NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Lockwood Mill Historic District

other names/site number

2. Location

street & number 6, 6B, 8,10 and 10B Water Street N/A not for publication

city or town Waterville N/A vicinity

state Maine code ME county Kennebec code 011 zip code 04901

3. State/Federal Agency Certification

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

Signature of certifying official/Title — Date 3/23/07

SHPO

Maine Historic Preservation Commission
State or Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper — Date of Action

Carol D. Shull 5-8-07

5. Classification

Ownership of Property
(Check as many boxes as apply)
- ☒ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)
- ☐ building(s)
- ☒ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
3		buildings
		sites
2	1	structures
		objects
5	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY / Manufacturing facility
INDUSTRY/ Waterworks
INDUSTRY / Energy facility

Current Functions
(Enter categories from instructions)

COMMERCE / TRADE / Department store
COMMERCE / TRADE / Warehouse
INDUSTRY / Industrial Storage
WORK IN PROGRESS/COMMERCE/Restaurant
WORK IN PROGRESS/COMMERCE/Business
WORK IN PROGRESS/DOMESTIC/multiple dwelling
INDUSTRY / Waterworks
INDUSTRY / Energy facility

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN / Italianate

Materials
(Enter categories from instructions)

foundation STONE / Granite
walls BRICK
METAL / Steel
roof ASPHALT
other GLASS (GLASS BLOCK)

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

DESCRIPTION

The Lockwood Mill Historic District is a complex of brick textile factory buildings and associated water-retaining and hydro-electric generating structures located in Waterville Maine. The City of Waterville is situated along the west side of the Kennebec River, which has long been the location of the region's industry and the source of its prosperity. At the south edge of Waterville's central business district, just below the city's single bridge spanning the river, is the Lockwood Mill Historic District. Bridge Street, (State Route 201), which forms part of the north boundary of the district, separates the mill complex from the commercial area of the city. A small park on the north side of Water Street intersected by access roads provides an open space between the commercial blocks along Main Street. Water Street, which forms the west boundary of the district, is an early road that continues north along the river and behind the commercial blocks that line Main Street. On the south side of the district is an open parking lot that served the mill, adjacent to which is a foot bridge that leads to the powerhouses. The east boundary of the district is formed by the east wall of the canal that stretches north into the river upstream from the powerhouses.

The Lockwood Mill Historic District contains three contributing buildings (Mill Number 1, Mill Number 2 and Mill Number 3), two contributing structures (1918 Powerhouse, Canal Headworks/Forebay Canal), and one non-contributing structure (Kaplan Unit Powerhouse). The three buildings represent all the surviving buildings associated with the textile factory except for *the Lockwood gasometer building on the west side of Water Street, which has been extensively altered for commercial use and is not eligible for inclusion in the district.* No longer extant are the office building and weave shed north of Mill Number 1, the central boiler house east of Mill Number 3, and a small cotton waste house south of Mill Number 2. These structures were demolished in circa 1958.

BUILDINGS

The three mill buildings in the Lockwood Mill Historic District are clustered in a group built primarily perpendicular to the river. All of the buildings are brick construction with granite trim and foundations partially or entirely granite. The brick was manufactured in the vicinity across the Kennebec River, while the granite was imported from quarries in Hallowell, Maine. The roofs are almost flat with a barely perceptible pitch. The window openings are segmental arched with granite sills originally designed for paired six-over-six double hung sashes on the main floors. The basement windows have fixed sash with three lights. Original windows survive in portions of all three mill buildings. Most of the wood doors have also been replaced by mid-twentieth century metal and glass doors and wood or metal overhead garage doors.

The three buildings are nearly identical in their treatment of exterior brickwork and ornamental detailing. The window openings, and the horizontal spandrels, are recessed the depth of one brick, creating the appearance of pilasters running the full height of the buildings. In the center of each

corner "pilaster" is a recessed brick panel. Segmental arched label moldings are located over the windows and doors. Original door openings are identifiable by granite keystones. At the upper story of each mill the label stops around the windows are linked with a thin belt course. At the roof level just below the cornices is a belt course of dog-tooth brick work. The cornices are metal in the form of ogee- shaped molding profiles. The soffits have been cut out for ventilation purposes.

Mill No. 1, 1873-75, altered 1958. Contributing building.

Mill No. 1, built 1873-75, is four stories high with a basement level exposed above grade on the south, east and west elevations. In the center of the south elevation is a five story brick tower. Extending from the north side of the mill is a wing that is three stories and its own north wing that is two stories high. Both sections of the north wing have a basement level fully exposed above grade on the east elevation facing the river. A granite belt course marks the height of the basement level on each side of the building. There are also granite quoins at the basement level. Attached to the east end of the mill is another wing, one and two stories high, that served as the wheel house and harness shop. The second floor was added to this wheel house between 1901-1911.

South Elevation. Although the tower in the center of this elevation suggests it was the primary façade, original mill drawings refer to it as the "back tower", and it historically was the rear. The now demolished mill office was located on the north side facing Water Street. The original entrance in the base of the tower was eliminated when a connector was built to Mill Number 3 in 1883. That connector was subsequently enlarged with a concrete block loading dock in circa 1958. Most of the windows on this elevation of the mill have been removed with only wood storm panels to block the openings. Four sets of original sash survive on the second floor of the wheel house wing. No original doors survive on this elevation. The basement level of the wheel house has two storage door openings, one with a mid-twentieth century overhead garage door and the other modified to fit a pedestrian door. To the left of the wheel house the basement level brick work has been rebuilt, marking the location of a connector to the demolished boiler house.

East Elevation. This façade, which faces the river, consists primarily of the wheel house wing and the north wing. Storm windows substitute for missing window sash, except for the second floor of the wheel house and the second and third floors of the north wing, which have original sash. At the basement level the doors and windows are filled with concrete block.

North Elevation. Most of the original window sash is extant. In the last bay on each floor at the northwest corner above the entrance the windows were replaced with modern wood sash with applied interior muntins. Four windows, two on the second floor and one each on the third and fourth floors, have been enlarged to accommodate hoist door openings. On the first floor the doors have been replaced with late twentieth century glass and steel or wood doors. One first floor window has been filled with concrete block and a second has been enlarged for a loading dock. This was probably

where the original connector to the demolished weave shed joined the two buildings. The north elevation of the north wing, which is adjacent to the bridge, consists of panel brick.

West Elevation. The façade of the main section fronting Water Street, and the façade of the north wing facing the parking area, have original window sash. Originally there were no doors in the west elevation of the main section of the mill. At an unknown date, three windows were replaced with doors, two of which involved enlarging the openings. On the west elevation of the north wing there were original doors, but these have all been replaced with late twentieth century wood doors, one of which is sheltered by a non-historic wood portico.

Interior. The interior of Mill Number 1 has not been significantly altered since its construction. The main floors of the mill are open with two rows of round wood columns and cast iron caps supporting the large 10x14 wood girders that run longitudinally. Smaller beams extend horizontally between the side walls and the longitudinal girders. The same structural arrangement exists in the north wing. Late twentieth century linoleum covers the wood plank floors on the first and second stories. There are three original wood staircases in the building. In the main section, there is one in the northwest corner and one in the northeast corner. These wood staircases are curved between outside walls and interior wood paneled walls that also serve as a chase for sprinkler pipes. The original seven-panel doors at each floor have segmental arched blind transom panels. These heavy doors are hung with Y-shaped iron hinges. A third original wood staircase is located between two sections of the north wing separated on both sides by brick fire walls.

For the main section of the mill, the basement sections (separated by brick fire walls) were allocated for weaving, the storage of mill supplies, and carpentry and machine shop. The first floor was allocated for weaving, the second floor for spinning, the third floor for carding and warping, and the fourth floor for sizing, spooling and spinning.

The two sections of the north wing (later known as the "Picker Building") originally included a south half with each floor allocated the same way as the main section of the mill. The north half of this wing was originally allocated as a cotton house. The east wing wheel house was allocated primarily for turbine rooms, but also included tool and belt rooms.

As was traditional in nineteenth century mill design, there was a tower in the center of one long elevation. With no bell, clock or interior staircase, this tower served to house a freight elevator and bathrooms. It was also an architectural landmark. Unfortunately, its decorative function is diminished by the loss of its crenelation. A ground story exterior entrance was also lost when the base of the tower was joined to Mill No. 3 in 1883.

Mill No. 1 survives largely intact. This includes the L-shaped building with its attached wheel houses on the river. The small structures adjacent to the river contained rotary pumps and turbines. No longer extant from this first period of construction (1873-75) is the boiler house, a one story weave shed, and a small office building.

Mill Number 2, 1881-1882, altered 1957. Contributing building.

The largest of the three structures, Mill Number 2 was built in 1881-82. It is constructed in four sections. The center section is five stories. Extending from the east end is a four story wheel house and harness shop. On the west end, perpendicular to the main section but the same width, is a four story wing. A one story wing extends from its south side. Mill Number 2 is approximately 100 feet wide, compared to Mill Number 1, which is approximately seventy feet wide. In other respects the designs are nearly identical. On the exterior Mill Number 2 has two brick entrance vestibules on the north side, but no tower. The brick detailing and cornice moldings are identical to Mill Number 1.

North Elevation. The original paired six over six double hung sashes have been replaced with paired three over three wood sashes from 1957. The doors in the two entrance vestibules have been replaced with glass and steel doors from the same period, although original six-light transoms survive. On the first floor of the wheel house wing one original door opening had late twentieth century metal doors below original transom lights. Adjacent to those doors two windows were removed to accommodate an overhead garage door.

East Elevation. This elevation consists of windows only. The basement windows and double hung sash were all replaced in 1957, except on the second floor, which has original sash.

South Elevation. The windows on this side of the mill have been changed with three over three double hung sashes. Other changes to this side of the mill include a large brick stair tower the full height of the mill, added in 1957. There have also been changes to the basement level, which has a granite wall exposed above grade on this side. Two entrances have been added with late twentieth century wood doors and porticos. Adjacent to the stair tower are two groups of loading bay doors. One group of four doors is cut into the wall with overhead garage doors. A second group of five has wood frame extensions with shed roofs and concrete block foundations.

West Elevation. The windows (except for the one story wing) have all been replaced with the three over three double hung sashes. In the main block of this elevation at the southwest corner is an original 1882 entrance consisting of a panel door and transom light accessed by granite steps. This is the only intact original door, transom and steps. This doorway leads into an original stair hall and staircase. The one story wing was converted for the Hathaway Company offices in 1957. Although the brickwork is original, the windows were replaced with wooden twelve over six replacement sash that are square headed and not segmental arched. The entrance, presumably replacing a window, was completely remodeled in the Colonial Revival style with a wood panel door and four-light transom surrounded by pilasters supporting a pediment. Flanking the entrance are two coach lamp style fixtures. The granite steps have a wrought iron railing which, like the light fixtures and sash, are integral to the Colonial Revival style motif of the entrance. At the basement level on the south side of this wing one window has been replaced with an opening enlarged for an overhead garage door.

Interior. The significant changes to the interior of the mill date from the 1957 changes for the Hathaway Shirt Company. These changes are particularly significant in the west wing of the mill, built primarily as a picker building with an attached one story cotton house. The interior spaces were substantially remodeled. For example, the cotton house became executive offices for the company. A reception room, circular hall, conference room and secretary's offices were constructed, behind which is the president's office. The rooms are finished with very modest Colonial Revival style molding, primarily consisting of wainscot and a cornice with dentils. Off the president's office was a hall with stairs to the basement and built-in wood product display cabinets.

The first floor of the main section of the west wing contains a hall with new partitions replacing original columns. Several of the offices were assigned to sales representatives. These rooms contain built-in wood product display cabinets. The woodwork is otherwise plain with minimal molding profiles. The second floor was allocated for payroll, accountants and product control. Original columns survive encased on four sides in wallboard. The third floor contained a cafeteria and rooms labeled on original plans "IBM", presumably for computers. The fourth floor of the west wing retains most of its original open space. A brick fire wall separates the west wing from the main section of the mill. These fire walls typically support sliding metal fire doors, probably dating from the twentieth century.

Much of the sense of open space and rows of columns survive in the main section of the mill. Two elevators were added, and these included brick housing that penetrated the roof. The original wood floors were replaced with new wood floors on the second, third and fourth floors. Additional structural support was provided on all four floors by square concrete piers placed between existing columns. A portion of the floor on the first floor was replaced by concrete, reportedly as the result of a 1987 flood.

The west staircase on the north façade was replaced with steel pan/concrete stairs. This matches the steel staircase in the stair tower on the south side. Three original wood staircases survive. As noted above, one is in the southwest corner of the west wing. A second is on the north side adjacent to the brick fire wall between the weaving rooms and the east wing that contained the wheel house. The third is in the northeast corner of the wheel house with an exterior entrance also on the north elevation. In the southwest and southeast corners of the main section of the mill on each floor are original bathroom enclosures, some of which contain doors and transoms.

Mill Number 3. 1883, 1889, 1894; altered 1957/58. Contributing building.

The center section of this building was constructed in 1883. Originally it was attached to both Mill Number 1 and Number 2 with second floor connectors, but the connector to Mill Number 2 was removed in 1957. The two-story brick mill was built for packing, boiling, rolling and folding on the first floor, and weaving on the second floor. By 1889, two floors for weaving were added by extending the west end of the mill over the site of the original gasometer house. By 1894 more weaving space was added by extending the east end of the building toward the river. The same architectural design and

exterior brick detailing was employed on Mill Number 3 as on the other two, although it matched the width of the first structure. Mill Number 3 underwent the most extensive renovations with a new use after 1958. Much of the brick shell is intact, but there have been extensive changes to windows and doors, as well as major interior alterations.

West Elevation. This is the front of the office building as it was converted by Central Maine Power Company in 1958. All of the windows on this facade are replacements. The entrance consists of modern steel and glass doors sheltered by a steel portico sheathed in aluminum. The two window bays to the right of the entrance have glass block windows. The other windows are paired wood six over six double hung sashes that resemble the original windows, but are not segmental arched like the original.

South Elevation. The long south elevation has three types of windows. At the west end where there were new CMP offices, the windows are the 1958 square headed six over six wood sash found on the west façade. The wall at the east end of this elevation was removed to accommodate recessed truck bays with overhead garage doors. The wall above this section was rebuilt with steel windows and steel sheathing. In the center of this elevation- the 1883 section- original windows survive at the second floor level. Additional garage doors were cut into the first floor wall. There is also a modern door cut into the location of a previous window with a shed roof overhang.

East Elevation. There are twelve windows in this elevation. Two have original sash. Seven windows are boarded up with plywood. Three have brick infill.

North Elevation. At the northwest corner is one window with glass block infill. Seven bays at this end of the building have wood six over six sash added in 1958. The remainder of the second floor window openings have original sash.

Interior. The west end of the building contains office space with finishes dating primarily from 1958. Sheetrock, plasterboard, vermiculite plaster, acoustical tile ceilings and composition tile floors are typical. The lobby with cashiers counter is off the new main entrance with glass block windows. In the rear of the building the area was used primarily for trucks and lineman facilities with rebuilt concrete floors. Although altered, the east half of the building retains a sense of the original open space for the mill machinery. The second floor has been extensively altered for offices in the front of the building and linemen's workshops and washrooms in the rear.

STRUCTURES[1]

Lockwood Powerhouse. 1918-1919, Contributing structure.
Canal Headworks and Forebay Canal, c. 1919. Contributing structure.

The hydroelectric power station consists of a forebay headworks, canal, and powerhouse. The canal is in approximately the same location as the original mill race which had been constructed of wood cribbing. Like the original structure, its purpose is to channel the water and power the mill. The forebay headworks is located in the river just off the north wing of Mill Number 1 and extend 160 feet from the west bank of the river to the edge of the canal. The headworks is a concrete bulkhead containing eleven slide gates and a filler gate. The eleven gates measure approximately 8.5 feet wide by 12 feet high and the filler gate measures 6 feet wide by 5.5 feet high. Steel sliding gates adjusted by a crane located on top of the concrete deck control the flow of water through the head works. The forebay headworks structure marks the beginning of the forebay canal, which directs water approximately 450 feet downstream to the powerhouses. The canal is formed by a 450 foot long concrete gravity wall along its eastern side and a retaining wall on the west. The width of the canal ranges from approximately 100 feet to about 150 feet. The outside walls of the canal are battered like a dam and are surmounted by a walkway with steel hand railings. At the south end of the eastern wall are two slide gates for draining water just north of the powerhouse units. The western wall of the canal is made up of an irregular series of retaining walls, mill foundations, and abandoned intake structures.

At the south end of the canal, just beyond the southeast corner of Mill Number 2, are the powerhouse units. The older of the two, the Lockwood Powerhouse, is a tall rectangular structure constructed of reinforced concrete constructed on a concrete platform with seven intake and outlet bays. These conduit bays direct the water through turbines to power the generators. The powerhouse itself is in two sections. The north half, twelve bays wide and two bays deep, is open from floor to ceiling, while the south half is one bay wide and contains a mezzanine with two floors of rooms.

The north facade, facing the canal, has twelve bays of windows separated by concrete piers. The windows in each bay consist of two rows of rectangular metal windows. Directly above each bay of windows is a clearstory with lunettes. These lunettes, consisting of wood multi-pane sash are covered on the exterior with panels. Above the lunettes is a cast concrete molded cornice. At the outside ends of this elevation there is paneling in the pilasters filled with red brick. These details- the lunettes, the cornice and the red brick paneling- provide the principal neoclassical design elements

[1] The following descriptions are based upon a report prepared by Deborah Thompson for the Maine Historic Preservation Commission (July-August 2001) and the "Application for New License: Lockwood Hydroelectric Project, FERC No 2474-032" April 2002. Copies of both documents are on file at the Maine Historic Preservation Commission.

for the powerhouse. A date block, "1919" in the upper section of this facade records the year the power station was completed.

The detailing with lunettes, brick paneling and cornice is repeated on the other elevations. On the south elevation the windows are separated by a section of horizontal concrete delineating the two levels of interior mezzanine floors. The narrow west elevation is broken into two sections, each with large truck access bays. The southerly bay is set back from the plane of the facade. The east facade facing the river consists only of widows.

As noted, the interior is open to the roof with two tiers of mezzanine floors against the south wall. In the main floor area there are transformers and six generators directly above six of the conduit bays that discharge water back into the river on the south elevation. The first level of the shallow mezzanine contains rooms with modern electrical equipment on the west end and meeting and storage rooms on the east end. The second level is reserved for equipment, including the unit switch gear and tie-breaker. The interior contains many original finishes, including the lunette windows that are visible behind their exterior panels. Interior pilasters include molded capitals and support an entablature below the reinforced concrete roof. The walls and floors are glazed tile, brownish for the floors and white with green trim for a tall dado or wainscot below interior brick walls. The staircase to the mezzanine levels is concrete with ornamental steel newel posts and balusters. Wood panel doors and a wood map cabinet are original features. The severe 1987 flood brought about the replacement of most of the windows, as well as the office space on the first mezzanine level.

Unit 7 Powerhouse (Kaplan Unit), 1989. Non-contributing structure.

In 1989 a "Unit 7 Powerhouse" was added between the 1919 power station and the Lockwood Mill. The reinforced concrete structure is a noncontributing addition to the historic hydroelectric station. It is built alongside the steel bridge that provides access to the powerhouse from the south parking lot of the mill. Located at the "basement" level below the height of the powerhouse, it is not visually intrusive. There are also additional structures, such as a metal shed and steel platforms, at this location.

8. Statement of Significance

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

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

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

Property is:

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

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

Areas of Significance
(Enter categories from instructions)

INDUSTRY
ARCHITECTURE
ENGINEERING

Period of Significance

1873 - 1957

Significant Dates

1873-75; 1880-81
1883
1957

Significant Person
(Complete if Criterion B is marked above)

Lockwood, Amos D.

Cultural Affiliation

Architect/Builder

Lockwood, Amos D (1815-1884)
Blackstrom, Emil

9. Major Bibliographical References

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

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:
- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

STATEMENT OF SIGNIFICANCE

The Lockwood Mill Historic District, consisting of Mill Number 1, Mill Number 2 and Mill Number 3, is the only major nineteenth century textile complex constructed in Waterville Maine. With its prominent site on the Kennebec River adjacent to the central business district, the district is a major architectural landmark that has long been important in the economic development of the city. The complex was designed and planned by Amos D. Lockwood, nationally significant as one of the first professional consulting mill engineers. Lockwood's involvement was such that the complex was named in his honor in 1875 shortly before cotton weaving production came on line. Subsequent additions to the mill buildings were designed by Lockwood and his successor firm, Lockwood-Greene. Additional significance is derived from the reinforced concrete canal and hydroelectric plant built by Lockwood-Green in 1918-19. The Lockwood Mill Historic District represents a rare intact example of the work of the noted engineering firm. Mill Number 1 continued in use as a textile factory until around 1979. Mill Number 2 ceased operation as a cotton mill in 1955, but is also significant for its association with the Hathaway Shirt Company. From 1957-2002, Mill Number 2 served as the principal manufacturing plant for the Hathaway Shirt Company, an internationally known firm that originated in Waterville. It is the only intact industrial facility in Waterville associated with the important shirt maker. The Lockwood Mill Historic District is eligible for listing based on Criterion A as part of the industrial history of Waterville, and for its association with the nationally significant Hathaway Shirt Company. It is also eligible under Criterion B, for its association with mill engineer Amos D. Lockwood, and Criterion C, as an intact example of Waterville's principal nineteenth century industrial plant.

Although founded in 1802, given its prime location on the Kennebec River Waterville began its industrial development relatively late. A saw mill, a grist mill, and later a tannery, were erected in the vicinity of the present mill buildings. In 1867, by which time most of Maine's industrial centers had already been extensively developed, a published history of Kennebec County commented that Waterville (the "East Village") lagged behind the nearby town of Oakland (the "West Village", then part of the same town). In an effort to exploit the industrial potential of the Kennebec, leading businessmen in Waterville initiated the effort to organize a company capable of providing water power for large scale industry. The effort began by acquiring water power and shore rights along the river, then owned by around fifty different proprietors. This effort culminated in the formation of the Ticonic Water Power and Manufacturing Company in 1866. A dam was constructed across the Kennebec in 1868, and the power generated was leased to the grist and saw mills already established on the river. In 1875, when the first mill was completed, the water rights of the Ticonic Company were deeded to the Lockwood Company.

Notwithstanding these efforts to initiate construction of a textile mill in Waterville, little was accomplished until 1873. Throughout the late nineteenth century there was great competition among Maine's river towns to entice investors to construct mills. In Waterville Reuben B. Dunn provided the critical finances for the town's new industry. Dunn, a local manufacturer of agricultural tools, purchased substantial stock in the water power company and paid off its debts. Dunn was joined in

this effort by his sons, Willard and Reuben W. The elder Dunn had also served as president of the Maine Central Railroad which, in 1870, had elected Amos D. Lockwood as the new president. Lockwood's pivotal role in the establishment of a cotton mill in Waterville derived not only from his involvement with the railroad, but in his experience in the construction of several major mills in Maine in the previous decade.

Amos D. Lockwood (1815-1884), began his career as a mill engineer with the famous Slater Mill in Rhode Island. He had been hired by the Franklin Company in Lewiston in 1858 to manage their extensive industrial holdings. In that city he supervised construction of the large Androscoggin Mill in 1860. He also designed additions to the Bates Manufacturing Company, the Hill Mill, and the Lewiston Bleachery. Six years later, Lockwood also supervised construction of the Worumbo Mill in Lisbon Falls for the Franklin Company (NR). Shortly after the Civil War, the Franklin Company sent Lockwood to Europe to acquire improved textile machinery. He returned with a "slasher machine", used to treat the cotton warp yarn with starch and one of the major improvements in textile manufacturing at that time. In 1866 Lockwood demonstrated both his financial acumen and understanding of textile machinery in acquiring, with other investors, the Saco Water Power Company in Biddeford, Maine. This company was reconstituted as the Saco Water Power and Machine Shop, one of the important manufacturers of textile machinery. As this example illustrates, Lockwood's financial acumen distinguished him from other early mill engineers.

Lockwood's experience with the Franklin Company and the great post-war period of expansion in the textile industry made it evident that there was need for consulting engineers. The principal reason was that while there were several companies that manufactured mill machinery in America and Britain, no company supplied all of the necessary equipment. A consulting engineer could provide investors with advice on what machinery was needed from a variety of sources. In 1871 Amos Lockwood formed his own engineering firm, A.D. Lockwood & Company, located first in Boston and later in Providence, Rhode Island. Lockwood's involvement with the Waterville mill, one of his early independent projects, coincided with his firm's first major southern project, the Piedmont Manufacturing Company mill in Piedmont, South Carolina. The latter venture marked the beginning of the rise of the textile industry in the southern states. The early records of Lockwood's firm were destroyed in the Boston fire of 1872, and the firm's work on mills around the country prior to the Waterville mill has not been fully documented.

As was noted in the local newspaper at the time, the Dunn family and other Waterville investors had little expertise in establishing a cotton manufacturing mill.[2] Lockwood's involvement in the project, both in the design of the mill and in its financing, was critical. Clearly, it was an expression of gratitude by the other financiers that the enterprise was named the "Lockwood Mill" before construction had even been completed. The cornerstone of Hallowell granite was laid on October 16, 1873. In March 1874 the initial plans for a capacity of 20,000 spindles was increased to 30,000 spindles. Work on Mill No. 1 was completed in late 1874, although the wheel pits were not

[2] Waterville Mail, October 16, 1874.

blasted out until May 1875, and the machinery not installed until late in the year. The first cloth woven at the mill was in February 1876.

The Lockwood Cotton Mill was able to compete with many other textile mills in Maine in part due to the availability of cheap labor. The local newspaper commented in 1874 that, "There are a large number of French Canadians in Waterville. These men are chiefly employed in lumbering. The women and youngest members of the families will make excellent helpers in the cotton mill. Operatives can afford to take lower wages here than in the majority of other cotton manufacturing places." This was due, the article claimed, to the abundance of locally grown cheap produce and inexpensive housing.[3] This claim seems to have been contradicted by the construction of boarding houses for the workers as early as 1875. The French Canadian population of Waterville rose from just under ten percent of the town's population in 1850, to twenty-one percent in 1880. By 1900 it was forty-four percent.

The reason for delay in completion of the mill may have been due to the national economic depression that began in 1873. Lockwood's financial expertise no doubt helped keep the project on track. His contribution as mill engineer, however, was particularly significant. He understood that textile mill design involved not only the construction of the building, but the planning and installation of machinery. Foremost were the weaving machinery and the elaborate system of belts and pulleys to operate them. There was also the wheel house with its cast iron turbines, and the mill race to direct the water. Contemporary newspaper accounts record that Lockwood drew on the talents of men throughout New England to aid in the installation of the machinery to operate the mill.

The construction of the mill and laying out the grounds was under the supervision of E.R. Emerson, one of Lockwood's engineers. The brick was supplied by a local firm, Purrington & Leavitt, who also had the contract to construct the mill. These masons established a brick yard close by in Winslow on the opposite side of the river. The Lockwood & Company plans for Mill Number 1 and Mill Number 2 document the firm's design of the two principal structures. These drawings illustrate the approach of an engineer, rather than an architect, to design. For example, the elevation drawing features the brick and granite foundation level, but not the walls above. Detail drawings provide window dimensions, including granite sills and segmental arches. Wall thickness is shown in plan. Structural details show the floor and ceiling supports and framing, including iron capitals for the wood columns. In contrast to this minimal approach to architectural graphics, extensively detailed drawings were provided for the machinery.

Using what was termed "slow-burning construction", the Lockwood Mill is an excellent example of the state of the art mill construction in late nineteenth century America. For the interior the objective was to create large open spaces for the machinery to operate unimpeded. One of Lockwood's innovations was the so-called "Lockwood framing" to maximize the open space. By

[3] Waterville Mail, October 16, 1874.

restricting the column supports to longitudinal girders rather than each latitudinal beam he was able to eliminate every other column. The beams were framed into the girders with iron flanges. Round posts with cast iron capitals were used to support the girders and the intersecting beams. It was recognized that the most effective fire-proofing measure was not cast iron, which lost its structural stability under intense heat, but wood. Large dimensional wood beams absorbed extensive damage before losing structural stability, hence the term "slow-burning" construction. The flat roofs were another feature of this type of construction. With just enough pitch to shed water, they did not create attic spaces where fires could easily spread. For the same reason there were also no concealed spaces between the floors. As a fire suppression measure the mills had sprinkler systems installed. Mill Number 2 had an automatic sprinkler system installed at the time of construction, while the system of perforated pipes in Mill Number 1 was later upgraded. Sliding iron fire-proof doors were also installed in internal brick walls between sections of the mills.

The brick shell of the mill is designed to maximize natural lighting for the machinery by using large windows. However, the mill machinery causes constant vibration, necessitating thick brick walls to resist the constant stress. The solution was to provide thicker walls between the vertical rows of double windows. Because the mills are constructed on ledge, granite was used in the foundations for additional stability. Although derived primarily for structural reasons, on the exterior the thicker brick walls between the windows create the appearance of neoclassical pilasters. The construction of brick paneling in the corner "pilasters" created that architectural effect. In order to provide the mills with a stylistically fashionable appearance, segmental arched windows linked with brick corbelling provided the Lockwood Mill with an element of Italianate design. This motif is repeated for the entrance vestibules in Mill Number 2. Modest brick corbelling below the cornice includes a frieze with a dog-tooth brick course. Although the windows are also segmental arched, the use of small pane lights in the windows is a practical feature common in mill design, it being more economical to replace when broken.

In late 1880, plans were developed by Lockwood for a second mill structure on the site. Mill No. 2 was designed in January 1881 and construction completed by the end of the year. Albert H. Kelsey of Cambridge, an employee of the Lockwood firm, provided construction supervision. Kelsey had supervised construction of most of the Lewiston mills and was well-known for his expertise as a builder. Norton & Purrington (successor to Norton & Leavitt), provided bricks from their Winslow yard. The new mill was to have a capacity of 55,000 spindles, and this is reflected in its greater width compared to Mill Number 1. Its internal organization was similar to Mill Number 1, except that the turbine wing adjacent to the river also included a harness room and harness shop for the machinery. Mill Number 2's cotton house and picker room was in the perpendicular west wing. A small cotton waste house on the south side of this mill is no longer extant.

The prosperity of the cotton factory led to the construction of a third building, Mill Number 3, a cotton house erected in 1883. It was built a year before Amos Lockwood's death. By the time this structure was enlarged Stephen Greene had become a partner in the new firm of Lockwood, Greene & Co. Mill No. 3 was attached to the tower of Mill Number 1, and at the second floor level by a

connector to Mill Number 2. The building was enlarged twice, first on the west side between 1884-1889, and on the east side between 1889-1894, at which time its purpose was devoted to weaving.

After the last addition to Mill Number 3, little was done to alter the mill buildings until 1957. The City of Waterville benefited as an industrial center with the construction of the Hollingsworth & Whitney Pulp and Paper Mill across the river in Winslow in 1892. In 1884 the old wooden covered bridge that crossed the Kennebec at the north end of the mill was replaced by a new steel structure. A steel railroad bridge had already been built in 1874. The construction of a new city hall and opera house in 1901 and a Carnegie library in 1902 were symbolic of the prosperity initiated in large part by the Lockwood Mill. By 1910 Maine Central Power Company supplied electric power to Waterville and other cities in the Kennebec River Valley.

In 1918-19 the Lockwood Mill constructed the canal and hydroelectric power station adjacent to the mill where there had been a mill race built of wood timber cribbing. The Lockwood-Greene firm had been involved in the earliest electrification of mills in this country. Stephen Greene was an early proponent of electric power. Under his direction, on April 15, 1893 the Columbia Mills in Columbia, South Carolina became the first mill powered in part by electricity. Complete electrification of mills developed gradually over the next ten years. Lockwood and Greene's first New England plant to be driven entirely by electric power was the Soule Mill in New Bedford, Massachusetts in 1902. By 1919, when the Waterville plant was electrified, the company had established its expertise in this new technology.[1]

The timing of the construction of the new power plant coincided with the establishment of the Maine Water Power Commission in 1919. The Commission was charged to investigate "water power resources in Maine, the flow of rivers and their drainage areas, the rights remaining to the State in storage reservoirs and basins and whether these rights were being curtailed or adversely affected by any person or company." Lockwood-Greene may have anticipated the need to establish its own hydroelectric power source prior to any action taken by the State. With Maine Central Power Company providing electric power for Waterville, the company may also have been motivated to secure energy independence for the mill .[2]

The Lockwood Mill continued in operation until 1955. Sometime in the early twentieth century the mill was acquired by Deering Milliken, a large textile firm then based in South Carolina that had been founded in Portland, Maine in 1868. The plant was renamed the "Lockwood-Duchess Mill" and produced sheets and pillow cases from around 1915 until 1955 Ironically, it was the southern textile mills that Lockwood played a major role in developing that led to the end of Maine's textile industry. Indeed, Lockwood-Greene, the successor firm to Lockwood & Company, had long since left New England for South Carolina. Few improvements to the original Lockwood plant were made, however.

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[1] Samuel B. Lincoln, *Lockwood Greene The History of An Engineering Business 1832-1958*. Brattleboro, Vermont: The Stephen Green Press, 1960, p.137-144.

[2] Harrie B. Coe, editor, *Maine Resources, Attractions and its People A History*. New York: The Lewis Historical Publishing Company, Inc., 1928, Volume 11, p.600.

In 1929, 86,250 spindles were in operation, but by 1940 that number had dropped to 51,800. Operations ceased in 1955 when the last 700 workers were laid off and the original machinery auctioned.

While textile operations started up again in Mill Number 1, the absence of physical improvements to the plant is testimony to the marginal operations that continued in that building after 1955. The subsequent owners were Cotwool Manufacturing Corporation (1956-1958), Northland Industries (1958-1962), and Waterville Woolen Mills, Inc., (1962-1973). In 1981 Harold D. Marden acquired the mill for his retail outlet of surplus goods. At this point the mill was used principally for storage with some retail activity on the first floor. Throughout that period virtually no attempt was made to make improvements, the replacement or addition of new doors being a notable exception. As a result, this mill remains in the most original condition.

In contrast, Mill Numbers 2 and 3 gained new leases on life and underwent significant changes. In 1956 Mill Number 2 was acquired by the Hathaway Shirt Company. The Hathaway Shirt Company, internationally known for the production of fine men's shirts, originated in Waterville in 1837. Charles F. Hathaway erected a factory on Appleton Street in 1853. Hathaway Shirts continued to be produced in Waterville throughout the late nineteenth century and throughout the twentieth century. Due to its reputation for high quality men's shirts, the company continued to expand, even during the Depression when an addition was made to its Appleton Street factory. After World War II the company sought to broaden its markets, adding sports shirts and the "Lady Hathaway" women's shirt. This was part of an effort to purse a wider share of the market in the post-war prosperity. A second plant had been built in Waterville in 1946, and in 1950 mill space was acquired in Lowell, Massachusetts. By the 1950s, when the company's international reputation was enhanced by the famous advertisements featuring a debonair man with an eye-patch, Hathaway's Waterville operations were spread out in seven different locations throughout the city.

According to one account, "The impact of continued advertising, coupled with constant effort to improve designs and find new and more appealing fabrics, caused sales to grow by leaps and bounds, and by 1956 it was decided to consolidate and expand production facilities in Waterville. The 'Number Two Lockwood Cotton Mill,' where operations had been discontinued by Deering Milliken, was acquired and this old, but very well constructed edifice was completely remodeled and handsomely redecorated."[3] Early in 1957 the company spent $600,000 to upgrade Mill Number 2 for this consolidation of production.

The improvements to the mill included replacing most of the old windows with new three-over-three wood sash, and constructing an exterior stair tower on the south side of the building. New loading docks were also built on the south side. Hathaway also remodeled the west wing and the one story cotton house wing into company offices. Designed by Emil F.C. Blackstrom, architect of New York, the executive offices in the former cotton house wing featured a Georgian Revival style

[3] Arthur W. Pearce. The Future Out of the Past. Hartford: The Warner Brothers Company, 1964, p.100.

door with steps, railing and flanking lights. The attention to detail evident in this small entrance can be considered part of the local tradition of exceptional quality Colonial Revival design established by the construction of Jens Larson's Colby College Campus, 1931-1965. The offices in the west wing lack the modest Colonial Revival style moldings found in the executive offices, the only noteworthy features being the built-in display cabinets in several rooms. In addition to a steel staircase added in the new stair tower, a new staircase was added at one old entrance on the north side, which became the principal entry into the mill itself. Hathaway Shirts was acquired by Warner Brothers Company in 1960. The internationally-known shirts continued to be manufactured in Mill No. 2 until 2002, at which time operations in Waterville came to an end.

Mill No. 3 also underwent a remodeling in 1958 after it was acquired by Central Maine Power Company for use as a service building. Designed by CMP engineering staff, the front of the building, and much of the interior, was remodeled for office space. The northwest corner contained a public lobby with a cashier's counter. In this section the windows were replaced with glass block infill and the new metal and glass doors were sheltered by a portico with aluminum sheathing. In the rear was the garage for trucks and accommodations for linemen. Seventeen garage door bays were cut into the south elevation, removing an entire section of wall on the east end. Despite these changes, the basic shell of the building is still recognizable, and a number of original sash survive on the north and south elevations.

CURRENT USES AND PLANS FOR RENOVATION

The Lockwood Mill buildings are under contract to a developer who plans to convert the building for mixed commercial and residential uses. Plans call for retail space, including a restaurant, offices and residential units. The owner will apply for Historic Preservation Tax Credits and the work will follow the Secretary of the Interior's Standards. The Lockwood Powerhouse, canal and forebay headworks are owned by an electric company and are not part of the redevelopment plans.

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Measured drawings of Lockwood Mill by Lockwood & Company: Mill Number 1 (1874-1875), Mill Number 2 (1880-1881), and Lockwood Greene & Co., Mill Number 3 (1883), Maine Historic Preservation Commission.

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10. Geographical Data

Acreage of Property 7.46 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	19	449721	4932522
2	19		
3	19		
4	19		

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Roger G. Reed, Architectural Historian for Barba & Wheelock, Architects
500 Congress Street, Portland, Maine 04101-3403 (207) 772-2722; and Christi A. Mitchell

organization MAINE HISTORIC PRESERVATION COMMISSION date 11 January 2007

street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132

city or town AUGUSTA state ME zip code 04333 -0065

Additional Documentation
Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

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

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

name _____
street & number _____ telephone _____

city or town _____ state _____ zip code _____

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Lockwood Mill Historic District are fully defined by the City of Waterville tax map number 44 lots 308, 309, 310, 311 and portions of 319. The boundaries of the nominated district are depicted on the attached map "Lockwood Mills Historic District," January 2007.

BOUNDARY JUSTIFICATION

The City of Waterville, Maine is situated along the west side of the Kennebec River, long the location of the region's industry and the source of its prosperity. At the south edge of the central business district, just below the city's single bridge spanning the river is the Lockwood Mill Historic District. Bridge Street, (State Highway 201), which forms the north boundary of the district, separates the mill complex from the commercial area of the city. Water Street, which forms the west boundary of the district, is an early road that continues north along the river and behind the commercial blocks that line Main Street. The mill housing that originally lined the west side of Water Street is no longer extant although there is a small residential neighborhood further south and west of Water Street that often housed mill workers. The Lockwood Gasometer building on the west side of Water Street has been extensively altered for commercial use and is not eligible for inclusion in the district. The south boundary of the district is delineated by an open parking lot that historically has never been extensively developed. The east boundary of the district is formed by the hydroelectric powerhouse, canal and dam on the Kennebec River. The two hydro-electric facilities are located AT the southeast corner of the district: the non-contributing Kaplan Unit #7 is located immediately adjacent to the shore, and the contributing Lockwood Powerhouse extends further into the river. Immediately upstream from the Powerhouse is a canal formed by a concrete wall on the east and retaining wall along the shore, and the canal headworks, which stretches from the shore to the eastern wall near the northeast corner of the district. The mills, powerhouse and canal were designed either by Amos Lockwood or his successors (Lockwood, Green and Co.), and historically functioned as one industrial complex.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

PHOTOGRAPHS

Photograph 1 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill # 1, north and west elevations of main building and west elevation of wing; facing east.

Photograph 2 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill # 3, west elevation; facing east.

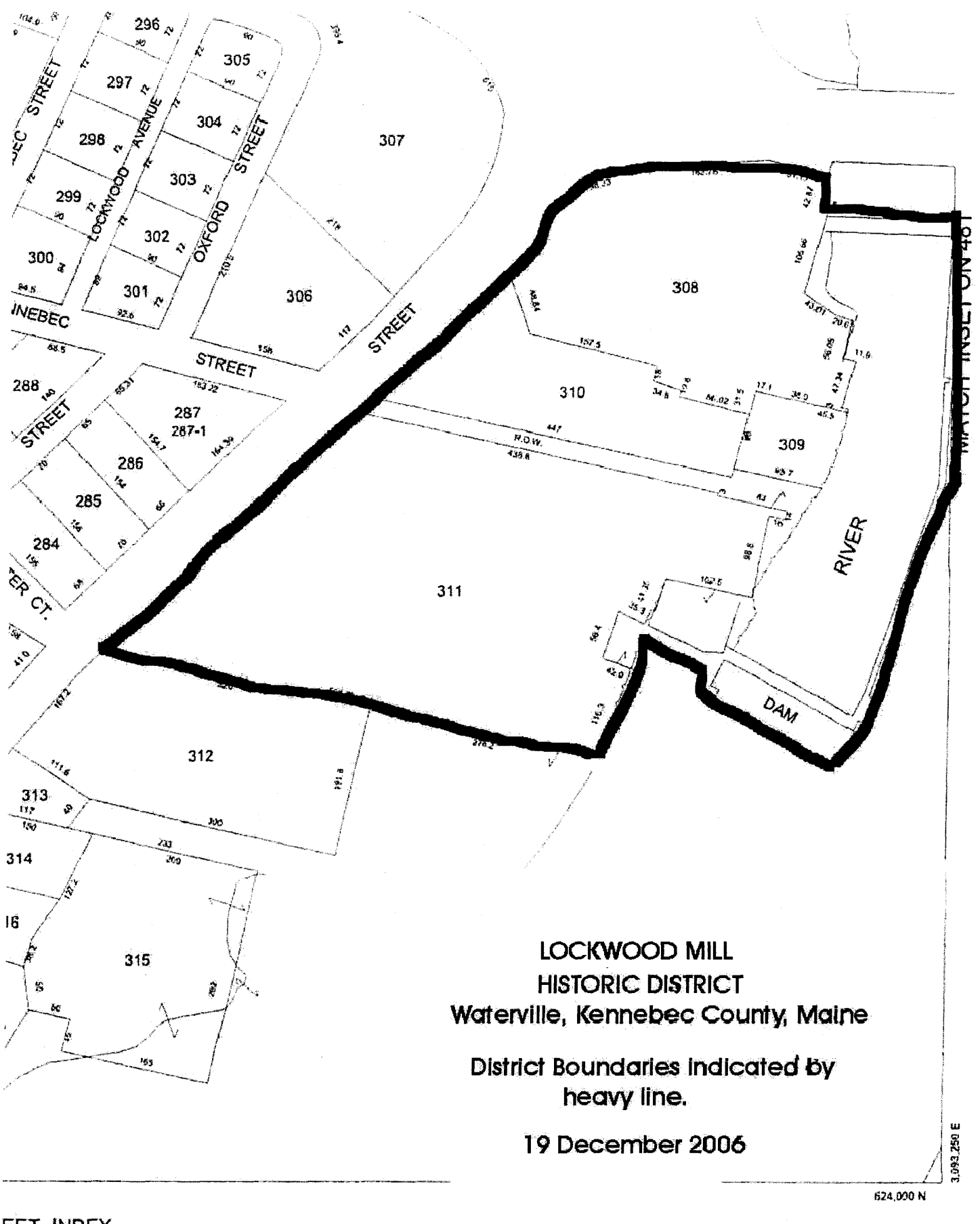
Photograph 3 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill #1; wheel house and east end of main building and east elevation of wing; facing south.

Photograph 4 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill # 2 (at left) and Lockwood Power station (at right); west and south elevations.

Photograph 5 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill # 1, second floor; facing west.

Photograph 6 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill # 1, northwest stair hall on second floor; facing north.

Photograph 7 of 7
Roger G. Reed
Maine Historic Preservation Commission
10 February 2006
Mill # 2, second floor; facing west.



LOCKWOOD MILL
HISTORIC DISTRICT
Waterville, Kennebec County, Maine

District Boundaries indicated by heavy line.

19 December 2006

EET INDEX

	48	481
	44	WINSLOW
	39	

LOT # 42,129,170,183

PROPERTY MAP

CITY OF WATERVILLE

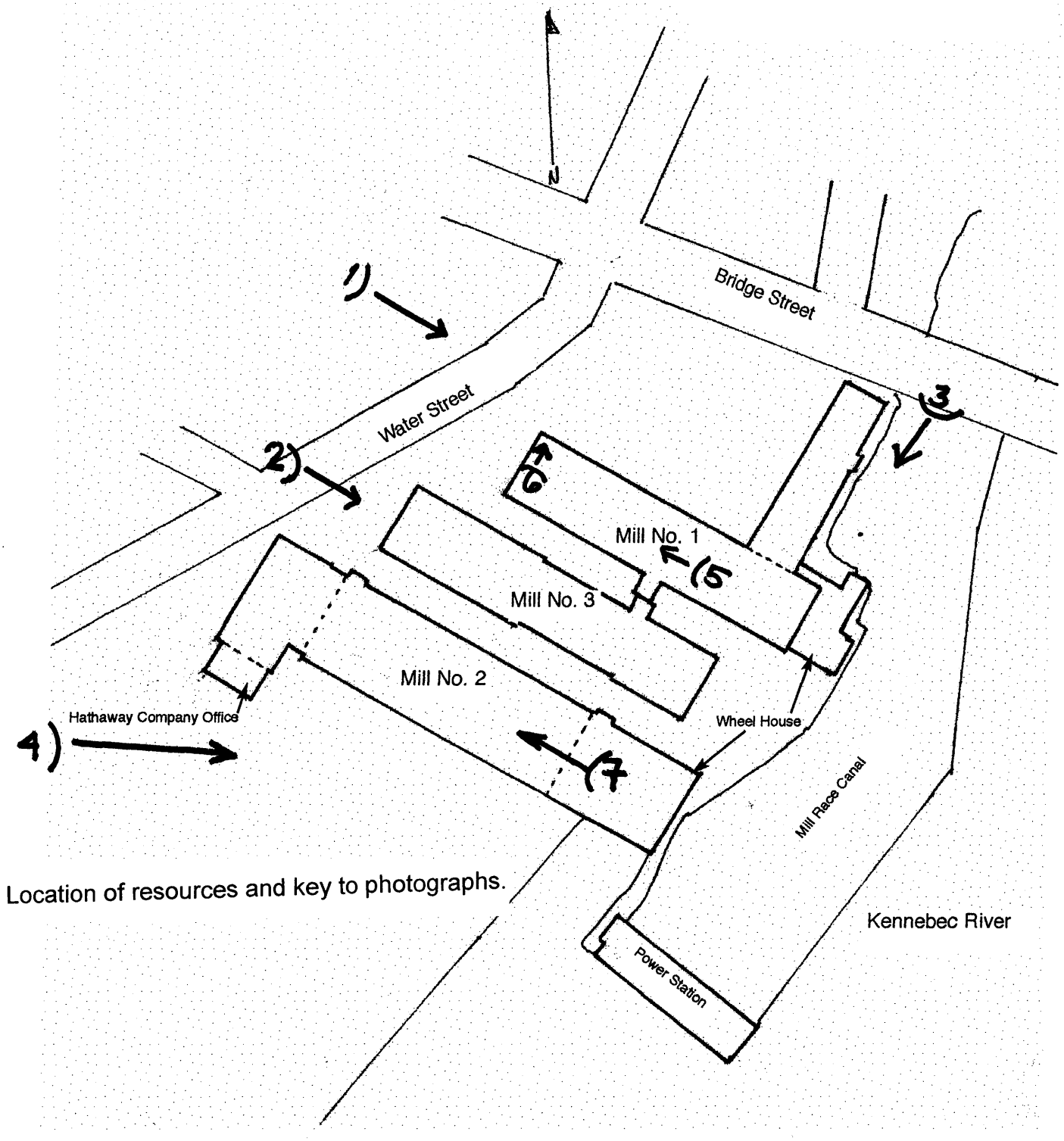
KENNEBEC COUNTY, MAINE

SCALE 1"=100'

APRIL 1, 1992

SHEET NO. 44

Lockwood Mill Historic District
Waterville
Kennebec County, Maine



Location of resources and key to photographs.