection, facing Church Street, contains a small one-story shed-roofed section.

The main portion of the building was designed by architect Eugene Gardner of Springfield. The red brick surface of the building is enriched with bands of ornamental masonry, including patterned glazed brick and terra cotta. The whole is set on a stone basement, and is trimmed with stone. Windows are square-arched, except for one large segmental arch on the east elevation, and are filled with multi-light sash. The principal entrance is on the right side of the front section, left of the tower. The entrance itself is recessed at the top of a short flight of cut stone steps; it is framed by a slightly outset gabled overdoor supported on short medievalizing columns. The extremely handsome interior is finished in brown ash, and dominated by exposed roof trusses reminiscent of the interior of the Methodist Episcopal Church (inventory #30), a later essay by the same architectural firm.

The 1923 reading room by architects Gay and Proctor is a narrow oblong extending along the west wall of the original building; the facade, which is set back slightly from that of the library, is composed of a curvilinear parapeted gable, a large front window, and a right side entrance.

This building is one of Ware's major architectural monuments, and the institution it houses is of equal importance. Ware has an extensive history of library organizations. Its first, a subscription library later opened to the public, flourished from 1796 to 1822; its second, the "Mechanics and Manufacturers Library," operated from 1824 to 1861. Eleven years later, the newly formed "Young Men's Debating Society" established a public library in the Sanford Block. Insufficient operating funds prompted a petition to the state legislature asking that the town be allowed to appropriate funds to the privately managed library, so long as circulation was free to town residents.

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In 1872, the legislature responded with an act providing for the formation of library corporations in all Commonwealth towns. The Young Men's Library Association of Ware was the first to incorporate under the new law.

By 1879, the Young Men's Library Association had outgrown its Sanford Block location. The lot for the present building was donated in 1879, and the building completed two years later. Eugene Gardner, the architect, was also responsible for the Congregational Chapel (inventory #33) and the Methodist Episcopal Church (inventory #30). The builder was H. P. Cummings Co. of Ware. The building is in an excellent state of preservation, with the loss of iron roof cresting the only discernible change from 1880s photographs. The Young Men's Library Association is individually eligible for the National Register, and makes an outstanding contribution to the district in material, style, and association.

South of Ware River:45. Gilbert Company Office, 15 South Street, 1885 (Photograph #26).

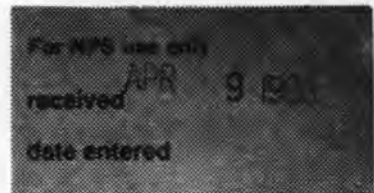
Two-and-a-half story Queen Anne-style office building; masonry and frame construction, domestic scale. Complex roof is double-gabled in front, hipped in rear. Squarish plan elaborated with outset gabled facade section, offset to right; left and right front intersection porches; right side gabled ell with tent-roofed square tower. High basement of pinkish coursed stone, also used for the outset section of the facade. Main story of main block is brick; upper story fishscale-shingled; slate roof with copper ornament, large coffered brick chimney. Facade dominated by pair of round-arched windows trimmed in darker stone; a matching arch at right, supported on a stocky Romanesque Revival corner column that is echoed elsewhere on the facade, leads to the recessed main entrance at right. Multi-light windows, including Queen Anne polychrome lights. Original exterior doors and brass hardware. Interior is handsomely finished in black walnut, cherry and grey oak, with brick inlaid floors, carved fireplaces, and paneled ceilings.

The George H. Gilbert woolen manufacturing company was founded in 1851, when Gilbert's ten-year-old partnership with Charles Stevens ended. All the Gilbert Company buildings were located west of South Street and south of the Ware River; today only the weaving sheds (inventory #46) and this office remain. The 1885 office, which was undoubtedly architect-designed, replaced another that had been displaced by the second weaving shed. The structure is in virtually pristine condition and makes an outstanding contribution to the district in material, style, and association.

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46. Gilbert Company weaving sheds, west side South Street at south bank of Ware River, 1883/1884 (Photographs #26, 27).

Two contiguous narrow brick buildings running parallel to Ware River, each with an 11-bay-wide, low-pitched gable end facing South Street. Rear additions extend these buildings in similar material and scale. One story of the original buildings is exposed on South Street and on the south side; two stories above grade on river. Large 9/9 lights paired under broad segmental arches; rock-faced stone sills. (Basement contains single 6/6 sash in each bay.) Window bays are slightly recessed; three-course corbelled table above each bay. Curved wooden brackets under eaves. Datestones on gable ends: 1883 section on river; 1884 immediately to the south.

The Gilbert weaving sheds are the sole remaining industrial buildings from the extensive Gilbert Company complex that once extended west along the south bank to the bend in the Ware River. These buildings are in a fine state of preservation--the only alteration apparent in a comparison with historic photographs is the loss of frame clerestories--and make a strong contribution to the district in materials, style, and association.

47. Stevens Manufacturing Company mill complex, east side South Street between Ware River and Maple Street; ca. 1851, with 1885 and 1938 additions (Photographs #28, 42).

Rambling industrial structure, which appears to represent at least three building campaigns, and to include a stair tower from the earliest building on the site. Section A, nearest South Street, is 4 x 8 bays, three-story brick (two stories above grade on street side) with low-pitched gable roof, wooden brackets under eaves, simple corbelled table, segmental-arched windows with rock-faced stone sills, and 12/12 sash. Section B, immediately east is a 4 x 8 bay, 5-story brick (four stories on street side) with flat or flounder roof, parapeted gables, segmental-arched windows, rock-faced stone sills, and 15/15 lights. Long eastern section C is dated 1938 over a door near the east end. It is a 3 1/2-story brick and concrete structure with large 12- or 16-light shop tower of older brick. Behind these last two sections, on the river, is a 1938 brick ell with square shop windows, two stories tall on a high basement.

This mill site was originally owned by the partnership of Gilbert & Stevens, which acquired it from the assignees of the Hampshire Manufacturing Company in 1841. The original portion of the old mill was built in 1825; it was probably part of Section C, rebuilt in the late 1930s. When Gilbert & Stevens dissolved partnership in 1851, George Gilbert took possession of the property west of South Street (see inventory #s 45 and 46). Charles Stevens, whose residence was further up Maple Street, took the old mill on the east side. He immediately enlarged it (the stairtower may date from this period); and, as

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noted below, additions continued to be made at intervals throughout the 19th and indeed the 20th century (the youngest buildings on the southeast bank of the river, east of the present district boundaries, date from the 1940s and 50s). In 1886, it was reported that the main mill contained 12 sets of woolen machinery and 90 broad looms, and that it was producing white and opera flannels and ladies' dress goods.

As suggested above, the oldest part of this building is probably the brick staintower of Section C. It appears to have been salvaged when the mid-19th century mill, still visible in an 1886 photograph, was rebuilt in the 1930s (see photograph 42 of 42). Section A, nearest South Street, is securely dated 1885 by an 1886 photograph in "Ware Illustrated with Pen and Camera." The accompanying text reports that the building had been erected the previous year to replace one destroyed by fire, and served as a wool house and machine shop. Section B, just to the east, was not yet in evidence in the 1886 photograph. It is similar in style and material, however, and was probably built not long after. The late dates of section C to the east and of the riverfront addition certainly reduce the integrity of the complex. But considerable original material is in evidence; the additive composition, too, can be said to be characteristic of working industrial architecture. The complex as a whole makes a modest contribution to the district in material, style, and association.

48. Stevens Manufacturing Company mill building and additions, Maple Street east of inventory #47, ca. 1873 with 20th century additions (Photographs #29, 42).

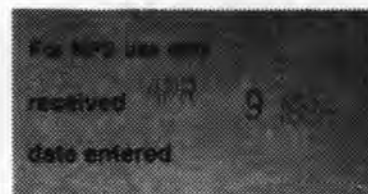
Two-story 4 x 7-bay brick building with side-facing gables. Three gabled roof dormers, brick corbelled table. Left side entrance with small gabled porch on Doric columns. Segmental-arched windows, stone sills. Sash 2/2 lights on first floor, 12/12 on second and in dormers. Brick additions on north or river side; brick additions dated 1923 and 1942 on right side, extending toward the industrial buildings erected in the late '40s and '50s east of the historic millyard.

Tentatively identified in the Ware Survey as the Stevens Company office, this brick building is on closer consideration further east than was that now-demolished frame structure. This building can be seen in the 1886 photograph, and in fact probably dates from before 1873, when a building in this position showed up in an atlas map of Ware. It was undoubtedly a manufacturing facility. The building is unusually intact for the south millyard, and the eastern additions are reasonably compatible with it. It contributes to the district in material, style, and association

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50. Stevens Manufacturing Company housing, 39-41 Maple Street, ca. 1860
(Photograph #30, far left background).

Two-story, two-unit frame structure with side-facing gables, brick foundation. Entrances paired left of center under low-pitched door hood on heavy brackets, beveled bay window right of center. Deep eaves with returns; asbestos strip siding; 2/2 lights. Small hip-and-ridge garage left rear.

Appearing for the first time on the 1860 map, this is an unusually picturesque company double house. The asymmetrical facade and bay window are unique among company housing in Ware. Despite re-siding, the building contributes to the district in style and association.

51. Stevens Manufacturing Company mill housing, 31-37 Maple Street, mid-19th century (Photograph #30, center background).

Two-story frame fourplex with side-facing gables, close eaves and returns; wood clapboard siding, brick foundation. Twelve-bay facade; entrance far right, far left, and paired in center. Hip- and ridge-roofed porches with squared columns narrowing toward top. Transomed doors. Six/six lights. Gabled attic dormers over center units. Hip-and-ridge-roofed garages right rear.

This Stevens Company housing block was apparently in place by the time the 1854 map was made. Particularly in conjunction with its cognate structure to the west, this property contributes to the district in material, style, and association.

52. Stevens Manufacturing Company mill housing, 9-15 Maple Street, ca. 1854
(Photograph #30, right foreground).

Same configuration as inventory #51, with small end wings offset at rear corners. Small modern addition right front. Turned rather than square porch posts; no transoms. Wood clapboard siding. Frame hip-and-ridge garage in rear.

This Stevens Company housing block, with its offset rear utility wings, shows clearly on the 1854 map. Despite minor alterations, it contributes to the district in material, style, and association.

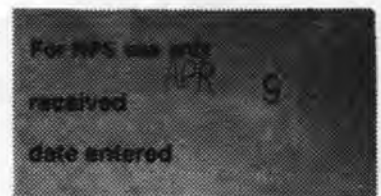
53. Stevens Manufacturing Company mill housing, 5-7 Maple Street, ca. 1854
(Photograph #31).

Two-story frame duplex with side-facing gables, stone foundation, irregular fenestration. Left of center, enclosed hip-roofed porch; 1/1 lights, aluminum siding. Concrete-block gabled garage left front.

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This building appears to have been in place by the time the 1854 map was made; at that time, there was an additional building, probably another tenement, on the corner. Despite substantial exterior alterations the building makes a modest contribution to the district in material, style, and association.

54. Stevens Manufacturing Company mill housing, 18-24 South Street, ca. 1840.

Three-story frame structure with side-facing gables, 10 x 4 irregular bays on stone foundation. Paired front entrances, paneled doors with sidelights, Greek fret entablature, corner blocks; flat door hoods with heavy brackets. End entrances have similar hoods; south entrance has no sidelights. Six/six lights, two gabled roof dormers.

This three-story tenement block is unique among the company housing of Ware, not only for its unusual three-story scale but for the function it represents. As pointed out in the Ware survey, the structure resembles the brick boarding house blocks built for unmarried factory operatives by Lowell, Lawrence, and Manchester manufacturers. Most company housing in Ware, though possibly used originally as boardinghouses, survives in the form of double houses or, less frequently, apartments. Only this building and the considerably later brick housing block at 4 Church Street (inventory #32) clearly suggest a boardinghouse function.

The building shows on the 1854 map, but it was probably built in the 1840s for the Gilbert & Stevens partnership. It is therefore perhaps the only surviving structure related to the parent company of the later, separated Gilbert and Stevens manufacturing concerns. It is possible that it is the work of builder N. D. Goodell, who was active in Ware in the 1840s (see inventory #5). Despite considerable deterioration--the building has been vacant for some years--and re-siding with asphalt shingle, the property contributes to the district in surviving material, style, and association.

Intrusions.

40. Citgo Station, Main Street west of Park. This modern service station on the former site of an Otis Company tenement is an intrusion on the district.

41. Former Otis Company tenements, Main Street, third quarter 19th century. (Photograph #23, far right)

Two-(originally three-)story brick tenement with segmental-arched windows, visible behind extensive mid-20th century commercial additions of brick and glass block. Integrity of the 19th century structure is so reduced by these additions that the building cannot be said to contribute to the district, but it is compatible with it in material, scale, and association.

Continued

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42. Mid-20th century commercial building, Main Street (Photograph #23 center background).

This two-story building is of brick and concrete construction, with extensive plate glass trimmed with fluted metal and glass block. It is a nonperiod intrusion in the district, but relatively unobtrusive due to size, scale, and material similar to those of surrounding buildings.

43. Former Otis Company building, Main and Church Streets, 3rd quarter 19th century (Photograph #23, foreground, and photograph #40).

Like inventory #41, a formerly three-story brick building now reduced to two, with extensive front additions behind the original 10-bay facade with segmental-arched windows and stone trim is still visible. The U-shaped plan with two rear ells, which show clearly in the 1873 map, is still apparent in the surviving structure. Both modern storefront additions are of masonry construction. The drugstore at right is beginning to develop some independent significance, with its pristine 1950s metal face, signage, and interior, but significance can as yet be claimed for the modern Colonial Revival banking room on the corner. The structure as it stands does not contribute to the district, but is reasonably compatible with it in material, scale, and association.

49. Twentieth century millyard structure, immediately south of inventory #48 and immediately on Maple Street.

Low-pitched gabled frame shed attached to modern brick, concrete, and glass block shop; structure is an intrusion in the district, but a fairly unobtrusive one, compatible in material, scale, and function with the historic millyard.

ARCHAEOLOGY

No prehistoric sites are recorded within the district. Given the known patterns of prehistoric occupation along the Ware River, it is highly probable that sites did exist; however, the likelihood of significant survivals within the district seems low.

There is significant historic archaeological potential within the district. Archaeological testing and selective excavation can help to document the physical and technical evolution of the mill complex and sequence of building construction. Occupation-related features (trash pits, privies, wells) are likely to survive around many of the company-built houses. Analysis of these deposits would assist in defining the social, cultural, and economic patterns which typified a small, planned industrial community of the 1840s and its subsequent development in response to corporate and ethnic changes.

8. Significance

Ware Millyard Historic District, Ware, Massachusetts

Period	Areas of Significance—Check and justify below					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)		
				(community		
				development)		
Specific dates	1825-1937	Builder Architect	various			

Statement of Significance (in one paragraph)

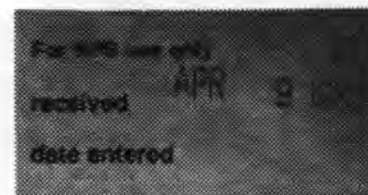
The Ware Millyard and Environs Historic District is historically and architecturally significant as a substantially intact 19th century New England factory village core, laid out after the example of Lowell, Massachusetts, and only a few years later than that prototypical New England manufacturing town. Its spine is a rapidly dropping, dammed and diverted river, with large brick and granite mill buildings close in on either side; it includes also a ring of company housing, as well as a zone of significant community institutions set at the interface between the mill district proper and what architectural historian John Coolidge called the "bourgeois" section of the planned industrial village.¹ The physical organization and the individual buildings in the district represent the industrial and cultural growth of Ware Village from its initial development by the Ware Manufacturing Company in the 1820s, through the domination of the local economy after 1850 by the Otis, Stevens, and Gilbert textile firms, to the period of diversification and decline in the first quarter of the 20th century. The towered mills and other industrial buildings that dominate the district and document the economic aspects of Ware's growth are little embellished, and make their impression principally by their intact materials and imposing massing close in on either side of the Ware River. The surviving workers' housing is richer in stylistic indicators; it illustrates the movement from the Greek Revival taste of the late 1840s to vernacular manifestation of the later Second Empire, Romanesque Revival, and Colonial Revival styles. The forms of the company housing stock also demonstrate the stratification of the millworker population, as well as several approaches to housing it: double houses, apartments, and boardinghouses.² Institutional and private residential properties adjacent to the mill district proper provide locally outstanding examples of self-conscious architectural styles; these include Greek Revival, Shingle Style, High Victorian Gothic, Queen Anne, and Colonial Revival. Finally, some prototypical patterns of the builders and architects are identified with some of the properties in the district. Massachusetts native Nathaniel Dudley Goodell was trained in the building trades; in the 1840s he won contracts for mills and mill contracts in Ware and spent some five years there before his departure for California in 1849. Like many 19th century builders he eventually came to describe himself as an architect, and became an important practitioner of that profession in northern California.³ Later in the century, commissions for significant institutional buildings brought outside architects to Ware; the three important buildings in the district designed by the firm of Eugene Gardner of Springfield (inventory #s 30, 33, and 44) are an illustration of the importance to a small city firm of return business in a hinterland town.

On the basis of its architectural interest and its evocation of the economic, social, and architectural history of Ware, the Ware Millyard and Environs

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Historic District thus is considered significant in terms of National Register Criterion C, as it embodies the distinctive characteristics of a type, period, or method of construction; and Criterion A, for its associations with events of crucial significance to the local past.

The institutional and nominal center of colonial Ware was not the factory village that dominates the town today, but Ware Center, the crossroads site of the 1750 First Congregational Meeting House, several miles west. However, the falls of the Ware Piver, the germ of the factory village, were the central economic fact of the town from its earliest times. The very name of Ware derived from the use of fishing weirs by Indians at the falls. The first land grant to a European settler was to Captain Jabez Olmsted, who in 1720 began developing the waterpower at the falls. On a 1795 map of the town, the Meeting House at Ware Center and the mill at the falls were the only structures noted.

In 1821, Holbrook and Dexter of Boston acquired the small mill seats at the falls. Two years later--just as the pioneer industrial community of Lowell, Massachusetts, was beginning to turn out textiles--the Ware Manufacturing Company was incorporated, and began introducing large-scale manufacturing to Ware. The Company established an industrial zone and platted a grid of streets north and west of the river and of the mill district proper; they also reserved an open common between Front Street and the river. Although the Common was subdivided and sold for building lots in the 1840s, when the successor to the pioneer company went into receivership, the open space at its east end was preserved and was eventually developed into Nenameseck Park (inventory #1, photographs 1,2, and 33).

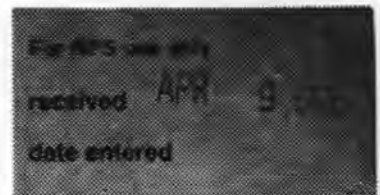
The main component of the configuration of engineering structures in evidence to the present day--upper dam and millpond, waste gates, a holding pond that was eventually lengthened into a canal, lower dam--are in evidence on the 1825 "Plan of Land and Buildings Belonging to the Ware Manufacturing Company." Later 19th century maps would show an extension of the canal south under Main Street, and a no longer extant network of canals curving through the northeast millyard parallel to the river.

The only architectural resource remaining from the 1820s is the Ware Manufacturing Company office (inventory #2). A hip-roofed, late Georgian vernacular, irregular U-shaped building, it is clearly in evidence on the 1825 map of property owned by the Ware Manufacturing Company. The building, built directly on the street facing Nenameseck Park and Main Street from the northwest corner of the north millyard, was the exposed face of the manufacturing complex, at a time when all the rest of the millyard was enclosed within a running picket fence. The building has served the full succession of manufacturers who operated wholly or in part on the north side of Ware River:

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the Ware Manufacturing Company, which planned the town and built the first (no longer extant) stone mill on the south bank, before going out of business in 1829; its successor, the Hampshire Manufacturing Company, which lasted until the crash of 1837, leaving behind it four mills that had employed 150 people; and finally the Otis Company, which bought the property on the north side of the river and manufactured cotton and woolen goods there until 1937.

The Otis Company was the largest employer in Ware for almost a century. Employment of 1,350 "hands," and a monthly payroll of \$32,000, was reported in 1884. Cotton yard goods were the exclusive product in the early years. In 1865, the company introduced the manufacture of underwear. The functions of the building toward the east end of the north yard, identified in a 1919 fire insurance map, reflects this development (inventory #11). In 1873 the Otis Company built their Palmer mill in Three Rivers, which employed another 650 persons. In Ware, the company's dominance resulted not only in a number of substantial mills, but in company housing totalling 130 units. The bulk of the resources inventoried in this nomination were built by the Otis Company; this includes the oldest extant factory in Ware (inventory #5) and all the company housing north of the river.

The property of the south side of the river was purchased in 1841 by George H. Gilbert and Charles A. Stevens. The original Ware Manufacturing Company mill, built in 1825, was the core of the partners' operation; when they later commenced independent operations, the old mill survived into the 20th century as part of the Stevens Company complex (see inventory #47). In 1846 Gilbert and Stevens added another granite mill, which is no longer extant, west of South Street. Their partnership at first manufactured broadcloth and cloaking. Later they converted to the production of fine flannels, for which they won a first prize at the 1851 London Exposition.

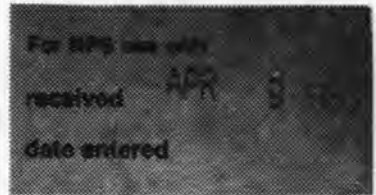
In 1851 the partnership of Gilbert and Stevens was dissolved. Gilbert took the property west of South Street, Stevens that on the east. Of the extensive complex of buildings erected by the Gilbert Company over the remainder of the century, only two facing South Street remain: the 1883-84 weaving sheds and the 1885 office. The handsomeness of these buildings, however--the office in particular is the best-preserved 19th century business building in Ware--effectively express the importance of the Company. In 1884 it was reported that the capital stock had grown from \$250,000 to \$600,000 in 17 years; it was also reported that the Company employed about 1,200 hands in Ware and in Gilbertville, a satellite manufacturing village created four miles up the river in 1860.

The dissolution of the partnership of Gilbert and Stevens left the property east of South Street to Charles A. Stevens. A comparison of the physical

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growth of the two companies as reflected on the 1854, 1860, and 1873 maps indicates that the Stevens Company was the less vigorous of the two. While the Gilbert firm steadily extended its plant west to the bend in the Ware River, the Stevens Company did not significantly expand its complex after the early 1850s. Partly for this reason, proportionately more of the Stevens complex survives than is the case with the Gilbert Company; the surviving resources include a cluster of company housing (see inventory #s 50-54). These buildings, though more numerous, are much less intact than the two excellent Gilbert Company examples. However, the dense ad-hoc grouping of brick factories on the southeast bank, and the closely associated workers' housing across the street from them, is effective in conveying the 19th century importance, tertiary though it might be in Ware, of the Stevens Company. In 1886 it was reported that the Stevens Company, under the direction of Charles A. and his son Charles E., was producing white and opera flannels and ladies' dress goods, and employing about 175 hands. It is unfortunate that the home of Charles A. Stevens, which occupied an eminence overlooking the millyard, does not survive to complete the tableau as it did in an 19th century view.

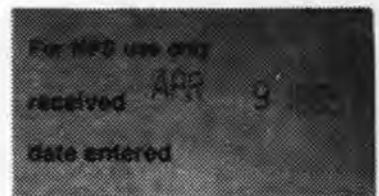
The architectural resources left by these companies reflect the development of industrial Ware over the course of almost a century. The resources of the Otis Company are most intact, including as they do the ca. 1825 office left by the predecessor firms, mills dating from 1845 to the early 20th century, and workers' housing dating from the 1840s to the 1880s. The loss of the upper stories of the main block and stairtowers on mill #3 has perhaps been less serious in terms of overall massing than in terms of loss of detail. The corbelled tables, narrow round-arched lights, pyramidal roofs, and iron vanes and finials visible in an 1884 photograph of the millyard were--together with the crenellated top on the mill #1 stairtower and the door hoods on the office building--the principal evidences in the north millyard of an interest in the ornamental aspect of architecture (photograph #26). However, the elaborate brickwork of the Otis Company repair shop (inventory #6), and the even more impressive Gilbert Company office south of the river, are outstanding surviving examples of an interest in ornament, and of the prosperity of the post-Civil War period.

Interest in architectural style is also apparent elsewhere in the district. Housing built by the Otis Company reflects the successive attractions of the Greek Revival, Second Empire, and Romanesque styles (inventory #s 26-30, 32, and 35-38). A more elaborate version of the Greek Revival--indeed, one of the most elaborate in Ware--is the temple-fronted Richardson house of ca. 1845. Like the granite mill, this house across from the millyard documents the town's growing recovery in the wake of the financial crash of 1837. Even more directly, since the Richardson house was a private residence, the community institutions that abut the northern edge of the factory neighborhood attest to

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Ware's professional and community pride during the last quarter of the 19th century. The Young Men's Library Association and the Congregational Chapel, built side by side on Church Street in 1881, are fine examples of the High Victorian Gothic and Queen Anne modes. Trinity Episcopal Church, built later in the same decade, is an equally impressive church at Church Street and Otis Avenue and is an outstanding example of the institutional Queen Anne style in Ware. The 20th century institutional buildings that fall within the boundaries of the district--the bungalow Colonial Revival-style Social Science Club of 1914, and the Georgian-derived Colonial Revival Fire Station of 1939--are also distinguished buildings in the local context.

The architects of these buildings are known in relatively few cases. As noted in the individual inventory entries in the Section 7 description, Springfield architect Eugene Gardner, or his firm, are credited with the Young Men's Library Association, the Congregational Chapel, and the Methodist Episcopal Church: an unusually important cluster that displays an attentive cultivation of small-town clients by a firm based in a nearby city. Architects Gay and Proctor designed the 1923 reading room addition to the Young Men's Library Association; James A. Britton designed the Fire Station.

More information is available on an important and illustrative 19th century builder-architect, Nathaniel Dudley Goodell. Goodell was born in Belchertown in 1821. He was trained as a carpenter and joiner in Amherst; he later worked in Springfield and returned to his native town, where he was responsible for a town hall and several residences. Before his departure for California in 1849, Goodell is reported to have spent five years in Ware. In late 19th century biographical essays for which Goodell himself was probably the source, he is variously reported to have contracts for "three large factories and several hundred houses"⁴ or "two or three large factories and one or two hundred houses, etc."⁵

Three factories were indeed built in Ware in the mid 1840s. These included the Otis Company's 1845 replacement of the original Ware Manufacturing Company mill at the east end of the millyard; the 1845 structure is no longer extant, but a fragment of its stone basement story is visible in the rear of the 1916 mill (inventory #14). Also in 1845 the Otis Company added what is now known as mill #1 (the Granite Mill, inventory #5). Finally, in 1846 the Gilbert and Stevens Company added their brick mill (no longer extant) on the south side of the river, west of South Street: in view of the first reference cited above, it is possible, though by no means certain, that Goodell worked for that firm as well as for the Otis Company.

In any case, the correspondence between these building dates and Goodell's reported activity in the town of Ware document his prominent role in the major
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building campaigns of the mid 1840s, as well as the attribution to him of the oldest surviving mill in the village. His responsibility for particular mill housing projects is less clear. The several hundred units reportedly built in the 1840s were undoubtedly supplemented, and in some cases replaced, by later 19th century projects, since most units now standing in the town were built after Goodell's departure for the gold fields in 1849. However, since he may have worked for both the Town's large manufacturers, any of the housing units appearing on the 1854 map, and which are not known to predate 1840 or postdate 1849, are possibilities for attribution.

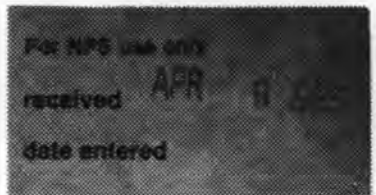
Particularly likely attributions, on the basis of a firm Greek Revival style that appears to push them back into the 1840s, are the large frame housing units on Otis Avenue (inventory #s 26-30) and possibly the Gilbert and Stevens boardinghouse block on South Street (inventory #54). There is also indirect evidence of activity by Goodell in Ware's private sector: an undocumented photograph in the Jones Library in Amherst shows a temple-fronted Belchertown residence with an unusual pediment light, attributed to Goodell. The building shows similarities to three such houses built in the 1840s in Ware. One of them, which has been demolished, was built for millowner George H. Gilbert. Another still stands within the present historic district (the Richardson house, inventory #23).

Goodell's later career, while tangential to the history of Ware, is paradigmatic of the ambitious, entrepreneurially inclined builder-architects who were among the primary purveyors of popular American architecture in the later 19th century. Although the late biographical sources give a positive account of Goodell's experience in Ware, there is evidence that it was otherwise. Hampshire County land records show "Nathaniel D. Goodell of Ware in said County, Carpenter," declared an insolvent debtor and his property assigned by the court in 1847.⁶ This failure may have contributed to Goodell's decision, two years later, to migrate to California. After an unsuccessful attempt at prospecting for gold, he established himself as a carpenter in Sacramento in the 1850s. He did not list himself as an architect in local directories until the late 1860s, but in the 1870s he achieved considerable prominence. By the time his biographical sketch was published in Winfield Davis' History of Sacramento County in 1890, Goodell had to his credit an impressive list of institutional, commercial, and residential buildings, and was clearly perceived as a professional architect. He was said, in fact, to have undertaken "a systematic study of architecture, perfecting himself in the art," as a young builder in Belchertown.⁷ Goodell retired from his recently formed practice with Frank Schardin in 1894. He died in 1895.

A final issue that should be made explicit in a consideration of the significance of the district is the interdependence of the mill district proper
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and the neighboring institutions. Physical proximity itself, of course, suggests an awareness on the part of those who sited the institutions that significant potential membership was to be found in the densely populated mill neighborhoods. In many cases, however, the link between mill management and local institutions was direct. These links suggest a paternalistic policy on the part of the companies, designed to foster a civic and cultural environment contributing to worker content.

There are a number of evidences of this policy. As noted above, the factory village was physically created by the Ware Manufacturing Company, which transformed it from a mill seat and river crossing to a tiny platted town with a public common. The Ware Manufacturing Company also provided land and matching funds for the first church in the village, the Second Congregational Meeting House two blocks north of the present district. One of the predecessors to the Young Men's Library Association was the "Mechanics and Manufacturing Library," managed by the local manufacturing interests from 1824 to 1861. One of the large donors to the present Young Men's Library Association building was J.H. Grenville Gilbert, one of the officers of the Gilbert Company. J.H.G. Gilbert was later donor of Grenville Park, included in Ware's Church Street Historic District; that park was clearly designed on the Olmstedian model of a meeting ground of classes. The Social Science Club was formed in 1885 to expose the women of Ware to principles of home economics, and might thus be considered a pendant to the Young Men's Library Association (which was of course open to women as well); the club's first meeting place in aa Main Street building was provided by Otis Company, and the 1914 Clubhouse was built on Otis Company property. Finally, as observed in the inventory, the two fire stations in Ware's history were both sited on the edge of the north millyard. The present 1939 station was built on land that had been owned, again, by the Otis Company; land which, in fact, the Company had been content to see in use as a public park for almost a century. The siting of the stations undoubtedly reflects not only self-interest on the part of the manufacturers but a recognition on the part of the town that it was in its interest to provide the strongest possible protection to the millyards.

After World War I, the Ware manufacturers were progressively weakened by competition from the southern textile industry. Failure to modernized equipment may have also played a role in Ware's industrial decline. The Stevens Company, always the smallest of Ware's three mills, was sold in 1918; it was reorganized as the Ware Woolen Company, but lasted only in the late 1920s under new management. The Gilbert Company, too, closed its mills in Ware and Gilbertville in 1929. The Otis Company sold off its underwear unit in 1927 and managed to survive the worst of the Depression before finally going under in 1937. When the Otis Company was liquidated the mills were employing only 600 hands, down from a peak of 2,500 workers in the pre-World War I years.

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After the final closure, a thousand citizens contributed to a successful local effort to purchase and lease the Otis mills. Calling itself "The Town That Can't Be Licked," Ware received nationwide attention, including coverage in Life magazine, for its efforts. These were to some degree successful in attracting new businesses and deflecting the worst of the unemployment resulting from the Otis closure. The millyards today are about 60% occupied and account for a significant portion of Ware's employment.

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Footnotes:

1. John Coolidge, Mill and Mansion: A Study of Architecture and Society in Lowell, Massachusetts, 1820-1865. Columbia University Press, New York, 1942.
2. It should be noted that at least some of the dwellings that are in use as double houses today, and are so identified in the inventory, have probably been converted from original boardinghouses.
3. Periodical references to Nathaniel Dudley Goodell, who is discussed at greater length later in this significance statement, are supplied by B. Joseph Sgromo, a graduate student in art history at California State University in Sacramento. Mr. Sgromo has done substantial research on 19th century builders and has additional information on Goodell. The Jones Library in Amherst, Massachusetts, possesses considerable material pertaining to the Goodell family.
4. Winfield J. Davis, History of Sacramento County, 1890, p. 270.
5. California Architect and Building News, July 1884.
6. Hampshire County deed book 117, p. 120.
7. Davis, loc. cit.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property approx. 42 acres

Quadrangle name Ware

Quadrangle scale 1:25000

UTM References

A

1	8	7	2	8	0	2	10	4	6	8	12	3	8	10
Zone		Easting				Northing								

B

1	8	7	2	8	0	10	10	4	6	8	12	3	8	10
Zone		Easting				Northing								

C

1	8	7	2	7	5	10	10	4	6	8	12	3	8	10
Zone		Easting				Northing								

D

1	8	7	2	7	7	16	10	4	6	8	12	3	8	10
Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

See continuation sheet

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

state N/A code county code

state code county code

11. Form Prepared By

name/title Patricia Wright, Preservation Consultant

organization Community Development Department date November 1985

street & number 67 Vernon Street telephone 413-586-7790

city or town Ware state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Valerie A. Talmage

title Executive Director
State Historic Preservation Officer

date April 1, 1986

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

date

Keeper of the National Register

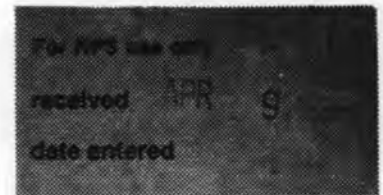
Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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9. Major Bibliographic References

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Original Land Records in Hampshire County Registry of Deeds, Northampton, Massachusetts.

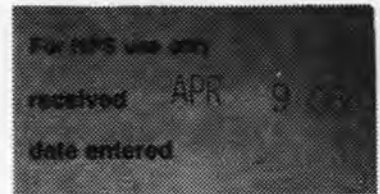
Plan of the Town of Ware, 1795, consulted at Forbes Library, Northampton, Massachusetts.

Ware Directories, 1888-1920, in collection of Young Men's Library Association, Ware.

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**National Register of Historic Places
Inventory—Nomination Form**

Ware Millyard Historic District
Ware, Mass. Item number 10



Continuation sheet

Page 1

10. Verbal Boundary Justification

The boundaries of the proposed district are represented by the dotted line on the enclosed sketch map.

Specifically, boundaries were drawn to include the entirety of the relatively intact group of industrial structures north of the Ware River and south of Main Street, along with the surviving 19th century mill and mill-related buildings on the south bank of the Ware River on either side of South Street; they were extended to include the upper dam northeast of the millyard, and the most intact and cohesive groups of company houses in Ware, those along Otis Avenue and Canal Street. The other properties included fall into two categories: either they are enclosed within these primary zones (i.e., properties 41-44 on the north side of Main Street, which in their altered or rebuilt state cannot be said to contribute to the district, but are inseparable from it); or, alternatively, they are immediately adjacent to the primary zones and, as properties individually eligible for the National Register, make an outstanding contribution to the district (e.g. properties 1,45,33, and 30 on Main and Church Streets; and properties 21,22 and 23 on Park Street).

The boundaries were not extended further north on Church Street because of the presence of conspicuously altered buildings immediately north of those inventories. The boundaries were not extended west on Pleasant Street because, although that street contains several eligible buildings, it is not visually connected with the mill neighborhood, nor are most of the residences historically associated with the mills; nor, finally, are the individually eligible properties on Pleasant Street immediately adjacent to properties that are included in the district. The Park Street boundary was drawn north of property #21, which is individually eligible, because of a drop-off in the level of integrity in structures further north. Boundaries were not extended to include surviving mill housing north of Main Street on the east side of the river because of uneven integrity and distance from the main mill complex. On the south bank, boundaries were drawn closely around the surviving resources of the Gilbert Company and stop at the parking lot that forms a natural break to the south of inventory #45. The boundaries were also drawn closely around the inventoried mill housing on the east side of South Street, south of Maple; again there are scattered examples of mill-related buildings further south, but their connection with the district is weakened by factors of distance, loss of integrity, and intrusion. The eastern boundary of the south millyard itself is drawn at inventory #48. This represents the extent of the pre-1950 millyard; immediately east of the 1940s addition to inventory #48 is a 1955 concrete block utility building, which would probably be considered an intrusion in any further extension of the boundaries. Such an extension might be considered when the handsome brick power plant of 1948, at the eastern end of the south yard, approaches age-eligibility in the 1990s.

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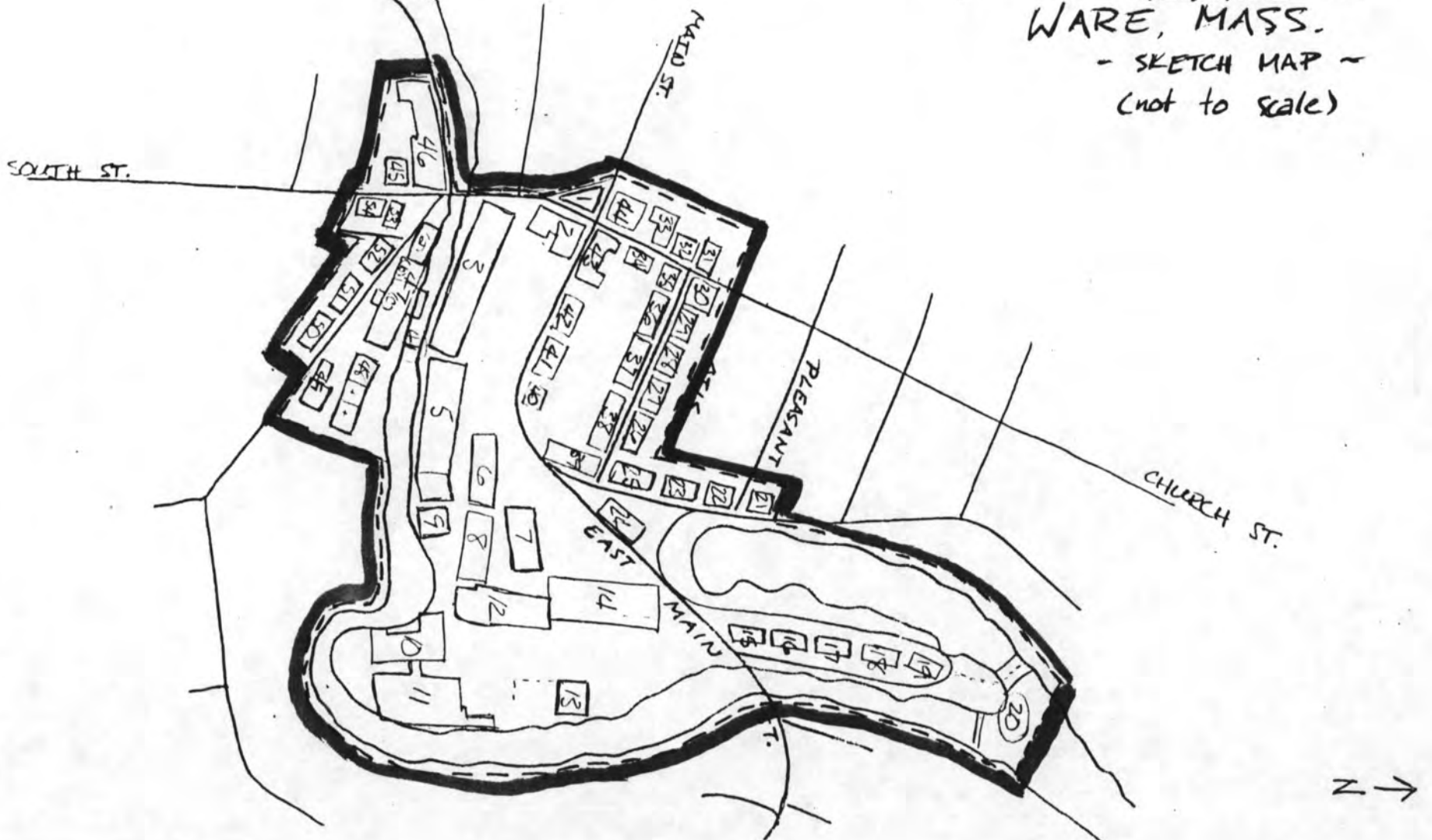
For NPS use only
received APR 9 1988
date entered

Continuation sheet Ware Millyard Historic District Item number 10 Page 2
Ware, Mass.

Finally, the southern and eastern boundary, from inventory #48 to inventory #20 (th upper dam complex), follows the southern and eastern bank of the Ware River because the river itself, with its associated engineering structures, falls, mill pond, free-running channels, and natural vegetation is the spine of the district, making a very strong contribution to its integrity and to the sense of time and space it provides.

There are no assessors maps for the town of Ware, so a sketch map of the district must suffice to show the boundaries of the district.

~ WARE MILLYARD AND ENVIRONS HISTORIC DISTRICT ~
WARE, MASS.
- SKETCH MAP -
(not to scale)



LANDSCAPE
L50

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Ware Millyard Historic District
Hampshire County
MASSACHUSETTS

Substantive Review Working No. APR 9 1986

Fed. Reg. Date:
Date Due: 5/8/86 - 5/24/86
Action: ACCEPT
 RETURN 5/23/86
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: _____

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Although district appears eligible and documentation is generally very good, see following comments!

Recom./Criteria Return
Reviewer Savage
Discipline Architectural History
Date 5/23/86
see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership		Status		Present Use
	Public	Acquisition	Accessible		

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

#34 in inventory is not classified as cbr/nc.

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance—Check and justify below

1939 Colonial Revival firehouse classified as contributing, but the period of significance is stated as 1925-1937 which terminates with the closure of the mills. Please

X Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

either classify the firehouse as nc or strengthen the case for individual exceptional significance. The firehouse architect is mentioned; however, the historical context for the firehouse as representative of his work or as significant example of style is relatively undeveloped. The exceptional significance of the entire district does not appear justifiable to extend the period of sig. to 1939. Therefore, please provide further information to develop historical context for the exceptional sig. of firehouse or revise documentation to classify it as nc. at this time.

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

X Verbal boundary description and justification

If sketch map is to suffice for v bd as indicated scale or dimensions need to be provided. Please amend sketch map or provide further information for v bd.

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Please indicate contributing + non contributing resources on the sketch map.

Questions concerning this nomination may be directed to

Beth Savage (202) 343-9550

Signed

Beth Savage

Date

5/23/86

Phone: _____

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National Park Service**

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**National Register of Historic Places
Inventory—Nomination Form**

received 10-9-86
date entered NOV 21 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Ware Millyard Historic District

and or common same

2. Location

street & number Roughly bounded by South Street, Ware River, Upper Dam
Complex, Park Street, Otis Avenue and Church Street N/A not for publication

city, town Ware N/A vicinity of

state Massachusetts code 025 county Hampshire code 015

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> N/A being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other:

4. Owner of Property

club; fire station;
library

name Multiple (see attached list)

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

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

street & number King Street

city, town Northampton state Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth of Massachusetts, Area A
has this property been determined eligible? yes no

date 1983 See text of the nomination federal state county local

depository for survey records Massachusetts Historical Commission

city, town 80 Boylston Street, Boston state Massachusetts

7. Description

Ware Millyard Historic District, Ware, Massachusetts

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	(as indicated)		

Describe the present and original (if known) physical appearance

The Ware Millyard and Environs Historic District has as its core the historic millyards on the north and south banks of the Ware River, between its rather sharp westward turn and the South Street bridge. From this core the district extends north to include blocks of company housing historically associated with the mills, as well as a number of important community institutions immediately adjacent to the mill district proper. It also extends northeast to include the upper dam that controlled water power to the site.

The age of the cultural resources within the district boundaries varies from ca. 1825 (the Ware Manufacturing Company store and counting room, inventory #2) to 1939 (the Ware Fire Station, inventory #24). The majority of the buildings date from the second half of the 19th century. The Ware River itself, within the district boundaries, contains engineering structures dating, at least in configuration, from the 1820s.

The industrial structures in the district are towered and untowered mills, shops, and offices, exhibiting modest stylistic references appropriate to their periods: a vernacular late Georgian taste in the hipped roof of the Manufacturing Company counting room, bracketed eaves in some of the late 19th century buildings. For the most part, however, and particularly in their surviving state, buildings within the millyard are notable less for their style than for their original fabric. Construction material is almost exclusively brick masonry (in one case granite--see inventory #5). Multi-light wooden sash is virtually universal.

In the millyard environs, Greek Revival influence, in some cases strong, is evident in the earliest surviving company housing. High style Greek Revival domestic architecture is represented by the private residence of the Richardsonian family (inventory #23). The Second Empire, High Victorian Gothic, Shingle Style, Queen Anne, and Colonial Revival styles are represented, in both brick and frame, elsewhere in the environs of the millyard. Also present is a miniature instance of Victorian landscape architecture: Nenamesek Park (inventory #1), at the point of transition between the millyard and Ware's block-long commercial center.

A description of buildings in the district follows. Structures on the north side of the Ware River are discussed first, followed by those on the south bank.

1. Nenamesek Park, intersection of Main, Church, South, and Pulaski Streets, third quarter of 19th century (photographs #1, 2, 33)

Roughly triangular landscaped plot, approximately one fifth of an acre in area, immediately southwest of one of Ware's two main intersections. The plot is granite-curbed and ringed with sidewalk. The greater part of the park, exclusive of the long southern tip, which has been added in this century, is

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enclosed by an original cast iron fence. The fence is composed of bulbous tiered posts supporting a framework of hoops and spears; it is largely intact, due to the preserving effects of a thick coat of green paint, but is showing some deterioration from rust. A gate on Main Street gives access to the park during the summer months. Directly in front of the gate is a three-tiered iron fountain, surmounted by an urn, set in a granite pool. To the south is a small modern flagpole and a granite trough, now used as a planter, dated 1873. There are three round ornamental trees presently growing in the park. Wooden park benches are anchored to them in the summer.

The name of Nenameseck Park derives from the Indian name for the Ware River. The park occupies the open space reserved, probably for a market space, in the earliest plan of the factory village. In the 1820s, the Ware Manufacturing Company reserved a cleaver-shaped block of land west of the millyard and on the south side of Main Street--then called Front Street--as a public common. In 1837 the Company's successor, the Hampshire Manufacturing Company, went into bankruptcy. Since title to the common had never been transferred to the town, the Company's receivership was forced to subdivide and sell the common. The open space at its east end remained undeveloped, however.

It shows on both the 1854 and the 1860 maps, in 1860 with a market house in the southwest corner. A park is not shown on the site on the 1860 map, although one of comparable size is indicated at Main and Park Streets, the present site of the Ware Fire Station (inventory #24). On the 1873 map, both parks show clearly. Nenameseck Park is portrayed on that map in the teardrop shape that is apparent in the fenced portion to the present day. The development of the park as a landscape element therefore would appear to date from the 1860s or early 1870s, although an 1836 booklet quotes an 1855 Town Meeting vote to make unspecified improvements.

Though the park was developed and maintained by the Town, legal title to the parcel remained with that of the millyard properties. It was not until the 1930s that the Town obtained legal title to the land from the Oddfellows Lodge, which had acquired it, along with the former manufacturing company office (inventory #2), from the Otis Company. A photograph of the park published in 1886 shows it with its present elements in place, with a full ring of mature trees along the fence. Nenameseck Park is individually eligible for the National Register and makes an outstanding contribution to the district in material, style, and association.

2. Ware Manufacturing Company store and counting room, southwest corner South and Main Streets, ca. 1820 (photograph #1, 2, 34)

Two-story brick structure, irregular U-plan with hip-and-ridge roofed main block facing South Street and gabled ells facing millyard in rear. Stone foundation visible at right; basement story exposed on south (river) side of

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sloping lot. Two/two sash, wood sills, some flat brick masonry arches on rear elevation. Front elevation ten irregular bays wide on first floor, including three entrances.

The plan of this building, which later served as an office for the Otis Company, is clearly visible on the 1825 "Plan of the Land and Buildings Belonging to the Ware Manufacturing Company." Built as a store and office by the first large-scale manufacturer in Ware, it is the oldest building in the district and the only documented cultural resource to survive from that very early period in the development of the factory village. The building is not greatly altered from its 19th century appearance, except for the loss of the large chimneys and bracketed door hoods visible in 1880s photographs. It makes a strong contribution to the district in material, style, and association.

3. Otis Company Mill #3, north bank of Ware River south of Office building (inventory #2), original section 1856, with 1869, 1886, and 1945 additions (Photographs #3, 4, and 5).

Long, narrow, brick structure, originally five stories in height; now two stories above grade on millyard side, three stories on river. Approximately 50 x 5 bays with two outset stairtowers originally pyramidal-roofed, on north side and three on south. Segmentally arched windows, 12/12 wooden sash, stone sills with tooled surface. Window bays slightly recessed flat, unornamented pilasters. Iron tie rods between stories. Stone door enframements, stoops, early wooden doors and hardware. East end of building is even with lower dam across Ware River; intake equipment stamped "Rodney Hunt Machine Co., Orange, Mass" is still in place. Stone foundation visible on river side; broad stone arch, dated 1886, serves as water power outlet at east end near dam. Interior of building now devoted to various industrial and commercial uses. Accessible portions display original exposed brick walls, wooden floors, wooden columns that leave the entire depth of the building open to circulation, and high massively beamed ceilings.

Built in at least three stages, this long industrial building probably grew from a middle section dating 1856, expanded in both directions over the next several decades. Nineteenth-century sources report that a 200-foot mill was built to replace the original Ware Manufacturing Company building on the site in 1856-57; in 1869 a 50-foot addition was made. The 1873 map shows the building in essentially its present configuration, except for the section nearest the dam. It was probably added in 1886, the date inscribed on the sluice gate near the southeast corner. In its early days the mill contained looms; in 1864 these were removed and the building converted to manufacturing. Not only knitting machines but a colony of knitters were imported from England for this operation. After 1890 shirts and drawers were produced in mill #3.

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The top two stories of this building were removed in 1945. They appear intact in a 1938 photograph now in the collection of the Ware Historical Society. Nineteenth-century sources report a six-story structure, so it is possible that one was lost even earlier. An 1880 fire may have been responsible. Despite these losses, the structure stretching along the Ware River below the middle dam contributes to the district in material, style, and scale.

4. Middle Dam, Ware River, Ware River between Otis Mill #3 (inventory #3) and Stevens new mill (east end of inventory #47), 19th century masonry ca. 1861 with 20th century repairs and additions. (Photographs #6, 35.)

Coursed masonry of massive stone blocks, rising three to five tiers above the natural stone of the falls. The configuration of this engineering structure is visible on the earliest detailed map of the village, the 1825 map of the property of Ware Manufacturing Company. A late 19th century source said that the dam as it by then existed had been built under the superintendence of the late Sylvanus J. Wetherell, who was the Otis Company agent from 1859 to 1866; another late 19th century source specifies that the new granite dam at the middle falls was constructed, in cooperation with Stevens Company on the south bank in 1861. It was constructed of stone from the Monson quarries, and founded on the solid ledge. The dam makes a strong contribution to the district in material, structure, and configuration.

5. Otis Company mill #1, north side of Ware River east of mill #3 (inventory #3), ca. 1845. (Photographs #3 [background], 7, 8 [right foreground] and 36). NR 1982.

Five story, gabled-roofed granite structure (four stories above grade on millyard side), approximately 24 x 5 bays. At west end is an original two-story, two-bay shed-roofed granite section with brick stair tower addition. At east end is a 1 1/2-story section with brick upper story and rear additions; this section has segmental-arched windows and wood-bracketed eaves and was identified as a "picker house" on the 1919 Sanborn Insurance Map. The extreme eastern part of this section is extended at a slight angle to the rest. Granite walls are loosely coursed, with alternating tiers of deep and shallow blocks. Stone is roughly surfaced but not rock-faced. Stairtowers with low hipped roofs centered on north and south sides of five-story section. Six/six sash with stone sills and lintels; massive stone post-and-lintel door frames; wooden doors and early hardware. Iron tie rods between stories and bays.

The granite mill, listed on the National Register in 1982, is the oldest extant mill building in Ware and the only surviving example of large-scale industrial

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architecture in stone. It is almost certainly the work of builder Nathaniel Dudley Goodell of Belchertown, who moved to Ware on the strength of several mill-building contracts in the 1840s: presumably two for the Otis Company, and perhaps one for Gilbert and Stevens, which were constructed in 1845-46. The Gilbert and Stevens mill on the south side of the river has been destroyed. The granite basement of Otis Mill #2 survives at the rear of the 1916 New Mill (inventory #14). The building makes a strong contribution to the district in material, style, and association.

6. Otis Company Repair Shop, millyard north of mill #1 (inventory #6), ca. 1880. (Photograph #9.)

Three-story, 4x 7 bay brick building with elaborate masonry front-facing gable, eave returns, and slate roof. Early one-story three-bay office addition at left front has received less compatible second-story brick addition. Bays are articulated with pilasters extending the height of the building, culminating in simple capitols and blind arches under a corbelled cornice. Segmental-arched windows, 12/12 lights; rock-faced stone sills, foundation; early wooden doors and hardware.

Unique among the surviving mill buildings of Ware for its elaborate brick masonry, this structure was identified as a repair shop on the 1919 map. The exterior is intact except for the front additions. It contributes to the district in material, style, and association.

7. tis Company Rib Knitting Building, millyard north of inventory #8, early 20th century. (Photograph #10)

Two-story, 11-bay building on coursed granite foundation. Unfenestrated end-walls with one-story boiler room section on east end. Flat roof, simple corbelled cornice; six/nine lights, paired under segmental arches; stone sills. Stone stoops; replacement doors; frame-loading shelters in front.

Identified as the "rib knitting building" on the 1919 Sanborn Fire Map. This early 20th century structure contributes to the district in material, style, and association.

8. Otis Company Boiler House, millyard north of inventory #9 and Ware River, later 19th century. (Photograph #8, left background.)

Long, narrow, one- and two- story brick building, very low-pitched gable roof with curved wooden brackets. Two-story section to west is 7 x 3 bays; one-story section is 11 x 3 bays. Tall, narrow segmental-arched windows on main floor are composed of eight-light casements above and below a 12-light

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fixed panel. Upper windows are small eight lights under segmental arch.
Rock-faced stone sills and foundation. Two-bay vehicle door on river side.

Identified as a boiler house and with banks of boilers showing inside on the 1919 Sanborn map. This structure contributes to the district in material, style, and association.

9. Otis Company Powerhouse, Ware River east of mill #1 (inventory #5), ca. 1925.

Squarish brick building built out into lower millpond of Ware River; tall one-story on millyard side; two stories, including concrete basement, exposed on river at east and south. Broad segmental-arched windows and doors; rock-faced stone sills. Uninterrupted interior space lighted by 12/12 windows with 8-light transoms, and short 8-light windows at attic level. Large wooden quadruple folding door centered on facade. Flat or very low-pitched roof, eaves extended over curved wooden brackets.

This handsome powerhouse is clearly represented, built out into the lower millpond, on the 1946 update of the 1919 Sanborn map, but it does not appear on the original version. It probably dates from the 1920s. It is in excellent condition and contributes to the district in material, style, and association.

10. Otis Company hosiery finishing building, north side Ware River on east edge of millpond; ca. 1910.

Two-story brick building--only one story exposed on upper millyard side--roughly U-shaped in plan with short ells facing pond. Nearly flat roof, simple brick cornice; segmental-arched windows, 12/12 wood sash, tooled stone sills. Small frame addition at northwest corner.

Identified in the Ware Survey as a hosiery finishing building, this structure was originally connected with inventory #11 by a now lost three-story brick building on the south end. It makes a modest contribution to the district in material, style, and association.

11. Otis Company underwear finishing mill building, north side Ware River at southeast corner of millyard, ca. 1915.

Large three-story brick building, elaborated rectangular plan with outset stair towers on east, west, and north sides, one-story shop section on south, several small brick ells northeast corner. Very low gable pitched from north/south-running ridgebeam; plain corbelled cornice. Nine-light windows with six-light arched transoms, paired under segmental arches.

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Identified on the 1919 Sanborn map as an underwear finishing building, this structure was originally connected to inventory #10 by a three-story brick building on its southwest corner. It makes a modest contribution to the district in material, style, and association.

12. Otis Company dye house, north millyard north of pond, 1886

One- and two-story brick structure with low-pitched roof, curved rafter ends, frame clerestory. Roughly rectangular plan with curved southeast corner; attached to inventory #14 (new mill) by complex of additions at northwest corner. Narrow 6/6 sash paired under segmental arches; rock-faced stone belt course under windows. Eighteen bays long; 1886 datestone (may be repositioned) over loading door near north end.

Identified as a dye house on 1919 Sanborn map, this building is unusual for its curved corner (undoubtedly designed to facilitate the flow of millyard traffic); it contributes to the district in material, style, and scale.

13. Otis Company store house, Ware River east of new mill (inventory #14) ca. 1915.

Four-story brick building (three stories on millyard side) with low-pitched integral tower at southwest corner. Segmental arches and upper windows, 12/12 sash, rock-faced stone sills. Deep eaves, large wooden brackets. One-story cinder-block addition on south side; early foundation extends from southwest corner.

This building is identified as a store house on the 1919 Sanborn map. This was a use to which a number of buildings across the Ware River from the northeast millyard were put. The foundation at the southwest corner of this building is the remains of the cloth finishing building, still in place on the 1946 update to the 1919 Sanborn. The store contributes to the district in material, style, and association.

14. Otis Company New Mill, north millyard near Main Street, 1916. (Photograph #11.)

Three-story brick structure (four stories on rear, basement level obscured by one-story granite section remaining from 1945 mill #2). Seventeen by seven bays; 12/12 lights, with arched 6-light transoms, paired under segmental arches. Rock-faced stone foundation sills, and belt course below first floor windows. Entries in end bays; dated over left front entrances; early wooden doors. Third-story center bay defaced on facade; concrete block and frame shed on southwest corner of roof; one-story cinder block addition at northeast corner.

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Called New Mill on the 1919 map, this 1916 factory preserves a remnant of an earlier building on the site (see also inventory #5). It contributes to the district in material, style, and association.

15. Otis Company tenements, 1-3 Canal Street, after 1878. (Photograph #12 right, see also photograph 37).

Closest to Main Street of a row of five very similar tenement buildings on Canal Street, which makes a single narrow loop around a small peninsula formed by the diversion of the canal from the upper millpond. Two-story, 2 x 6 bay frame double house with side-facing gables, close eaves with returns. Brick foundation (plastered on right side), brick basement level fully exposed in rear. Hip-roofed open front and side porches. Paired center entrances, wood doors with tall double panes. Symmetrical window treatments, 6/6 lights; synthetic clapboard siding and shutters.

The Canal Street tenements appear first in the 1873 atlas map of Ware. At that point, however, only four buildings--and probably only the middle three of the present ones--were in place. Nor does the building closest to Main Street show on the 1878 view of Ware; it so closely matches the others, however, that it was probably in place not long after. Exterior alterations are minor; on this example, they are confined to relatively inconspicuous re-siding. Particularly as part of its row, this property contributes to the district in style and association.

16. Otis Company tenements, 5-7 Canal Street, ca. 1870. (Photographs #12 second from right.)

Second from south of a row of five closely similar tenements on Canal Street, which makes a single narrow loop around a small peninsula formed by the diversion of the canal from the upper millpond. Two-story, 2 x 6 bay frame double house with side-facing gables, close eaves with returns; brick foundation, brick basement level fully exposed in rear. Hip-roofed door hood on thin curved brackets over paired center entries; wooden doors with four square lights. South end hip-roofed enclosed porch (enclosure appears early addition or original). Wood clapboard siding with corner framing; a symmetrical window treatments, 2/2 lights downstairs, 6/6 upstairs.

One of the original Canal Street tenements depicted on the 1873 map (see inventory #15). Contributes to row and district in material, style, and association.

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17. Otis Company tenements, 9-17 Canal Street, ca. 1870. (Photographs #12 third from right.)

Third from south of a row of five closely similar tenement buildings on Canal Street, which makes a single narrow loop around a small peninsula formed by a diversion of the canal from the upper millpond. Two-story, four-unit structure, 2 x 12 irregular bays, side-facing gables, close eave returns; brick foundation, brick basement fully exposed in rear. Shed-roofed door hoods over front entrances, supported on plain figure-four brackets. Pedimented gable roof dormers over central units. Enclosed, hip-roofed south end porch. Asphalt shake siding, wood panel doors with four square lights as on inventory #16.

One of original Canal Street tenements depicted on the 1873 map (see inventory #15). Property contributes to row and district in material, style, and association.

18. Otis Company tenements, 21-27 Canal Street, ca. 1870. (Photograph #12, forth from right)

Fourth from south of row of five closely similar tenements lining Canal Street, which makes a single narrow loop around a small peninsula formed by diversion of the canal from the upper millpond. Two-story, 3-4 unit frame structure with side-facing gables, brick foundation and exposed rear basement. Wood clapboard siding with corner framing, close eave returns, shed-roofed front door hoods on plain braces. Two-story, shed-roofed open porches on plain posts across rear of building; no south end porch as on other Canal Street houses, but one-story shed-roofed extension at basement level. Windows irregularly spaced on facade but symmetrical between stories: 2/2 on first floor, 6/6 above. Pedimented gable dormers over inner units.

One of the original Canal Street tenements depicted on the 1873 map (see inventory #15). Property contributes to row and district in style and association.

19. Otis Company tenements, 29-31 Canal Street, ca. 1875. (Not visible in photograph #12 of Canal Street row)

Northmost of row of five closely similar tenements lining Canal Street, which makes a single narrow loop around a small peninsula formed by the diversion of the canal from the upper millpond. Two-story, 2 x 6 irregular bays, frame double houses with side-facing gables, close eave returns. Brick foundation, brick basement story fully exposed in rear. Shed-roofed door hood over paired center entries, enclosed hip-roofed south end porch, small sunporch addition on north end. Asphalt strip siding.

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Although a structure is shown on this end of the Canal Street in the 1873 map (see inventory #15), it is depicted as significantly smaller in scale than the three to the south, which the present structure closely matches. It may therefore have been an earlier structure on the site, which this tenement replaced after 1873. Property contributes to row and district in material, style, and association.

20. Upper dam complex, Ware River, north of Main and Canal Streets, 19th century with 20th century repairs and additions.

Linked series of water control and diversion mechanism, including guard gates and gabled frame head house on west bank at the top of the canal; concrete and stone masonry dam built across the main channel of the Ware River at its upper falls; and concrete and stone waste gates abutting the east bank. This configuration of water power facilities is already in evidence on the 1825 "Plan of the Land and Buildings Belonging to the Ware Manufacturing Company," and it makes a strong contribution to the district.

21. Social Science Club, northwest corner Pleasant and Park Streets, 1914. Photographs #13)

One-story bungaloid Colonial Revival club building. Basically rectangular in plan; 3 x 5 bay main block with shallow front portico and small ells at right rear, and left rear. Hip-and-ridge roof over exposed rafters, stucco exterior walls, fieldstone foundation. Multi-light sash; large 12/12 windows with "keystone" light the open hall that dominates the interior. Hall retains original woodwork, stage with classicizing proscenium. Exterior Colonial Revival detail, in addition to window treatments, includes fan-lit front doors with sidelights and delicate pilasters, portico outset to the depth of paired, fluted Doric columns. A small turned "balustrade" with urns crowns this entryway composition. Chimneys are brick, paneled and corbelled; early 20th century light standards stand at the top of the first flight of the steps that approach the Club, on its slightly raised lot, from the street.

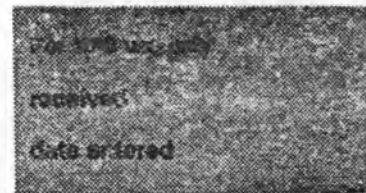
As an organization, the Social Science Club was founded in 1885, to assist the women of Ware in their role as homemakers. The first meeting space was a building on Main Street provided by the Otis Company. The Otis Company also provided the parcel of land on which the present building was constructed. Similar in style to 92 and 100 Church Street in the Church Street Historic District, and constructed only a few years later than the latter, this property is a modestly scaled but distinguished example of 20th century architecture in Ware. Property is individually eligible for the National Register and makes an outstanding contribution to the district in material, style, and association.

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22. Trinity Episcopal Church, southwest corner of Park and Pleasant Streets, 1888-89. (Photograph #14)

Shingle style church in "parish gothic" mode, on street overlooking millyard. Large, steep, close-eaved gable facing Park Street; tall, square, tent-roofed entry tower outset at left front. Side eaves extend over curved, notched rafter ends. Small ells at right front and rear (rear ell has been slightly enlarged in compatible materials); semi-circular apse in rear. Exterior surface entirely sheathed with dark-stained wooden shingles, including the small cross at apex of front gable; typical "swept" or "eyelid" treatment of surface details. Fine displays of stained and leaded glass in the large pointed-arched triple windows in front and in the small square windows on the side elevations and apse. Tower has small outset open entry employing pointed arch; tower stages are articulated and flared.

The Ware Episcopal parish was organized in 1872, with 13 members. Early services were held in private homes and in the former Congregational Chapel on Water Street. In 1888, the Joseph Hartwell house and lot overlooking the millyard at Park and Pleasant Streets were purchased. The Hartwell house was moved several blocks east to the corner of Bank and Pleasant Streets, where it still stands, and the present church was built on the lot. Arthur Chase, author of the first and most substantial history of Ware, was rector of the church for 40 years. The building is in an excellent state of preservation. It makes an outstanding contribution to the district in material, style, and association.

23. Clara and Ebenezer Richardson house, 20 Park Street, ca. 1845 (Photographs #15, 37).

Two-story frame Greek Revival dwelling. Temple front main block, four bays wide, with matching 1 1/2 story left side ell containing main entry, and telescoping utility wing at left rear.

Main block framed by full paneled corner pilasters; portico supported on four monumental wooden columns, fluted and with Ionic capitols. A second story balcony running behind these columns is supported on thin, curved brackets; the balustrade may be of metal, and incorporates an ornate lyre pattern. The pediment, an integral extension of the main roof, is pierced by an unusual cusped or scalloped light. Windows are 6/6 sash, with peaked lintels. The left-front ground floor "window" is blind. The facade is finished in flush boarding; side elevations are clapboarded. An enclosed porch extends along most of north side.

The 4 x 2 bay side ell contains a smaller version of the main block portico, with three small Ionic columns supporting the one-story porch. Originally it

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was topped with a balustrade matching the one on the main block. The wing also has a flush-boarded facade, corner pilasters and peaked lintels. Its main entrance, at right consists of double doors with tall arched lights, framed by square engaged Doric columns. Square sun porch and eave returns at left end. Two/two lights.

The Richardson house is one of two elaborately ornamented temple-front houses in Ware. It in fact bears marked similarities to the other such house, the George Lyon house at 30 Pleasant Street, as well as to the demolished G. H. Gilbert house that formerly stood on Chestnut Street. These houses were very likely the product of the same architect or builder; their similarity to a Belchertown house by Belchertown builder N. D. Goodell, who worked in Ware during the 1840s (see inventory #5) makes it plausible, though not certain, that he was the builder. The Richardson house was owned from 1859 to 1896 by Clara Richardson, wife of Dr. Ebenezer Richardson and daughter of Joseph Hartwell, whose simpler Greek Revival house was next door at the corner of Park and Pleasant Streets (see inventory #22). The land and buildings deeded to Lara Richardson by her father in 1859 were described as "the lot now occupied by . . . Dr. E. C. Richardson." Richardson had arrived in Ware in 1843 from Watertown, where his father also was a physician. The house, built on land still belonging to his father-in-law, probably dates from the mid 1940s. Both houses show clearly on the 1854 map. The Richardson house is individually eligible for the National Register and makes an outstanding contribution to the district in material, style, and association.

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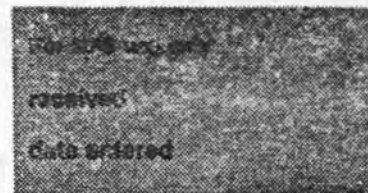
25. Otis Company tenements, 14-18 Park Street, ca. 1850. (Photograph #17)

Two-story, three-unit frame dwelling on brick foundation; ell plan with side-facing gabled main block, two-story gabled ell at right rear. Nine-bay facade; main block three irregular bays deep. Three/one light, most symmetrical window treatment. Wood clapboard siding. Seven-bay centered front porch on simple paired posts with sawn brackets and drop finials. Wooden entry doors, each with two long rectangular lights. Two gabled attic dormers, three rebuilt brick chimneys.

Dated ca. 1868 in the Ware survey, this company housing unit may be older; a building of this scale with a single right rear ell is shown on this site on the 1854 map. The porch is probably a later feature. The structure contributes to the district in material, style, and association.

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26. Otis Company housing, 9-11 Otis Avenue, ca. 1845. (Photograph #18; see also #38)

Eastmost and best preserved of a row of virtually identical vernacular Greek Revival double houses on north side of Otis Avenue. Two-story, 6 x 3-bay frame cut stone foundation, uncoursed stone parapet wall in front. Wood clapboard siding, corner pilasters, pedimentlike gable, molded cornice; 6/1 sash. Paired center entries articulated with pilasters, sidelights; original two-bay entry porch with flat roof, chamfered posts. Rear utility wing. Only apparent exterior alteration is plywood replacement of early porch lattice.

Among the earliest surviving company housing in Ware, the houses on the north side of Otis Avenue are particularly evocative in combination, forming an imposing row on their elevated site. They may well be designed by builder Nathaniel Dudley Goodell, who worked in Ware during the 1840s (see inventory #s 5, 14, 23). The scale of these buildings suggests that unlike the brick apartment blocks on the south side of the street (see inventory #s 36-38), they were designed for supervisory personnel; alternatively, they may have been boardinghouses. Among the four, this example is especially important in preserving not only the proportions but the distinctive materials and decorative conventions of the original Greek Revival style. As such it makes a strong contribution to the district in material, style, and association.

27. Otis Company housing, 15-17 Otis Avenue, ca. 1840. (Photograph #18, second from right; see also photograph #38).

Second from east in row of four virtually identical vernacular Greek Revival double houses on north side of Otis Avenue. Same configuration as inventory #26, but with aluminum siding, concrete foundation, porch particularly rebuilt with metal supports. Entry retains sidelights. Sash reglazed with 3/1 lights.

In combination with its cognate structures (see discussion of inventory #26, above), this building makes a modest contribution to the district in style and association.

28. Otis Company housing, 21-23 Otis Avenue, ca. 1840 (Photograph #18, background; see also photograph #38)

Third from east in group of four virtually identical vernacular Greek Revival double houses on north side of Otis Avenue. Same configuration as inventory #26 but with synthetic siding, painted foundation; hip-roofed porch on turned

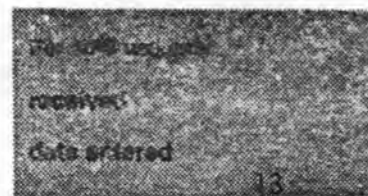
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posts and sawn brackets extends across four central bays. Six/one lights. Modern metal balustrade.

In combination with its cognate structures (see discussion of inventory #26, above) this building makes a modest contribution to the district in style and association.

29. Otis Company housing, 27-29 Otis Avenue, ca. 1840 (Photographs #18, far background; see also photograph #38).

Westmost and most divergent from type of four closely similar double houses--those to the east are virtually identical to each other--on the north side of Otis Avenue. Similar configuration to inventory #26, but eight bays wide, with three stories exposed in west end and left rear service ell. Same side-lit double entries as cognate structures; porch partially rebuilt (shed roof on posts matching those of #26); sawn and punched balustrades; wrought iron stair rail. Six/one lights, aluminum siding.

In combination with its cognate structures (see discussion of inventory #26, above), this building makes a modest contribution to the district in style and association.

30. Methodist-Episcopal Church, 13 Church Street and Otis Avenue, 1897-98 (Photographs #19, 39).

Queen Anne-style frame church on high brick basement, facing west on Church Street. Nearly a cross-plan, with recessed intersections at three corners and large close-eaved gables on all four sides. An 85-foot entrance tower-steeple is set into the right front intersections; small hip-roofed entry porch leads into tower. An auxiliary entrance, also employing columns but under a steep side-facing shed roof, is at the left front intersection.

Materials and textures are liberally mixed in the Queen Anne manner: the gable and upper tower are shingled, the first floor is clapboarded with Stick Style framing around the windows, and the whole is seated on a tall brick basement with stone trim. The building is cornerstone-dated 1897. Stained glass appears in the square and rectangular windows of the basement and first floor as well as in the round-arched and circular windows in the gables and upper tower. The tower windows, a number of which contain temperance slogans, are paired with pressed wooden panels of foliate design.

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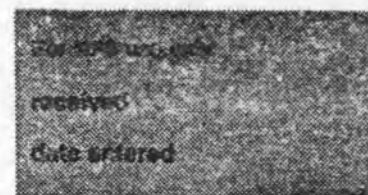
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The interior of the church is largely intact. Only the basement level, which is used for a senior citizens' drop-in center, has been modernized. The sanctuary extends across the back of the building, occupying its full width and height from main story to roof; the altar is on a curved dais on the rear wall. This main hall contains a splendid open-truss ceiling, fine stained glass, and an exceptional pipe organ with stencil-decorated pipes. The space across the front of the building, at the back of the hall, and the choir loft above it, were designed to be screened off from the sanctuary if desired; they are screened off now, with the downstairs room used for office space and the upper for the collection of the Ware Historical Society.

The former Methodist Episcopal Church was designed by the architectural firm of Gardner, Pyne and Gardner of Springfield. It was built in 1897 on the site of the first Methodist Episcopal Church in Ware, a modest frame structure dating from 1843. The site, then as now, was immediately on the edge of the mill district; and before the building of the temporary quarters in which the congregation met had included the Hampshire Manufacturing Company Mill. The present structure is one of the architectural landmarks of Ware; it is individually eligible for the National Register, and makes an outstanding contribution to the district in material, style, and association.

31. Otis Company house, 6 Church Street, ca. 1860-70.

One-and-a-half story vernacular frame house. Rectangular plan, front-facing gable, brick foundation; asymmetrical three-bay facade, with two windows left of center, entry with Greek Revival door head and granite stoop right of center. Asbestos shake siding, 1/1 lights.

This small dwelling is on land acquired by the Otis Company in 1869. Formerly the plot of land of which the present lot is a part had been on the grounds of a commercial stable. It is not certain whether the structure was in place at the time of the sale; it does not appear on the 1860 map, but it does show up on the 1873 atlas. The building preserves a modest vernacular type that may have been put to either residential or nonresidential use. With proportions and door hood characteristic of the Greek Revival style at its most diluted, the property makes a modest contribution to the district in style and association.

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32. Otis Company housing, 4 Church Street, ca. 1870 (Photograph #20, right).

Simple, vernacular Second Empire structure; two-story brick body with habitable attic under straight-sided mansard roof. Building is five regular bays wide with center entrance, two irregular bays deep (front bay on each end contains narrow paired windows). Windows are segmental-arched with 2/2 sash and rock-faced stone sills. The entry bay is slightly outset from the main surface of the wall, as are the corners. The entry consists of side-lit wooden door and stone steps, sheltered by a flat-roofed hood on curved brackets with drop finials. Heavy, molded wooden cornice; slate-clad roof; shed-roofed dormers containing 4/4 lights. Frame tunnel links building to former Congregational Chapel to the south (inventory 33); both are now part of the Ware River News office and plant. A one-story concrete block addition at left rear is largely invisible from the street.

One of relatively few examples of the Second Empire style in Ware, and the only surviving workers' housing with a mansard roof, this brick tenement appears to date from about the same time as the brick double houses on Park and Main Streets (inventory #39). The plan here, however, is clearly suggestive of a lodging house for unmarried artisans, rather than family accommodations. The building, though adapted for nonresidential use, is largely intact and contributes to the district in material, style, and association.

33. Congregational Society Chapel, 2 Church Street, ca. 1881 (Photograph #20, left).

One-and-a-half-story brick on cut stone foundation, Queen Anne-style chapel.

Double-ell plan; main block with front-facing gable and rear hipped roof; wing extending from left rear left side also terminates in hipped slope, while right rear wing, invisible from the street, is gabled. Main block has hip-roofed porch open over entrance at left; original enclosure, four bays wide at right. Front-facing gable is close-eaved with a double pitch, flaring over side elevations; gable contains large pointed-arched stained glass window. Open section of porch elaborated with brackets, balustrade, and spiral posts, with a shallowly outset, cross-gabled porch entrance incorporating a cusped arch. Triangular gabled dormers at clerestory level. Colored glass casements with polychrome border strips. Left rear wing is three bays wide with center porch, has porch and cupola. Slate roof over all.

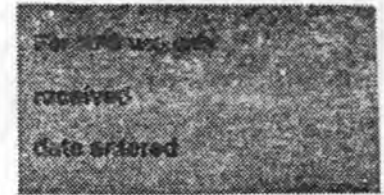
The Congregational Chapel was designed by Eugene Gardner, architect of the exactly contemporary Young Men's Library Association building next south (inventory #44). This building was the second built by the East Congregational Society for chapel; it replaced one built in 1857 on Water (now Pulaski) Street. Still earlier, the Society had had use of the Otis Company Office

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(inventory #2). The chapel was used by the church for meetings and social gatherings; it has now been converted into the office of the Ware River News. It is individually eligible for the National Register, and makes an outstanding contribution to the district in material, style, and association.

34. Otis Company house, 3-5 Church Street, ca. 1854 (Photograph #21, right).

Two-story frame double house with side-facing gables, 6 x 3 irregular bays, stone foundation. Wood clapboard siding, 6/6 lights. Hip-and-ridge-roofed porch on chamfered posts, plain balustrade. Paired center doors separated by flat pilasters, flanked by sidelights (now filled).

No house appears at this location on the 1825 map of Ware. On the 1854 map, however, a house that may well be this one is shown. The property was under the ownership of the Otis Company as far back as the title can readily be traced, being a portion of the extensive property acquired by the Company in 1840. The building contributes to the district in material, style, and scale.

35. Otis Company house, 7-9 Church Street, ca. 1900 (Photograph #21, center).

Two-and-a-half-story frame duplex on brick foundation. Three-bay gable end on Church Street, hip-and-ridge porch, center entrance. Five-bay side elevation Otis Avenue, with center entrance, narrow hip-and-ridge porch. Broad two-story flounder-roofed utility ell on rear gable end; two small outset rear porches. Church Street and Otis Avenue side-lit with pilasters and molded caps. Wood clapboard siding, 2/1 lights (6/6 in attic).

Like inventory #34, this property was under the ownership of the Otis Company until 1929. Although there was a house here in the 1873 view and earlier, that dwelling has a narrow right rear ell rather than a broad centered one; and, in an 1884 photograph, it appears to have been three stories in height. The present house therefore is probably a late 19th or early 20th century replacement for an earlier dwelling. The present house contributes to the district in material, style, and association.

36. Otis Company brick tenements, 22-28 Otis Avenue, 1887 (Photograph #22, right background).

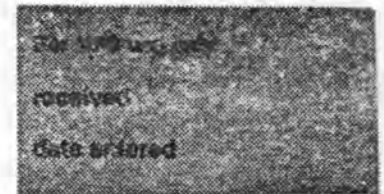
Westmost of three virtually identical vernacular Romanesque Revival brick buildings lining south side of Otis Avenue. This example is unusual in having a stepped elevation that responds to the steepness of the street at this end of the block. Like the other two buildings, however, it is three stories above grade on Otis Avenue, five stories in the rear. The facade is composed of two sets of three broad bays, each set with a slightly outset center bay containing a broad-arched entryway with recessed double stairhall doors. Windows are

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segmentally arched with stone sills, and generally contain 2/2 lights. The roof is flat, the cornice corbelled. Paneled wooden door with original lights; original newels and banisters in stairhalls.

Designed by architects Richmond and Seabury and built by H. P. Cummings Construction Company of Ware, this row of large-scale brick tenements dates from a period of particular prosperity for the Otis Company. Sited directly across narrow Otis Avenue from the row of large company double houses designed for higher-level employees (inventory #s 26-29) these ample brick apartment houses were designed to accommodate 12 households each. Individually and as part of its row, this property makes a strong contribution to the district in material, style, and association.

37. Otis Company brick tenements, 14-20 Otis Avenue, 1887 (Photograph #21, center).

Middle building in a row of three virtually identical brick tenement blocks lining south side of Otis Avenue. Differs from 22-28 (inventory #36) only in unstepped elevation and a slightly different configuration of front door lights, probably introduced for variety in the original construction.

Along with its cognate structures (see inventory #34), this property makes a strong contribution to the district in material, style, and scale.

38. Otis Company brick tenements, 6-12 Otis Avenue, 1887 (Photograph #21, right).

Eastmost of row of three virtually identical brick tenement blocks lining south side of Otis Avenue. Design differs from 22-28 (inventory #36) only in unstepped elevation. The brick foundation has recently been plastered in front, and the stone sills painted at basement level.

Along with its cognate structures, (see inventory #34), this property contributes to the district in material, style, and scale.

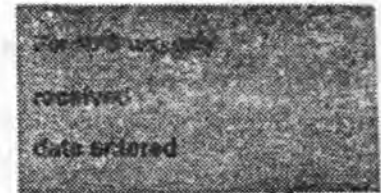
39. Otis Company housing, 2-12 Park Street, ca. 1870 (Photograph #17, left background).

Two-story brick tenements; three stepped units, each a six-bay double house with paired central entries, very low-pitched side-facing gables, and rear utility ells. Segmental-arched windows, some 2/1 lights. Replacement doors, original three-light transoms. Deep eaves, now boxed with aluminum; brick dentil cornice. Wrought iron balustrades; metal awnings probably replaces early wooden door hoods.

Constructed in a stepped pattern that was a common solution to building on hilly sites in industrial New England--though not generally in Ware--these
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brick tenements date from the same post-Civil War period as inventory #32. They contribute to the district in material, style, and association.

44. Young Men's Library Association, northeast corner Main and Church Streets, 1881/1923 (Photographs @24, 25,3, 41).

One-and-a-half-story brick library in High Victorian Gothic mode, with closely compatible 1923 Jacobean Revival reading room on west side. The original building is elaborate in elevation as a result of the ornate surface treatment and active profile, but it is simple in plan. It is a blocky, elaborated T-figure; a large main block, the top of th T, runs parallel to Church Street and terminates in a large parapeting gable on Main; a shallow east side ell, the shank of the T, terminates in a matching gable on Church Street. Set into the front section of the T, at Main and Church Streets, is a 2 1/2-story square tower with a steep pyramidal roof and elaborate metal finial. The rear intersection, facing Church Street, contains a small one-story shed-roofed section.

The main portion of the building was designed by architect Eugene Gardner of Springfield. The red brick surface of the building is enriched with bands of ornamental masonry, including patterned glazed brick and terra cotta. The whole is set on a stone basement, and is trimmed with stone. Windows are square-arched, except for one large segmental arch on the east elevation, and are filled with multi-light sash. The principal entrance is on the right side of the front section, left of the tower. The entrance itself is recessed at the top of a short flight of cut stone steps; it is framed by a slightly outset gabled overdoor supported on short medievalizing columns. The extremely handsome interior is finished in brown ash, and dominated by exposed roof trusses reminiscent of the interior of the Methodist Episcopal Church (inventory #30), a later essay by the same architectural firm.

The 1923 reading room by architects Gay and Proctor is a narrow oblong extending along the west wall of the original building; the facade, which is set back slightly from that of the library, is composed of a curvilinear parapeted gable, a large front window, and a right side entrance.

This building is one of Ware's major architectural monuments, and the institution it houses is of equal importance. Ware has an extensive history of library organizations. Its first, a subscription library later opened to the public, flourished from 1796 to 1822; its second, the "Mechanics and Manufacturers Library," operated from 1824 to 1861. Eleven years later, the newly formed "Young Men's Debating Society" established a public library in the Sanford Block. Insufficient operating funds prompted a petition to the state legislature asking that the town be allowed to appropriate funds to the privately managed library, so long as circulation was free to town residents.

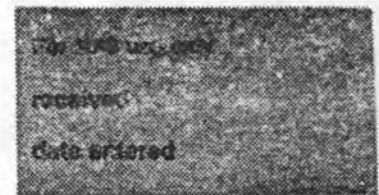
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In 1872, the legislature responded with an act providing for the formation of library corporations in all Commonwealth towns. The Young Men's Library Association of Ware was the first to incorporate under the new law.

By 1879, the Young Men's Library Association had outgrown its Sanford Block location. The lot for the present building was donated in 1879, and the building completed two years later. Eugene Gardner, the architect, was also responsible for the Congregational Chapel (inventory #33) and the Methodist Episcopal Church (inventory #30). The builder was H. P. Cummings Co. of Ware. The building is in an excellent state of preservation, with the loss of iron roof cresting the only discernible change from 1880s photographs. The Young Men's Library Association is individually eligible for the National Register, and makes an outstanding contribution to the district in material, style, and association.

South of Ware River:

45. Gilbert Company Office, 15 South Street, 1885 (Photograph #26).

Two-and-a-half story Queen Anne-style office building; masonry and frame construction, domestic scale. Complex roof is double-gabled in front, hipped in rear. Squarish plan elaborated with outset gabled facade section, offset to right; left and right front intersection porches; right side gabled ell with tent-roofed square tower. High basement of pinkish coursed stone, also used for the outset section of the facade. Main story of main block is brick; upper story fishscale-shingled; slate roof with copper ornament, large coffered brick chimney. Facade dominated by pair of round-arched windows trimmed in darker stone; a matching arch at right, supported on a stocky Romanesque Revival corner column that is echoed elsewhere on the facade, leads to the recessed main entrance at right. Multi-light windows, including Queen Anne polychrome lights. Original exterior doors and brass hardware. Interior is handsomely finished in black walnut, cherry and grey oak, with brick inlaid floors, carved fireplaces, and paneled ceilings.

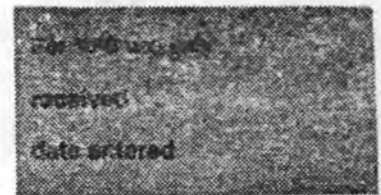
The George H. Gilbert woolen manufacturing company was founded in 1851, when Gilbert's ten-year-old partnership with Charles Stevens ended. All the Gilbert Company buildings were located west of South Street and south of the Ware River; today only the weaving sheds (inventory #46) and this office remain. The 1885 office, which was undoubtedly architect-designed, replaced another that had been displaced by the second weaving shed. The structure is in virtually pristine condition and makes an outstanding contribution to the district in material, style, and association.

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46. Gilbert Company weaving sheds, west side South Street at south bank of Ware River, 1883/1884 (Photographs #26, 27).

Two contiguous narrow brick buildings running parallel to Ware River, each with an 11-bay-wide, low-pitched gable end facing South Street. Rear additions extend these buildings in similar material and scale. One story of the original buildings is exposed on South Street and on the south side; two stories above grade on river. Large 9/9 lights paired under broad segmental arches; rock-faced stone sills. (Basement contains single 6/6 sash in each bay.) Window bays are slightly recessed; three-course corbelled table above each bay. Curved wooden brackets under eaves. Datestones on gable ends: 1883 section on river; 1884 immediately to the south.

The Gilbert weaving sheds are the sole remaining industrial buildings from the extensive Gilbert Company complex that once extended west along the south bank to the bend in the Ware River. These buildings are in a fine state of preservation--the only alteration apparent in a comparison with historic photographs is the loss of frame clerestories--and make a strong contribution to the district in materials, style, and association.

47. Stevens Manufacturing Company mill complex, east side South Street between Ware River and Maple Street; ca. 1851, with 1885 and 1938 additions (Photographs #28, 42).

Rambling industrial structure, which appears to represent at least three building campaigns, and to include a stair tower from the earliest building on the site. Section A, nearest South Street, is 4 x 8 bays, three-story brick (two stories above grade on street side) with low-pitched gable roof, wooden brackets under eaves, simple corbelled table, segmental-arched windows with rock-faced stone sills, and 12/12 sash. Section B, immediately east is a 4 x 8 bay, 5-story brick (four stories on street side) with flat or flounder roof, parapeted gables, segmental-arched windows, rock-faced stone sills, and 15/15 lights. Long eastern section C is dated 1938 over a door near the east end. It is a 3 1/2-story brick and concrete structure with large 12- or 16-light shop tower of older brick. Behind these last two sections, on the river, is a 1938 brick ell with square shop windows, two stories tall on a high basement.

This mill site was originally owned by the partnership of Gilbert & Stevens, which acquired it from the assignees of the Hampshire Manufacturing Company in 1841. The original portion of the old mill was built in 1825; it was probably part of Section C, rebuilt in the late 1930s. When Gilbert & Stevens dissolved partnership in 1851, George Gilbert took possession of the property west of South Street (see inventory #s 45 and 46). Charles Stevens, whose residence was further up Maple Street, took the old mill on the east side. He immediately enlarged it (the stairtower may date from this period); and, as

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noted below, additions continued to be made at intervals throughout the 19th and indeed the 20th century (the youngest buildings on the southeast bank of the river, east of the present district boundaries, date from the 1940s and 50s). In 1886, it was reported that the main mill contained 12 sets of woolen machinery and 90 broad looms, and that it was producing white and opera flannels and ladies' dress goods.

As suggested above, the oldest part of this building is probably the brick staintower of Section C. It appears to have been salvaged when the mid-19th century mill, still visible in an 1886 photograph, was rebuilt in the 1930s (see photograph 42 of 42). Section A, nearest South Street, is securely dated 1885 by an 1886 photograph in "Ware Illustrated with Pen and Camera." The accompanying text reports that the building had been erected the previous year to replace one destroyed by fire, and served as a wool house and machine shop. Section B, just to the east, was not yet in evidence in the 1886 photograph. It is similar in style and material, however, and was probably built not long after. The late dates of section C to the east and of the riverfront addition certainly reduce the integrity of the complex. But considerable original material is in evidence; the additive composition, too, can be said to be characteristic of working industrial architecture. The complex as a whole makes a modest contribution to the district in material, style, and association.

48. Stevens Manufacturing Company mill building and additions, Maple Street east of inventory #47, ca. 1873 with 20th century additions (Photographs #29, 42).

Two-story 4 x 7-bay brick building with side-facing gables. Three gabled roof dormers, brick corbelled table. Left side entrance with small gabled porch on Doric columns. Segmental-arched windows, stone sills. Sash 2/2 lights on first floor, 12/12 on second and in dormers. Brick additions on north or river side; brick additions dated 1923 and 1942 on right side, extending toward the industrial buildings erected in the late '40s and '50s east of the historic millyard.

Tentatively identified in the Ware Survey as the Stevens Company office, this brick building is on closer consideration further east than was that now-demolished frame structure. This building can be seen in the 1886 photograph, and in fact probably dates from before 1873, when a building in this position showed up in an atlas map of Ware. It was undoubtedly a manufacturing facility. The building is unusually intact for the south millyard, and the eastern additions are reasonably compatible with it. It contributes to the district in material, style, and association

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50. Stevens Manufacturing Company housing, 39-41 Maple Street, ca. 1860
(Photograph #30, far left background).

Two-story, two-unit frame structure with side-facing gables, brick foundation. Entrances paired left of center under low-pitched door hood on heavy brackets, beveled bay window right of center. Deep eaves with returns; asbestos strip siding; 2/2 lights. Small hip-and-ridge garage left rear.

Appearing for the first time on the 1860 map, this is an unusually picturesque company double house. The asymmetrical facade and bay window are unique among company housing in Ware. Despite re-siding, the building contributes to the district in style and association.

51. Stevens Manufacturing Company mill housing, 31-37 Maple Street, mid-19th century (Photograph #30, center background).

Two-story frame fourplex with side-facing gables, close eaves and returns; wood clapboard siding, brick foundation. Twelve-bay facade; entrance far right, far left, and paired in center. Hip- and ridge-roofed porches with squared columns narrowing toward top. Transomed doors. Six/six lights. Gabled attic dormers over center units. Hip-and-ridge-roofed garages right rear.

This Stevens Company housing block was apparently in place by the time the 1854 map was made. Particularly in conjunction with its cognate structure to the west, this property contributes to the district in material, style, and association.

52. Stevens Manufacturing Company mill housing, 9-15 Maple Street, ca. 1854
(Photograph #30, right foreground).

Same configuration as inventory #51, with small end wings offset at rear corners. Small modern addition right front. Turned rather than square porch posts; no transoms. Wood clapboard siding. Frame hip-and-ridge garage in rear.

This Stevens Company housing block, with its offset rear utility wings, shows clearly on the 1854 map. Despite minor alterations, it contributes to the district in material, style, and association.

53. Stevens Manufacturing Company mill housing, 5-7 Maple Street, ca. 1854
(Photograph #31).

Two-story frame duplex with side-facing gables, stone foundation, irregular fenestration. Left of center, enclosed hip-roofed porch; 1/1 lights, aluminum siding. Concrete-block gabled garage left front.

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This building appears to have been in place by the time the 1854 map was made; at that time, there was an additional building, probably another tenement, on the corner. Despite substantial exterior alterations the building makes a modest contribution to the district in material, style, and association.

54. Stevens Manufacturing Company mill housing, 18-24 South Street, ca. 1840.

Three-story frame structure with side-facing gables, 10 x 4 irregular bays on stone foundation. Paired front entrances, paneled doors with sidelights, Greek fret entablature, corner blocks; flat door hoods with heavy brackets. End entrances have similar hoods; south entrance has no sidelights. Six/six lights, two gabled roof dormers.

This three-story tenement block is unique among the company housing of Ware, not only for its unusual three-story scale but for the function it represents. As pointed out in the Ware survey, the structure resembles the brick boarding house blocks built for unmarried factory operatives by Lowell, Lawrence, and Manchester manufacturers. Most company housing in Ware, though possibly used originally as boardinghouses, survives in the form of double houses or, less frequently, apartments. Only this building and the considerably later brick housing block at 4 Church Street (inventory #32) clearly suggest a boardinghouse function.

The building shows on the 1854 map, but it was probably built in the 1840s for the Gilbert & Stevens partnership. It is therefore perhaps the only surviving structure related to the parent company of the later, separated Gilbert and Stevens manufacturing concerns. It is possible that it is the work of builder N. D. Goodell, who was active in Ware in the 1840s (see inventory #5). Despite considerable deterioration--the building has been vacant for some years--and re-siding with asphalt shingle, the property contributes to the district in surviving material, style, and association.

Intrusions.

24. Ware Fire Station, East Main Street above Park, 1939. (Photograph #16)

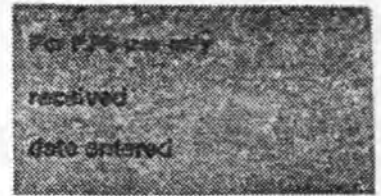
Two-story brick Colonial Revival fire station; five-bay main block with side-facing parapeted gables, small 1 1/2 story side wings with gambrel roofs. Main block is penetrated by four large engine bays; it has a slightly outset central section with front-facing "pediment" and a frame cupola centered in the

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ridgebeam. Other features characteristic of the style are keystoned oculus in the front gable, multi-light sash, pedimented dormers on the side wings, battered lintels, and the red-brick-with-white-trim color scheme.

Ware's fire station has always been located on the edge of millyard. The first station, established in 1881, was located on the south side of Pulaski Street, across South Street from the Otis Mill # 3 (inventory #3). That building was destroyed in the flood of 1936. Three years later, the present engine house was erected on land owned by the Otis Company. The plot had been a small park since the mid 19th century (see inventory #1). The station was designed by architect James A. Britton. It is a handsome Colonial Revival structure. Nevertheless, because it is not yet over fifty years of age, and because its date of construction (1939) postdates the close of the district's period of significance by two years, the fire station is considered a noncontributing element in the district at this time.

40. Citgo Station, Main Street west of Park. This modern service station on the former site of an Otis Company tenement is an intrusion on the district.

41. Former Otis Company tenements, Main Street, third quarter 19th century. (Photograph #23, far right)

Two-(originally three-)story brick tenement with segmental-arched windows, visible behind extensive mid-20th century commercial additions of brick and glass block. Integrity of the 19th century structure is so reduced by these additions that the building cannot be said to contribute to the district, but it is compatible with it in material, scale, and association.

42. Mid-20th century commercial building, Main Street (Photograph #23 center background).

This two-story building is of brick and concrete construction, with extensive plate glass trimmed with fluted metal and glass block. It is a nonperiod intrusion in the district, but relatively unobtrusive due to size, scale, and material similar to those of surrounding buildings.

43. Former Otis Company building, Main and Church Streets, 3rd quarter 19th century (Photograph #23, foreground, and photograph #40).

Like inventory #41, a formerly three-story brick building now reduced to two, with extensive front additions behind the original 10-bay facade with

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segmental-arched windows and stone trim is still visible. The U-shaped plan with two rear ells, which show clearly in the 1873 map, is still apparent in the surviving structure. Both modern storefront additions are of masonry construction. The drugstore at right is beginning to develop some independent significance, with its pristine 1950s metal face, signage, and interior, but significance can as yet be claimed for the modern Colonial Revival banking room on the corner. The structure as it stands does not contribute to the district, but is reasonably compatible with it in material, scale, and association.

49. Twentieth century millyard structure, immediately south of inventory #48 and immediately on Maple Street.

Low-pitched gabled frame shed attached to modern brick, concrete, and glass block shop; structure is an intrusion in the district, but a fairly unobtrusive one, compatible in material, scale, and function with the historic millyard.

ARCHAEOLOGY

No prehistoric sites are recorded within the district. Given the known patterns of prehistoric occupation along the Ware River, it is highly probable that sites did exist; however, the likelihood of significant survivals within the district seems low.

There is significant historic archaeological potential within the district. Archaeological testing and selective excavation can help to document the physical and technical evolution of the mill complex and sequence of building construction. Occupation-related features (trash pits, privies, wells) are likely to survive around many of the company-built houses. Analysis of these deposits would assist in defining the social, cultural, and economic patterns which typified a small, planned industrial community of the 1840s and its subsequent development in response to corporate and ethnic changes.

8. Significance

Ware Millyard Historic District, Ware, Massachusetts

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input checked="" type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) (community development)
Specific dates	1825-1937	Builder/Architect	various	

Statement of Significance (in one paragraph)

The Ware Millyard and Environs Historic District is historically and architecturally significant as a substantially intact 19th century New England factory village core, laid out after the example of Lowell, Massachusetts, and only a few years later than that prototypical New England manufacturing town. Its spine is a rapidly dropping, dammed and diverted river, with large brick and granite mill buildings close in on either side; it includes also a ring of company housing, as well as a zone of significant community institutions set at the interface between the mill district proper and what architectural historian John Coe Jodge called the "bourgeois" section of the planned industrial village.¹ The physical organization and the individual buildings in the district represent the industrial and cultural growth of Ware Village from its initial development by the Ware Manufacturing Company in the 1820s, through the domination of the local economy after 1850 by the Otis, Stevens, and Gilbert textile firms, to the period of diversification and decline in the first quarter of the 20th century. The towered mills and other industrial buildings that dominate the district and document the economic aspects of Ware's growth are little embellished, and make their impression principally by their intact materials and imposing massing close in on either side of the Ware River. The surviving workers' housing is richer in stylistic indicators; it illustrates the movement from the Greek Revival taste of the late 1840s to vernacular manifestation of the later Second Empire, Romanesque Revival, and Colonial Revival styles. The forms of the company housing stock also demonstrate the stratification of the millworker population, as well as several approaches to housing it: double houses, apartments, and boardinghouses.² Institutional and private residential properties adjacent to the mill district proper provide locally outstanding examples of self-conscious architectural styles; these include Greek Revival, Shingle Style, High Victorian Gothic, Queen Anne, and Colonial Revival. Finally, some prototypical patterns of the builders and architects are identified with some of the properties in the district. Massachusetts native Nathaniel Dudley Goodell was trained in the building trades; in the 1840s he won contracts for mills and mill contracts in Ware and spent some five years there before his departure for California in 1849. Like many 19th century builders he eventually came to describe himself as an architect, and became an important practitioner of that profession in northern California.³ Later in the century, commissions for significant institutional buildings brought outside architects to Ware; the three important buildings in the district designed by the firm of Eugene Gardner of Springfield (inventory #s 30, 33, and 44) are an illustration of the importance to a small city firm of return business in a hinterland town.

On the basis of its architectural interest and its evocation of the economic, social, and architectural history of Ware, the Ware Millyard and Environs

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreeage of nominated property approx . 42 acres

Quadrangle name Ware

Quadrangle scale 1:25000

UTM References

A

1	8	7	2	8	0	2	0	4	6	8	2	3	8	0
Zone			Easting				Northing							

B

1	8	7	2	8	0	0	0	4	6	8	1	8	6	0
Zone			Easting				Northing							

C

1	8	7	2	7	5	0	0	4	6	8	1	8	8	0
Zone			Easting				Northing							

D

1	8	7	2	7	7	6	0	4	6	8	2	1	9	0
Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

See continuation sheet

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

state	code	county	code
N/A			

11. Form Prepared By

name/title Patricia Wright, Preservation Consultant

organization Community Development Department date November 1985

street & number 67 Vernon Street telephone 413-586-7790

city or town Ware state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Vallie Talmage

title Executive Director date 9/19/86

State Historic Preservation Officer

For NPS use only

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

William B. Bushong date 11/21/86

for Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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Historic District thus is considered significant in terms of National Register Criterion C, as it embodies the distinctive characteristics of a type, period, or method of construction; and Criterion A, for its associations with events of crucial significance to the local past.

The institutional and nominal center of colonial Ware was not the factory village that dominates the town today, but Ware Center, the crossroads site of the 1750 First Congregational Meeting House, several miles west. However, the falls of the Ware River, the germ of the factory village, were the central economic fact of the town from its earliest times. The very name of Ware derived from the use of fishing weirs by Indians at the falls. The first land grant to a European settler was to Captain Jabez Olmsted, who in 1720 began developing the waterpower at the falls. On a 1795 map of the town, the Meeting House at Ware Center and the mill at the falls were the only structures noted.

In 1821, Holbrook and Dexter of Boston acquired the small mill seats at the falls. Two years later--just as the pioneer industrial community of Lowell, Massachusetts, was beginning to turn out textiles--the Ware Manufacturing Company was incorporated, and began introducing large-scale manufacturing to Ware. The Company established an industrial zone and platted a grid of streets north and west of the river and of the mill district proper; they also reserved an open common between Front Street and the river. Although the Common was subdivided and sold for building lots in the 1840s, when the successor to the pioneer company went into receivership, the open space at its east end was preserved and was eventually developed into Nenameseck Park (inventory #1, photographs 1, 2, and 33).

The main component of the configuration of engineering structures in evidence to the present day--upper dam and millpond, waste gates, a holding pond that was eventually lengthened into a canal, lower dam--are in evidence on the 1825 "Plan of Land and Buildings Belonging to the Ware Manufacturing Company." Later 19th century maps would show an extension of the canal south under Main Street, and a no longer extant network of canals curving through the northeast millyard parallel to the river.

The only architectural resource remaining from the 1820s is the Ware Manufacturing Company office (inventory #2). A hip-roofed, late Georgian vernacular, irregular U-shaped building, it is clearly in evidence on the 1825 map of property owned by the Ware Manufacturing Company. The building, built directly on the street facing Nenameseck Park and Main Street from the northwest corner of the north millyard, was the exposed face of the

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manufacturing complex, at a time when all the rest of the millyard was enclosed within a running picket fence. The building has served the full succession of manufacturers who operated wholly or in part on the north side of Ware River: the Ware Manufacturing Company, which planned the town and built the first (no longer extant) stone mill on the south bank, before going out of business in 1829; its successor, the Hampshire Manufacturing Company, which lasted until the crash of 1837, leaving behind it four mills that had employed 150 people; and finally the Otis Company, which bought the property on the north side of the river and manufactured cotton and woolen goods there until 1937.

The Otis Company was the largest employer in Ware for almost a century. Employment of 1,350 "hands," and a monthly payroll of \$32,000, was reported in 1884. Cotton yard goods were the exclusive product in the early years. In 1865, the company introduced the manufacture of underwear. The functions of the building toward the east end of the north yard, identified in a 1919 fire insurance map, reflects this development (inventory #11). In 1873 the Otis Company built their Palmer mill in Three Rivers, which employed another 650 persons. In Ware, the company's dominance resulted not only in a number of substantial mills, but in company housing totalling 130 units. The bulk of the resources inventoried in this nomination were built by the Otis Company; this includes the oldest extant factory in Ware (inventory #5) and all the company housing north of the river.

The property of the south side of the river was purchased in 1841 by George H. Gilbert and Charles A. Stevens. The original Ware Manufacturing Company mill, built in 1825, was the core of the partners' operation; when they later commenced independent operations, the old mill survived into the 20th century as part of the Stevens Company complex (see inventory #47). In 1846 Gilbert and Stevens added another granite mill, which is no longer extant, west of South Street. Their partnership at first manufactured broadcloth and cloaking. Later they converted to the production of fine flannels, for which they won a first prize at the 1851 London Exposition.

In 1851 the partnership of Gilbert and Stevens was dissolved. Gilbert took the property west of South Street, Stevens that on the east. Of the extensive complex of buildings erected by the Gilbert Company over the remainder of the century, only two facing South Street remain: the 1883-84 weaving sheds and the 1885 office. The handsomeness of these buildings, however--the office in particular is the best-preserved 19th century business building in Ware--effectively express the importance of the Company. In 1884 it was

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reported that the capital stock had grown from \$250,000 to \$600,000 in 17 years; it was also reported that the Company employed about 1,200 hands in Ware and in Gilbertville, a satellite manufacturing village created four miles up the river in 1860.

The dissolution of the partnership of Gilbert and Stevens left the property east of South Street to Charles A. Stevens. A comparison of the physical growth of the two companies as reflected on the 1854, 1860, and 1873 maps indicates that the Stevens Company was the less vigorous of the two. While the Gilbert firm steadily extended its plant west to the bend in the Ware River, the Stevens Company did not significantly expand its complex after the early 1850s. Partly for this reason, proportionately more of the Stevens complex survives than is the case with the Gilbert Company; the surviving resources include a cluster of company housing (see inventory #s 50-54). These buildings, though more numerous, are much less intact than the two excellent Gilbert Company examples. However, the dense ad-hoc grouping of brick factories on the southeast bank, and the closely associated workers' housing across the street from them, is effective in conveying the 19th century importance, tertiary though it might be in Ware, of the Stevens Company. In 1886 it was reported that the Stevens Company, under the direction of Charles A. and his son Charles E., was producing white and opera flannels and ladies' dress goods, and employing about 175 hands. It is unfortunate that the home of Charles A. Stevens, which occupied an eminence overlooking the milliard, does not survive to complete the tableau as it did in an 19th century view.

The architectural resources left by these companies reflect the development of industrial Ware over the course of almost a century. The resources of the Otis Company are most intact, including as they do the ca. 1825 office left by the predecessor firms, mills dating from 1845 to the early 20th century, and workers' housing dating from the 1840s to the 1880s. The loss of the upper stories of the main block and stairtowers on mill #3 has perhaps been less serious in terms of overall massing than in terms of loss of detail. The corbelled tables, narrow round-arched lights, pyramidal roofs, and iron vanes and finials visible in an 1884 photograph of the milliard were--together with the crenellated top on the mill #1 stairtower and the door hoods on the office building--the principal evidences in the north milliard of an interest in the ornamental aspect of architecture (photograph #26). However, the elaborate brickwork of the Otis Company repair shop (inventory #6), and the even more impressive Gilbert Company office south of the river, are outstanding surviving examples of an interest in ornament, and of the prosperity of the post-Civil War period.

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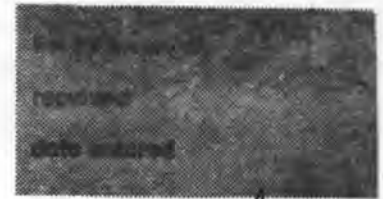
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Interest in architectural style is also apparent elsewhere in the district. Housing built by the Otis Company reflects the successive attractions of the Greek Revival, Second Empire, and Romanesque styles (inventory #s 26-30, 32, and 35-38). A more elaborate version of the Greek Revival--indeed, one of the most elaborate in Ware--is the temple-fronted Richardson house of ca. 1845. Like the granite mill, this house across from the millyard documents the town's growing recovery in the wake of the financial crash of 1837. Even more directly, since the Richardson house was a private residence, the community institutions that abut the northern edge of the factory neighborhood attest to Ware's professional and community pride during the last quarter of the 19th century. The Young Men's Library Association and the Congregational Chapel, built side by side on Church Street in 1881, are fine examples of the High Victorian Gothic and Queen Anne modes. Trinity Episcopal Church, built later in the same decade, is an equally impressive church at Church Street and Otis Avenue and is an outstanding example of the institutional Queen Anne style in Ware. The 20th century institutional buildings that fall within the boundaries of the district--the bungalow Colonial Revival-style Social Science Club of 1914, and the Georgian-derived Colonial Revival Fire Station of 1939 (the latter is considered noncontributing because its age postdates the district's period of significance by two years)--are also distinguished buildings in the local context.

The architects of these buildings are known in relatively few cases. As noted in the individual inventory entries in the Section 7 description, Springfield architect Eugene Gardner, or his firm, are credited with the Young Men's Library Association, the Congregational Chapel, and the Methodist Episcopal Church: an unusually important cluster that displays an attentive cultivation of small-town clients by a firm based in a nearby city. Architects Gay and Proctor designed the 1923 reading room addition to the Young Men's Library Association; James A. Britton designed the Fire Station.

More information is available on an important and illustrative 19th century builder-architect, Nathaniel Dudley Goodell. Goodell was born in Belchertown in 1821. He was trained as a carpenter and joiner in Amherst; he later worked in Springfield and returned to his native town, where he was responsible for a town hall and several residences. Before his departure for California in 1849, Goodell is reported to have spent five years in Ware. In late 19th century biographical essays for which Goodell himself was probably the source, he is variously reported to have contracts for "three large factories and several hundred houses"⁴ or "two or three large factories and one or two hundred houses, etc."⁵

Continued

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Inventory—Nomination Form**

Ware Millyard Historic District
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Three factories were indeed built in Ware in the mid 1840s. These included the Otis Company's 1845 replacement of the original Ware Manufacturing Company mill at the east end of the millyard; the 1845 structure is no longer extant, but a fragment of its stone basement story is visible in the rear of the 1916 mill (inventory #14). Also in 1845 the Otis Company added what is now known as mill #1 (the Granite Mill, inventory #5). Finally, in 1846 the Gilbert and Stevens Company added their brick mill (no longer extant) on the south side of the river, west of South Street: in view of the first reference cited above, it is possible, though by no means certain, that Goodell worked for that firm as well as for the Otis Company.

In any case, the correspondence between these building dates and Goodell's reported activity in the town of Ware document his prominent role in the major building campaigns of the mid 1840s, as well as the attribution to him of the oldest surviving mill in the village. His responsibility for particular mill housing projects is less clear. The several hundred units reportedly built in the 1840s were undoubtedly supplemented, and in some cases replaced, by later 19th century projects, since most units now standing in the town were built after Goodell's departure for the gold fields in 1849. However, since he may have worked for both the Town's large manufacturers, any of the housing units appearing on the 1854 map, and which are not known to predate 1840 or postdate 1849, are possibilities for attribution.

Particularly likely attributions, on the basis of a firm Greek Revival style that appears to push them back into the 1840s, are the large frame housing units on Otis Avenue (inventory #s 26-30) and possibly the Gilbert and Stevens boardinghouse block on South Street (inventory #54). There is also indirect evidence of activity by Goodell in Ware's private sector: an undocumented photograph in the Jones Library in Amherst shows a temple-fronted Belchertown residence with an unusual pediment light, attributed to Goodell. The building shows similarities to three such houses built in the 1840s in Ware. One of them, which has been demolished, was built for millowner George H. Gilbert. Another still stands within the present historic district (the Richardson house, inventory #23).

Goodell's later career, while tangential to the history of Ware, is paradigmatic of the ambitious, entrepreneurially inclined builder-architects who were among the primary purveyors of popular American architecture in the later 19th century. Although the late biographical sources give a positive account of Goodell's experience in Ware, there is evidence that it was otherwise. Hampshire County land records show "Nathaniel D. Goodell of Ware

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in said County, Carpenter," declared an insolvent debtor and his property assigned by the court in 1847.⁶ This failure may have contributed to Goodell's decision, two years later, to migrate to California. After an unsuccessful attempt at prospecting for gold, he established himself as a carpenter in Sacramento in the 1850s. He did not list himself as an architect in local directories until the late 1860s, but in the 1870s he achieved considerable prominence. By the time his biographical sketch was published in Winfield Davis' History of Sacramento County in 1890, Goodell had to his credit an impressive list of institutional, commercial, and residential buildings, and was clearly perceived as a professional architect. He was said, in fact, to have undertaken "a systematic study of architecture, perfecting himself in the art," as a young builder in Belchertown.⁷ Goodell retired from his recently formed practice with Frank Schardin in 1894. He died in 1895.

A final issue that should be made explicit in a consideration of the significance of the district is the interdependence of the mill district proper and the neighboring institutions. Physical proximity itself, of course, suggests an awareness on the part of those who sited the institutions that significant potential membership was to be found in the densely populated mill neighborhoods. In many cases, however, the link between mill management and local institutions was direct. These links suggest a paternalistic policy on the part of the companies, designed to foster a civic and cultural environment contributing to worker content.

There are a number of evidences of this policy. As noted above, the factory village was physically created by the Ware Manufacturing Company, which transformed it from a mill seat and river crossing to a tiny platted town with a public common. The Ware Manufacturing Company also provided land and matching funds for the first church in the village, the Second Congregational Meeting House two blocks north of the present district. One of the predecessors to the Young Men's Library Association was the "Mechanics and Manufacturing Library," managed by the local manufacturing interests from 1824 to 1861. One of the large donors to the present Young Men's Library Association building was J.H. Grenville Gilbert, one of the officers of the Gilbert Company. J.H.G. Gilbert was later donor of Grenville Park, included in Ware's Church Street Historic District; that park was clearly designed on the Olmstedian model of a meeting ground of classes. The Social Science Club was formed in 1885 to expose the women of Ware to principles of home economics, and might thus be considered a pendant to the Young Men's Library Association (which was of course open to women as well); the club's first meeting place in a Main Street building was provided by Otis Company, and the 1914 Clubhouse

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was built on Otis Company property. Finally, as observed in the inventory, the two fire stations in Ware's history were both sited on the edge of the north millyard. The present 1939 station was built on land that had been owned, again, by the Otis Company; land which, in fact, the Company had been content to see in use as a public park for almost a century. The siting of the stations undoubtedly reflects not only self-interest on the part of the manufacturers but a recognition on the part of the town that it was in its interest to provide the strongest possible protection to the millyards.

After World War I, the Ware manufacturers were progressively weakened by competition from the southern textile industry. Failure to modernized equipment may have also played a role in Ware's industrial decline. The Stevens Company, always the smallest of Ware's three mills, was sold in 1918; it was reorganized as the Ware Woolen Company, but lasted only in the late 1920s under new management. The Gilbert Company, too, closed its mills in Ware and Gilbertville in 1929. The Otis Company sold off its underwear unit in 1927 and managed to survive the worst of the Depression before finally going under in 1937. When the Otis Company was liquidated the mills were employing only 600 hands, down from a peak of 2,500 workers in the pre-World War I years. After the final closure, a thousand citizens contributed to a successful local effort to purchase and lease the Otis mills. Calling itself "The Town That Can't Be Licked," Ware received nationwide attention, including coverage in Life magazine, for its efforts. These were to some degree successful in attracting new businesses and deflecting the worst of the unemployment resulting from the Otis closure. The millyards today are about 60% occupied and account for a significant portion of Ware's employment.

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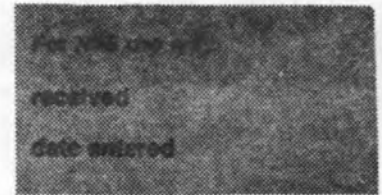
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Footnotes:

1. John Coolidge, Mill and Mansion: A Study of Architecture and Society in Lowell, Massachusetts, 1820-1865. Columbia University Press, New York, 1942.

2 It should be noted that at least some of the dwellings that are in use as double houses today, and are so identified in the inventory, have probably been converted from original boardinghouses.

3. Periodical references to Nathaniel Dudley Goodell, who is discussed at greater length later in this significance statement, are supplied by B. Joseph Sgromo, a graduate student in art history at California State University in Sacramento. Mr. Sgromo has done substantial research on 19th century builders and has additional information on Goodell. The Jones Library in Amherst, Massachusetts, possesses considerable material pertaining to the Goodell family.

4. Winfield J. Davis, History of Sacramento County, 1890, p. 270.

5. California Architect and Building News, July 1884.

6. Hampshire County deed book 117, p. 120.

7. Davis, loc. cit.

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9. Major Bibliographic References

Chase, Arthur, History of Ware, Massachusetts. Cambridge: The University Press, 1911.

Conkey, John A., and Dorothy Dunham, History of Ware, Massachusetts, 1911-1960. Barre: Barre Gazette, 1961.

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

County Atlas of Hampshire, Massachusetts, 1873, surveyed by F. W. Beers, consulted at Forbes Library, Northampton, Massachusetts.

Hengen, Elizabeth Durfee, Ware: An Architectural and Historical Overview (Ware Comprehensive Survey, 1983, on file with Ware Historical Commission and at Young Men's Library Association, Ware).

Eddy, George W., Ware Illustrated with Pen and Camera, vol. 2, 1886

Gay, W. B. Gazetteer of Hampshire County: 1654-1887. Syracuse, 1886.

Original Land Records in Hampshire County Registry of Deeds, Northampton, Massachusetts.

Plan of the Town of Ware, 1795, consulted at Forbes Library, Northampton, Massachusetts.

Ware Directories, 1888-1920, in collection of Young Men's Library Association, Ware.

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National Park Service**

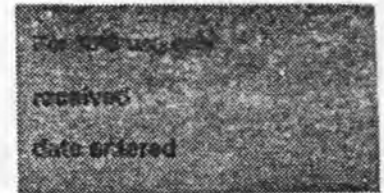
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10. Verbal Boundary Justification

The boundaries of the proposed district are represented by the dotted line on the enclosed sketch map.

Boundaries were drawn to include the entirety of the relatively intact group of industrial structures north of the Ware River and south of Main Street, along with the surviving 19th century mill and mill-related buildings on the south bank of the Ware River on either side of South Street; they were extended to include the upper dam northeast of the millyard, and the most intact and cohesive groups of company houses in Ware, those along Otis Avenue and Canal Street. The other properties included fall into two categories: either they are enclosed within these primary zones (i.e., properties 41-44 on the north side of Main Street, which in their altered or rebuilt state cannot be said to contribute to the district, but are inseparable from it); or, alternatively, they are immediately adjacent to the primary zones and, as properties individually eligible for the National Register, make an outstanding contribution to the district (e.g. properties 1,45,33, and 30 on Main and Church Streets; and properties 21,22 and 23 on Park Street).

The boundaries were not extended further north on Church Street because of the presence of conspicuously altered buildings immediately north of those inventories. The boundaries were not extended west on Pleasant Street because, although that street contains several eligible buildings, it is not visually connected with the mill neighborhood, nor are most of the residences historically associated with the mills; nor, finally, are the individually eligible properties on Pleasant Street immediately adjacent to properties that are included in the district. The Park Street boundary was drawn north of property #21, which is individually eligible, because of a drop-off in the level of integrity in structures further north. Boundaries were not extended to include surviving mill housing north of Main Street on the east side of the river because of uneven integrity and distance from the main mill complex. On the south bank, boundaries were drawn closely around the surviving resources of the Gilbert Company and stop at the parking lot that forms a natural break to the south of inventory #45. The boundaries were also drawn closely around the inventoried mill housing on the east side of South Street, south of Maple; again there are scattered examples of mill-related buildings further south, but their connection with the district is weakened by factors of distance, loss of integrity, and intrusion. The eastern boundary of the south millyard itself is drawn at inventory #48. This represents the extent of the pre-1950 millyard; immediately east of the 1940s addition to inventory #48 is a 1955

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Ware Millyard Historic District

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concrete block utility building, which would probably be considered an intrusion in any further extension of the boundaries. Such an extension might be considered when the handsome brick power plant of 1948, at the eastern end of the south yard, approaches age-eligibility in the 1990s. Finally, the southern and eastern boundary, from inventory #48 to inventory #20 (th upper dam complex), follows the southern and eastern bank of the Ware River because the river itself, with its associated engineering structures, falls, mill pond, free-running channels, and natural vegetation is the spine of the district, making a very strong contribution to its integrity and to the sense of time and space it provides.

Specifically, beginning at the southwest corner of the Young Men's Library Association, northeast corner of Main and Church Streets, and proceeding north along Church Street, following rear lot lines to the northwest corner of 6 Church Street; thence turning to follow the northern (side) lot line of 6 Church Street at Otis Avenue; following the southern curblin of Otis Avenue from the Methodist Episcopal Church to 9-11 Otis Avenue; thence turning north to follow the rear lot lines of 14-18 Park Street to the Social Science Club at the northwest corner of Park and Pleasant Streets; thence traveling east along the northern (side) lot line of the Social Science Club to Park Street, crossing Park Street and continuing east to the western bank of the Ware River; thence proceeding north along the Ware River's lower millpond to the rear of the upper dam complex (north of Main and Canal Streets); turning east to encompass the dam complex and traveling to the eastern bank of the Ware River; thence turning south to follow the eastern and, subsequently, southern banks of the river to the eastern lot line of the Stevens Manufacturing Company mill building on the southern shore of the Ware River; thence turning south to travel to the northern curb line of Maple Street; thence turning west to follow that curblin to 39-41 Maple Street; crossing Maple Street to follow the eastern (side) and southern (rear) lot lines of 39-41 Maple Street, proceeding westerly to the rear lot line of 5-7 Maple Street; thence turning south to follow the eastern (rear) lot line of 18-24 South Street, turning at the southern (side) lot line of same and traveling west across South Street to the southwestern corner of the Gilbert Company weaving shed lot; thence turning north to return to the southern bank of the Ware River, turning east to follow that riverbank to the South Street bridge, then turning north to follow the western curblin of South Street to its intersection with Pulaski Street; crossing to the eastern side of Pulaski Street and traveling northwestward along the western boundary of Nenameseck Park and thence to Main Street and the southwest corner of the Young Men's Library Association.

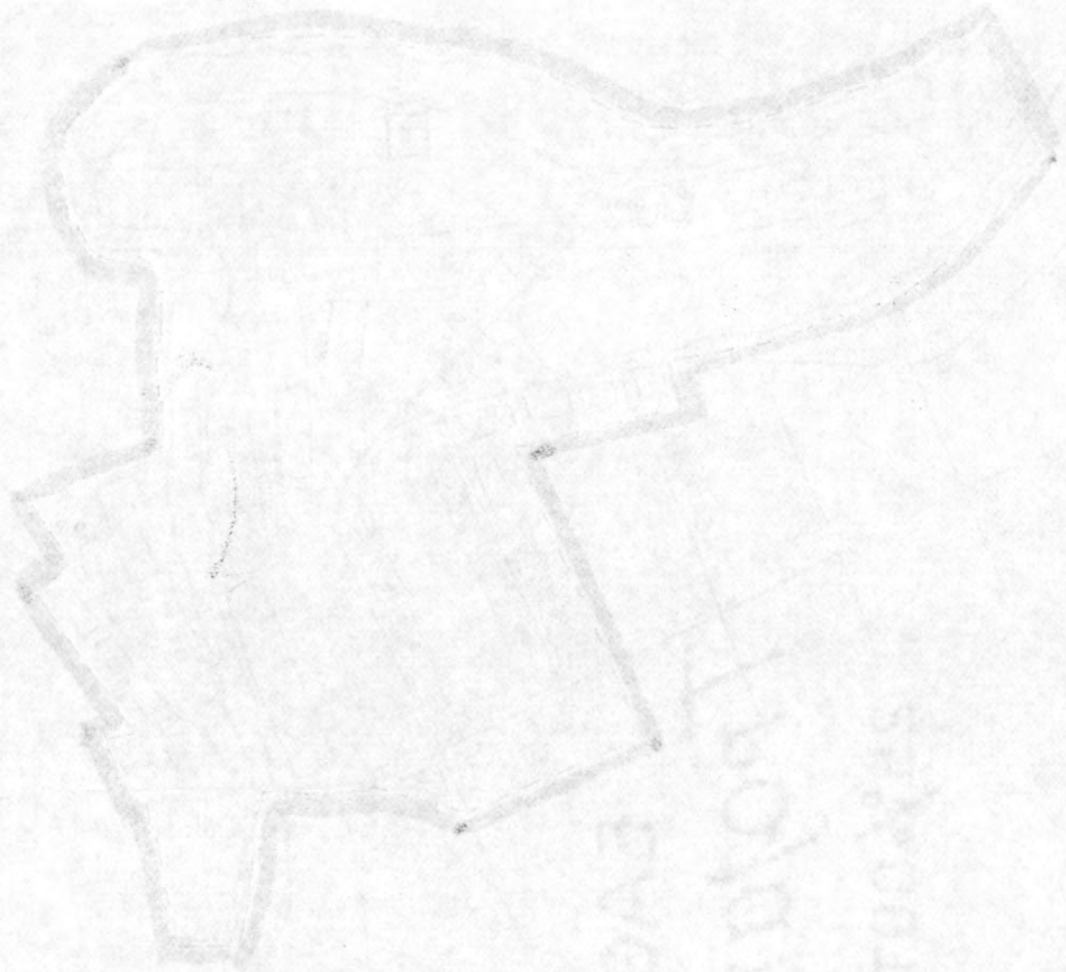
There are no assessors' maps for the town of Ware, so a sketch map of the district must suffice to show the boundaries of the district. The sketch map is not drawn to scale.

~ WARE MILLYARD AND ENVIRONS HISTORIC DISTRICT ~

WARE, MASS.

- SKETCH MAP -
(not to scale)





ROYAL BOLL
EVAPORATE-A
SUPPORTING PAPER

APR 9 1986

WARE MILLYARD HISTORIC DISTRICT, WARE, MASSACHUSETTS
DISTRICT DATA SHEET

<u>Inventory #</u>	<u>Photo #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>
1	1,2,33	Nenameseck Park	intersection of Main, Church, South, & Pulaski Sts.	3rd quarter, 19th c.
2	1,2,34	Ware Manufacturing Co. store & counting room	South & Main Sts., southwest corner	ca. 1820
3	3,4,5	Otis Company Mill #3	north bank of Ware River	1856 (with 1869, 1886, and 1945 additions)
4	6,35	Middle Dam	Ware River, betw. Otis Mill #3 & Stevens new mill	ca. 1861 (with 20th c. repairs & additions)
5(NR 1982)	3,7,8,36	Otis Company Mill #1	north bank of Ware River	ca. 1845
6	9	Otis Company Repair Shop	millyard	ca. 1880
7	10	Otis Co. Rib Knitting Building	millyard	early 20th c.
8	8	Otis Co. Boiler House	millyard	late 19th c.
9		Otis Co. Powerhouse	lower millpond	ca. 1925
10		Otis Co. hosiery finishing building	north bank of Ware River	ca. 1910
11		Otis Co. underwear finishing mill building	north bank of Ware River	ca. 1915
12		Otis Co. dye house	north millyard	1886
13		Otis Co. store house	north millyard near Main Street	ca. 1915
14	11	Otis Co. New Mill	north millyard near Main Street	1916
15	12,37	Otis Co. tenements	1-3 Canal Street	ca. 1878

WARE MILLYARD HISTORIC DISTRICT, WARE, MASSACHUSETTS
DISTRICT DATA SHEET

<u>Inventory #</u>	<u>Photo #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>
16	12	Otis Co. tenements	5-7 Canal Street	ca. 1870
17	12	Otis Co. tenements	9-17 Canal street	ca. 1870
18	12	Otis Co. tenements	21-27 Canal Street	ca. 1870
19		Otis Co. tenements	29-31 Canal Street	ca. 1875
20		Upper Dam Complex	Ware River, north of Main and Canal Streets	19th c., with 20th c. repairs & additions
21	13	Social Science Club	northwest corner, Pleasant and Park Streets	1914
22	14	Trinity Episcopal Church	southwest corner, Pleasant and Park Streets	1888-1889
23	15, 37	Clara & Ebenezer Richardson House	20 Park Street	ca. 1845
24	16	Ware Fire Station	East Main Street	1939 (NC)
25	17	Otis Co. tenements	14-18 Park Street	ca. 1850
26	18, 38	Otis Co. housing	9-11 Otis Avenue	ca. 1845
27	18, 38	Otis Co. housing	15-17 Otis Avenue	ca. 1840
28	18, 38	Otis Co. housing	21-23 Otis Avenue	ca. 1840
29	18, 38	Otis Co. housing	27-29 Otis Avenue	ca. 1840
30	19,39	Methodist-Episcopal Church	13 Church Street	1897-1898
31		Otis Company house	6 Church Street	ca. 1860-1870
32	20	Otis Company house	4 Church Street	ca. 1870

WARE MILLYARD HISTORIC DISTRICT, WARE, MASSACHUSETTS
DISTRICT DATA SHEET

<u>Inventory #</u>	<u>Photo #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>
33	20	Congregational Society Chapel	2 Church Street	ca. 1881
34	21	Otis Company House	3-5 Church Street	ca. 1854
35	21	Otis Co. House	7-9 Church Street	ca. 1900
36	22	Otis Co. brick tenements	22-28 Otis Avenue	1887
37	21	Otis Co. brick tenements	14-20 Otis Avenue	1887
38	21	Otis Co. brick tenements	6-12 Otis Avenue	1887
39	17	Otis Co. housing	2-12 Park Street	ca. 1870
40		Citgo Station	Main Street	mid 20th c. (NC)
41 (NC)	23	former Otis Co. tenements	Main Street	third quarter, 19th c., now fronted by extensive 20th c. addition
42	23	commercial building	Main Street	mid 20th c. (NC)
43	23, 40	former Otis Co. building	Main & Church Streets	3rd quarter, 19th c., with extensive alterations, ca. 1950 (NC)
44	3,24,25, 41	Young Men's Library Association	Main & Church Streets	1881/1923
45	26	Gilbert Co. Office	15 South Street	1885
46	26, 27	Gilbert Co. weaving sheds	South Street	1883/1884
47	28,42	Stevens Manufacturing Co. mill complex	South Street	ca. 1851, with 1885 and 1938 additions
48	29,42	Stevens Manufacturing Company mill building	Maple Street	ca. 1873, with 20th c. additions

WARE MILLYARD HISTORIC DISTRICT, WARE, MASSACHUSETTS
DISTRICT DATA SHEET

<u>Inventory #</u>	<u>Photo #</u>	<u>Historic Name</u>	<u>Street Address</u>	<u>Date of Construction</u>
49		millyard structure	Maple Street	mid 20th c. (NC)
50	30	Stevens Manufacturing Co. housing	39-41 Maple Street	ca. 1860
51	30	Stevens Manufacturing Co. mill housing	31-37 Maple Street	mid 19th century
52	30	Stevens Manufacturing Co. mill housing	9-15 Maple Street	ca. 1854
53	31	Stevens Manufacturing Co. mill housing	5-7 Maple Street	ca. 1854
54		Stevens Manufacturing Co. mill housing	18-24 South Street	ca. 1840

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Substantive Review

Ware Millyard Historic District
Hampshire County
MASSACHUSETTS

Working No. 4/9/86
Fed. Reg. Date: 2/2/88
Date Due: 11/23/86
Action: ACCEPT 11-21-86
 RETURN
 REJECT
Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Locally significant mill village modeled closely after the Lowell, Mass., example. Contains relatively intact collection of industrial and institutional and residential architecture. District development historically associated with growth of textile industry in the region.

Record Criteria Accept A+C
Reviewer Savage
Discipline Architectural History
Date 11/20/86

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

The period of significance, 1825-1937, is clearly reflective of a closed chapter of local development history which ended with the closing of the Otis Company in 1937. The period is therefore justified in accordance with the National Register policy regarding districts with a period of significance extending to the last 50 years. Earlier return comments have been sufficiently addressed in the resubmission.

1. Name

2. Location

3. Classification

Category Ownership
Public Acquisition

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair
- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period Areas of Significance Check and justify below

Historical archaeological significance has not been sufficiently justified.

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

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

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

LANDSCAPE NOMINATIONS: REVIEW QUESTIONS

Property: WAGE MILLYARD HISTORIC DISTRICT

Date: 11/20/86

State, Co.: MA, HAMPSHIRE

Reviewer: Spurge

Yes No Unclear See Return Sheet

Is there a Cultural Landscape?

1. Does the property possess actual or potential significance as, or for including, a designed landscape?

X — — —

2. Does the property possess actual or potential significance as, or for including, a cultural landscape other than one designed?

— — X —

3. Is there an area within the larger nominated resource that should be considered a cultural landscape? If so, circle below:

X — — —

park town square agricultural lands open space designed landscape
distinctive natural features spacial arrangement other:

Description

4. Is the landscape described?

sec 7 → X — — —

5. Is the relationship of the landscape to the resource as a whole adequately discussed?

— X — —

6. Is the landscape's historic and present character discussed?

— X — —

7. Is historic integrity adequately assessed?

— X — —

8. Are contributing and non-contributing features of the landscape identified?

— X — —

Significance

9. Is "Landscape Architecture" checked as an area of significance?

— X — —

10. If "Landscape Architecture" is checked as an area of significance, is it adequately justified and documented in the statement of significance?

— — — —

11. Is the significance of a landscape discussed in the narrative, but not represented by an appropriately checked area of significance?

yes
the sig. of park is justified for
dist. A, hist. assoc. w/ company plan and
map, but this is not documented
adequately.

12. Is there potential significance of a cultural landscape which is neither checked in an area of significance nor discussed in the statement?

— — —

Boundary

13. Does the property include large areas of open space (not architect-designed, such as parks) without any buildings, structures, objects, or archeological sites?

— — —

14. Is there a boundary justification explaining the inclusion of open space?

— — — —

15. Is the boundary discussion adequate?

— — — —

Model Nominations

16. Could this nomination, or any portion of the documentation be used as a good example? Please specify.

probably not
— — — —

Other Comments:



Name: Ware Millyard and Environs Historic District -
Nenameseck Park and Ware Manufacturing Company
store and counting room, properties # 1 and 2
Location: corner South and Main Streets, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northwest
Photograph #: 1 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Nenameseck Park and Ware Manufacturing Company
counting house, properties # 1 and 2

Location: corner South and Main Streets, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: detail view from west-northwest

Photograph #: 2 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis mills # 3 and 1 and middle dam of Ware
River, properties # 3, 4, and 5

Location: Ware River near South Street, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from west

Photograph #: 3 of 42

APR 9 1986

WAR
FACTORY KIDS

WILTON
ATHLETIC
CLOTHING
OUTLET

**CHILDREN'S
CLOTHING**

459-127

Name: Ware Millyard and Environs Historic District -
Otis mill # 3, property # 3
Location: north side Ware River near South Street
Bridge, Ware, Hampshire County, Massachusetts
Photograph by: Patricia Wright
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: detail view of northwest door, from north
Photograph #: 4 of 42

APR 9 1980



Name: Ware Millyard and Environs Historic District -
Otis mill # 3, property # 3
Location: north side Ware River below middle dam, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: detail view of water power outlet, from
northwest
Photograph #: 5 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
middle dam on Ware River, property # 4
Location: Ware River above South Street bridge, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph : November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northwest
Photograph #: 6 of 42

ARK 9 1986



Name: Ware Millyard and Environs Historic District -
Otis mill # 1 (granite mill), property # 5
Location: north side Ware River east of mill # 3, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northwest
Photograph #: 7 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis mill # 1 additions and power house,
properties # 5 and 9
Location: north side of Ware River north of mill #1,
Ware, Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northwest
Photograh #: 8 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company repair shop, property # 6

Location: north millyard north of mill # 1, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from east

Photograph #: 9 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company rib knitting building, property # 7
Location: north millyard north of repair shop, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northwest
Photograph #: 10 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company new mill, property #14
Location: north millyard near Main Street, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wirght
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northwest
Photograph #: 11 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company tenements, properties # 15 - 18
Location: Canal Street, Ware, Hampshire County,
Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from southwest
Photograph #: 12 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Social Science Club, property # 21
Location: northwest corner Pleasant and Park Streets,
Ware, Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from south
Photograph #: 13 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Trinity Episcopal Church, property # 22
Location: southwest corner Park and Pleasant Streets,
Ware, Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from south
Photograph #: 14 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Clara and Ebenezer Richardson house, property #23

Location: 20 Park Street, Ware, Hampshire County,
Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from east

Photograph #: 15 of 42

APR 9 1986



1939

WARE FIRE DEPT

Name: Ware Millyard and Environs Historic District -
Ware Fire Station, property # 24

Location: East Main Street above Park, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from south

Photograph #: 16 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company tenements, property # 25

Location: 14 - 18 Park Street, Ware, Hampshire
County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from northeast

Photograph #: 17 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company housing, properties # 26 - 29
Location: 9-11, 15-17, 21-23, 27-29 Otis Avenue, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from southeast
Photograph #: 18 of 42

APR 9 1986



WARE SENIOR
DROP-IN CENTER

OTIS AVE

NO PARKING
8:00 - 5:00

Name: Ware Millyard and Environs Historic District -
Methodist-Episcopal Church, property #30
Location: northeast corner Church Street and Otis Avenue,
Ware, Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from southwest
Photograph #: 19 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Congregational Chapel and Otis Company housing,
properties # 33 and 32

Location: 2 and 4 Church Street, Ware, Hampshire
County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from south

Photograph #: 20 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Methodist-Episcopal Church and Otis Company
housing, properties # 30, 35, and 34
Location: Church and Otis, 7-9 and 3-5 Church Street,
Ware, Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from south
Photograph #: 21 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Otis Company brick tenements, properties # 38,
37, and 36

Location: 6-12, 14-20, 22-28 Otis Avenue, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from east

Photograph #: 22 of 42

APR 9 1986



Name: Ware Millyard and Environs Histroic District -
former Otis Company tenements and intrusion,
properties # 43, 42, 41

Location: Main Street, Ware, Hampshire County,
Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from west

Photograph #: 23 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Young Men's Library Association, property # 44
Location: northwest corner Main and Shurch Street, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: April, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from west
Photograph #: 24 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Young Men's Library Association, property # 44
Location: northwest corner Main and Church Street, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: interior view of ceiling trusses
Photograph #: 25 of 42

APR 9 1986



SHIPPING
DEPT
USE NEXT GATE

Name: Ware Millyard and Environs Historic District -
Gilbert Company office, property # 45
Location: 15 South Street, Ware, Hampshire County,
Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: view from northeast
Photograph #: 26 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Gilbert Company weaving sheds, property # 46
Location: South Street at Ware River, Ware,
Hampshire County, Massachusetts
Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical Co
Commission, Ware, Massachusetts
Description: view from northeast
Photograph #: 27 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Stevens Manufacturing Company mill complex,
property # 47

Location: Maple Street above South, Ware, Hampshire
County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from west

Photograph #: 28 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Stevens Manufacturing Company mill building,
property # 48

Location: Maple Street east of main mill complex, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from west-southwest

Photograph #: 29 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Stevens Manufacturing Company housing, properties
50, 51, 52

Location: 39-41, 31-37, 9-15 Maple Street, Ware,
Hampshire County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from northwest

Photograph #: 30 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
Stevens Manufacturing Company housing,
property # 54

Location: 18-24 South Street, Ware, Hampshire
County, Massachusetts

Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: view from northwest

Photograph #: 31 of 42

APR 9 1986

Name: Ware Millyard and Environs Historic District -
1878 map of area

Location: Ware, Hampshire County, Massachusetts

Copy Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: detail of map in collection of Young Men's
Library Association, Ware, Massachusetts

Photograph #: 32 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
ca. 1886 view of Nenameseck Park and Young Men's
Library Association building
Location: Main and Church Streets, Ware, Hampshire
County, Massachusetts
Copy Photograph by: Patricia Wright
Date of Photograph: April, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: copy of plate in C. Eddy's Ware Illustrated
in Pen and Camera
Photograph #: 33 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
ca. 1886 view of Otis Company (formerly Ware
Manufacturing Company) counting house
Location: Main and South Streets, Ware, Hampshire
County, Massachusetts
Copy Photograph by: Patricia Wright
Date of Photograph: April, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: copy of plate in G. Eddy's Ware Illustrated
in Pen and Camera
Photograph #: 34 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
historic view of middle dam on Ware River,
property # 4

Location: Ware River above South Street bridge, Ware
Hampshire County, Massachusetts

Copy Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: copy of photograph in collection of Young
Men's Library Association, Ware, Massachusetts

Photograph #: 35 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
historic view of Otis mill # 1 (granite mill),
property # 5

Location: north millyard, Ware, Hampshire County,
Massachusetts

Copy Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: copy of photo in collection of Young Men's
Library Association, Ware, Massachusetts

Photograph #: 36 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
historic view of Canal and Park Streets
Location: Ware, Hampshire County, Massachusetts
Copy Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: copy of photo in collection of Young Men's
Library Association, Ware, Massachusetts
Photograph #: 37 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
ca. 1887 view of Otis Avenue housing
Location: Ware, Hampshire County, Massachusetts
Copy Photograph by: Patricia Wright
Date of Photograph: November, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: copy of photo in collection of Young Men's
Library Association, Ware, Massachusetts
Photograph #: 38 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
historic interior of Methodist-Episcopal Church,
property # 30

Location: Church Street and Otis Avenue, Ware, Hampshire
County, Massachusetts

Copy Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: copy of photograph in collection of Young
Men's Library Association, Ware, Massachusetts

Photograph #: 39 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
historic view of property # 43

X Location: Main and Church Streets, Ware, Hampshire
County, Massachusetts

Copy Photograph by: Patricia Wright

Date of Photograph: November, 1984

Description: copy of photograph in collection of Young
Men's Library Association, Ware, Massachusetts

Photograph #: 40 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
ca. 1886 view of Young Men's Library Association
building, property # 44
Location: Main and Church Streets, Ware, Hampshire County,
Massachusetts
Copy Photograph by: Patricia Wright
Date of Photograph: April, 1984
Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts
Description: copy of plate in G. Eddy's Ware Illustrated
in Pen and Camera
Photograph #: 41 of 42

APR 9 1986



Name: Ware Millyard and Environs Historic District -
historic view of Stevens mill complex,
properties # 47 and 48

Location: Maple Street above South, Ware, Hampshire
County, Massachusetts

Copy Photograph by: Patricia Wright

Date of Photograph: November, 1984

Location of Negative: collection of Ware Historical
Commission, Ware, Massachusetts

Description: copy of photograph in collection of Young
Men's Library Association, Ware, Massachusetts

Photograph #: 42 of 42

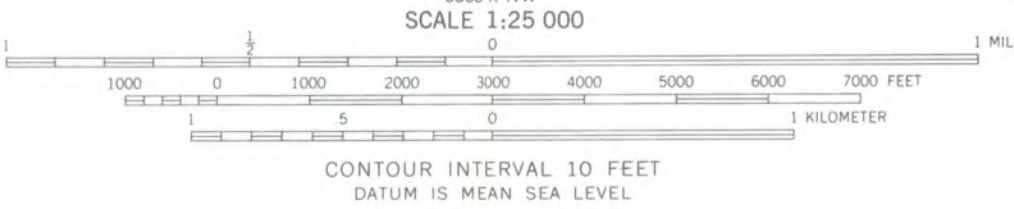
APR 9 1986

1185-10
UNIVERSITY
STORE
\$250



Ware Milliard Historic District
Ware, Massachusetts
Ware Quadrangle 1:25,000
A: 18/728020/4682380
B: 18/728000/4681860
C: 18/727500/4681890
D: 18/727760/4682190

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Massachusetts Geodetic Survey
Topography by planetable surveys 1943-44. Revised from aerial
photographs taken 1968. Field checked 1969
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid, zone 18



ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light-duty road, all weather, improved surface
Unimproved road, fair or dry weather
State Route

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Areas covered by dashed light-blue pattern are subject to controlled inundation

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



WARE, MASS.
N4215-W7207.5/7.5
1969
AMS 6568 I SW-SERIES V814

VOZ
RECEIVED BF

OCT 31 1985

MASS. HIST. COMM.

SHOE COMPANY INC. 15 South Street, P.O. Box 777, Ware, MA 01082 Tel. 413-967-3511



October 30, 1985

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Att: Valerie A. Talmage
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Dear MS. Talmage,

Re: Millyard Historic District
Ware, Massachusetts
15-17 South Street
Ware Historic District

Thank you for your letter of October 10, 1985

I, Edward J. Urban, am the sole owner of properties
located at 15-17 South Street, Ware, Massachusetts.

Please be advised that I object and do not want my
property to be listed.

Very truly yours,

AMERICAN ATHLETIC SHOE CO., INC.

Edward J. Urban
President

EJU/jw

Hampshire County

Sworn and subscribed to before me this 30th day of October 1985.

Raymond J. St. George, Notary Public
My Commission Expires July 22, 1988

APR 9 1986

32

RECEIVED

TRINITY EPISCOPAL CHURCH
P.O. Box 447
Ware, MA 01082

JAN 14 1986

MASS. HIST. COMM.

To: State Historic Preservation Officer
Re: 17 & 20 Park Street
Ware Historic District

In accordance with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36CFR Part 60, we hereby object to the listing of the two properties located at 17 and 20 Park Street, Ware, as owned by the Trinity Episcopal Church of Ware.

This action was taken by a unanimous vote by the Vestry of the Church, the "legal governing body of the Church," with our overriding concern being self-determination of our own buildings without any undue governmental interference.

We hope the Millyard Historic District is approved, but we do not wish to be part of such a designation.

TRINITY EPISCOPAL CHURCH

Hope C. Lloyd
Hope C. Lloyd, Witness

By: William H. Coyne
William H. Coyne, Rector

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

January 13, 1986

Then personally appeared William H. Coyne, Rector of TRINITY EPISCOPAL CHURCH in Ware, and acknowledged the foregoing instrument to be the free act and deed of said Trinity Episcopal Church in Ware, before me,

Hope C. Lloyd
Hope C. Lloyd, Notary Public
My commission expires: August 19, 1990

APR 9 1986

VS2
BF

Social Science Club
of Ware
Pleasant Street
P.O. Box 744
Ware, Mass. 01082

RECEIVED

MAR 12 1986

MASS. HIST. COMM.

Massachusetts Historical Commission
Valerie A. Talmage
Executive Director
State Historic Preservation Officer

March 6, 1986

Dear Ms. Talmage:

The Board of Directors of the Social Science Club of Ware wishes to object to the listing of the property, solely owned by the same corporation, located within the Millyard Historic District, Ware, Massachusetts, in the National Register.

We are sorry for the delay in answering your notification. However, due to several postponed Board meetings, the matter was just recently voted upon.

Sincerely,

Nina Iadarola

Nina Iadarola,
President

*Signed before me on 3/10/86
by Nina Iadarola*

*Gladye M. Fortin
Apr 12/17/86*

APR 9 1986



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

March 31, 1986

Carol Shull
National Register of Historic Places
Department of Interior, National Park Service
P.O. Box 37127
Washington, DC 20012-7127

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Ware, Church Street Historic District, Church Street between Park Avenue and Highland Street, 73 properties.

Ware, Ware Center Historic District, Route 9 east and west of Greenwich Plains Road, 20 properties.

Ware, Ware-Hardwick Covered Bridge, Old Gilbertville Road/Bridge Street.

Ware, Ware Millyard Historic District, Roughly bounded by South Street, Ware River, Upper Dam Complex, Park Street, Otis Avenue and Church Street, 54 properties.

Ware, Ware Town Hall, Main and West Streets.

All 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. Comments received to date are attached to the nomination forms.

Sincerely,

A handwritten signature in cursive script that reads "Sarah J. Zimmerman".

Sarah J. Zimmerman
Director, Preservation Planning
Massachusetts Historical Commission

SJZ/lis



The Commonwealth of Massachusetts

Office of the Secretary of State
Michael Joseph Connolly, Secretary

Massachusetts Historical Commission

Valerie A. Talmage

Executive Director

State Historic Preservation Officer

29 September, 1986

Carol Shull, Chief
National Register - National Park Service
P.O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

Enclosed please find nominations for two districts (Ware Millyard, Hampshire County; Monument Square, Suffolk County) that were returned to the MHC for technical and substantive corrections. The corrections have been made.

Please do not hesitate to contact me if there are any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Sarah J. Zimmerman".

Sarah J. Zimmerman
Director of Preservation Planning

SZ/at