

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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

For HCRS use only

received JAN 29 1982

date entered FEB 25 1982

1. Name

historic Fabens Building

and/or common Same

2. Location

street & number ~~312-332 Union St.~~ 312-344 Union Street not for publicationcity, town Lynn N/A vicinity of congressional district ~~Fourth~~ 6th

state Massachusetts code 025 county Essex code 009

3. Classification

Category	Ownership	Status	Present Use	
☐ district	☐ public	☐ occupied	☐ agriculture	☐ museum
☒ building(s)	☒ private	☐ unoccupied	☒ commercial	☐ park
☐ structure	☐ both	☒ work in progress	☐ educational	☐ private residence
☐ site	Public Acquisition	Accessible	☐ entertainment	☐ religious
☐ object	☐ in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☒ other: multi-family

4. Owner of Property

name Fabens Building Associates

street & number c/o McNeil & Associates, Inc., 420 Providence Highway

city, town Westwood N/A vicinity of state Massachusetts

5. Location of Legal Description

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

street & number 32 Federal Street

city, town Salem state Massachusetts

6. Representation in Existing Surveys

Inventory of the Historic Assets
title of the Commonwealthhas this property been determined eligible? ☒ yes ☐ nodate May 1977 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston state Massachusetts

7. Description

Fabens Building, Lynn

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

The Fabens Building, with its rounded corner and "flat iron" plan, stands at the head of the Lynn Shoppers Mall which was formed by the closing of Union Street to automobile traffic between Silsbee Street and Central Square. The building dominates the entrance to the Mall and is visible from many vantage points in Lynn's downtown. The elevated section of the Boston and Maine Railroad runs near the southeast side of the building while the Mall lies to the northwest. The overall orientation of the building is to the south.

The design of the Fabens Building, like other business blocks in the downtown, was the result of a design competition to which several local architects submitted plans. A design by H.W. Rogers & Son was chosen and was illustrated in the Lynn City Item of August 22, 1890. This design originally called for a beveled corner at the building's south end. However, this detail was changed prior to construction since a downtown map of October 1890 shows the foundation laid and the building under construction with its present curved configuration.

The main section of the Fabens Building is designed in a commercial adaptation of the late Romanesque Revival style with the rear section executed in a straightforward, late nineteenth century commercial mode. The entire building is constructed of smooth, hard-fired brick with 1/8" joints executed in red-tinted lime mortar. The exterior masonry bearing wall surrounds an interior mill-type structural system of 3 X 14 wood joists supported by 8 X 14 wood girders. The roof construction is tar and gravel on wood decking, pitched to interior drains.

The Fabens Building is 4 stories high and 33 bays wide with 19 bays comprising the main facade and 14 bays comprising the rear facade. The main facade is characterized by 19 brick arches highlighted by rough-cut pink sandstone surrounds. These arches spring from simple, molded finished pink sandstone capitals. The blank, brick pilasters comprise the major vertical component of the facade. The verticality they impart is enhanced by the use of slender cast-iron mullions which separate the paired windows of each bay. The fenestration consists primarily of 5 1/1 sash with fixed rectangular transoms. The upper story windows are also 1/1 sash but with arched fixed transom lights with 16 panes. The original lower story fenestration has been marred by insensitive modern storefronts. The lower story originally consisted of piers dividing storefronts and carrying a metal fascia band. The second story windows are linked together by a continuous lintel of rough-cut pink sandstone. This lintel corresponds to the continuous projecting sill of the third story windows. Together they emphasize the horizontal curvature of the main facade and provide a base for the arches uniting the upper stories.

A five foot high parapet rises above the arches and is articulated by a slender, molded brick belt course. The parapet is topped off with a molded brick, corbelled cornice with multiple, convex curvatures which provides not only a crisp, sculpted termination, but also emphasizes the sweeping curve of the overall "flat iron" configuration.

The rear elevation of the Fabens Building does not continue the wide pilasters and sweeping arch design of the main facade. The only contiguous elements from the main facade are the structural bays and the fascia band of the first floor stories which are present even in the rear of the building. Two of the storefront windows are highlighted with fixed transoms with a sun motif fanlight. The rest of the rear section is of utilitarian design with 14 bays of

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Continuation sheet

Item number

7

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mostly 6/2 sash. The rear of the Fabens Building has a light well which is approximately 2 bays wide and 7 bays deep. An enclosed pedestrian bridge at the third story level runs through the light well. The termination of the rear facade is delineated only by a thin, belt course and roof flashing.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☒ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☒ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1890 **Builder/Architect** Henry W. Rogers & Son

Statement of Significance (in one paragraph)

The Fabens Building possesses integrity of location, design, setting, materials and workmanship, and is significant as a good local example of the Romanesque Revival commercial design. The building features two story arches with sandstone trim and brick pilasters in an unusually fine adaptation of a common motif in Lynn architecture of this period. It is one of the most prominent buildings in the Burned District, the area of downtown Lynn devastated by the great fire of 1889 and is further enhanced by its distinctive carved "flat iron" plan and its prominent location in the downtown. The Fabens Building meets criterion C of the NRHP.

The Fabens Building replaced two brick buildings and sheds which were destroyed in 1889 and was the case with several other business blocks in the area as the Fabens Building's plan was the result of a design competition to which several local architects submitted plans. A design by H.W. Rogers & Son was accepted and was illustrated in the Lynn City Item of August 22, 1890. The plan originally called for a beveled corner at the building's south end, resembling the H.A. and G. K. Pevear Block at Washington and Munroe Streets. However, this detail was changed prior to construction, for the downtown map of October 1890 shows the foundation laid and the building under construction with its present rounded corner.

The building was built for William C. Fabens, a local judge, who was born in Marblehead. Fabens, whose father was also a judge, attended Harvard Law School and opened a law office in Lynn early in his career. By 1889, he had been made an associate justice of the Lynn Police Court. Although Fabens lived in Marblehead throughout his life, he maintained his offices in this building. The building was constructed by C.G. Locke of Bradford, masons, and Joseph Breed's Sons, carpenters. Considered to be one of Roger's best designs, the Fabens Building was cited in his obituary.

9. Major Bibliographical References

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Lynn City Item, August 22, 1890, p. 2
Daily Evening Item, March 18, 1911, p. 13
Lynn Scrapbooks (unpublished), Vol. 50, p. 64

10. Geographical Data

Acreage of nominated property 0.30 acres

Quadrangle name Lynn

Quadrangle scale 1 : 25000

UMT References

A 19 340 190 470 2980
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

312-332 Union St., Lynn, Mass.
Central Square, bounded by Union St. and Boston & Maine Railroad.

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Candace Jenkins, Registration Director With Peter Conant, President, Urban Design Team, Inc.

organization Massachusetts Historical Commission date February, 1981

street & number 294 Washington Street telephone (617) 727-8470

city or town Boston state Massachusetts 02108

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia L. Weslowski date 1/18/82

title Executive Director, Massachusetts Historical Commission date

For HCRS use only

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

Entered in the
National Register

date 2/25/82

Keeper of the National Register

Attest:

date

Chief of Registration

DOE 2/25/82 - 3/15/82

dnr-3

Name Fabens Building

State, County MA, Essex

Working Number 129-82-323

Fed Nom or Request-Agency

Federal Register Date 2.7.83

☒ Nomination
☐ Determination of Eligibility
☐ On Nomination Form

Maps 1/1
 Photos 4

☒ Bldg(s)
☐ Site
☐ Object
☐ Structure
☐ District

Within:
☐ Multiple Resource Area
☐ Thematic Group

Nomination prepared by:
☒ State Staff
☐ Local
☐ Other

Entered in the
 Action: National Register
☒ ACCEPT 2/25/82
☐ RETURN
☐ REJECT

Check if Appropriate:
☐ State Request for Review
☐ Keeper's Decision to Review
☐ 2nd Return

I. Evaluation of Resource (cont. on back if necessary)

II. Evaluation of Nomination

	Good	Adequate	Poor	Comments
1. Descriptive Statement Short Format ☐ Yes ☐ No				
2. Significance Statement Short Format ☐ Yes ☐ No				
3. Concepts/Integrity				
4. Concepts/Criteria				
5. Concepts/Boundaries				
6. Contextual Evaluation				

General Comments (cont. on back if necessary):

Reviewer/Date _____

See Attached _____

National Park Service

U.S. Department of the Interior



Fabens Building
Lynn
Essex County
Massachusetts

FEB 25 1982

Photo Credit: Steffian-
Bradley Associates
Negatives filed: Steffian-
Bradley Associates
Identification: looking
Northeast from Union St.
Mall.
Date: September 1979

10F4

JAN 29 1982

~~10F4~~
Fabens Building
Lynn, Mass

Looking northeast
from Union St. mall

Sept. 1979

11/12/82



Fabens Building
Lynn
Essex County
Massachusetts

Photo Credit: Steffian-Bradley Associates
Negatives Filed: Steffian- Bradley, Boston
Identification: looking Northwest from elevated tracks

Date: September 1979

FEB 25 1982

JAN 29 1982

20F4

~~#4~~

Fabens Building
Lynn, Mass.

Looking northwest
from elevated tracks

Sept. 1979



Fabens Building
Lynn
Essex County
Massachusetts

Photo Credit: Steffian-Bradley Associates
Negatives Filed: Steffian-Bradley, Boston
Identification: looking West from elevated
tracks

Date: September '79

FEB 25 1982

JAN 29 1982

30F4

#2

Fabens Building
Lynn, Mass.

Looking west from
elevated tracks

Sept. 1979



Fabens Building
Lynn
Essex County
Massachusetts

Photo Credit: Steffian-Bradley Associates
Negatives Filed: Steffian-Bradley, Boston
Identification: looking Southwest from rear
parking lot

Date: September 1979

FEB 25 1982

40F4

JAN 29 1982

#6

Fabens Building
Lynn, Mass.

Looking southwest
from rear parking lot

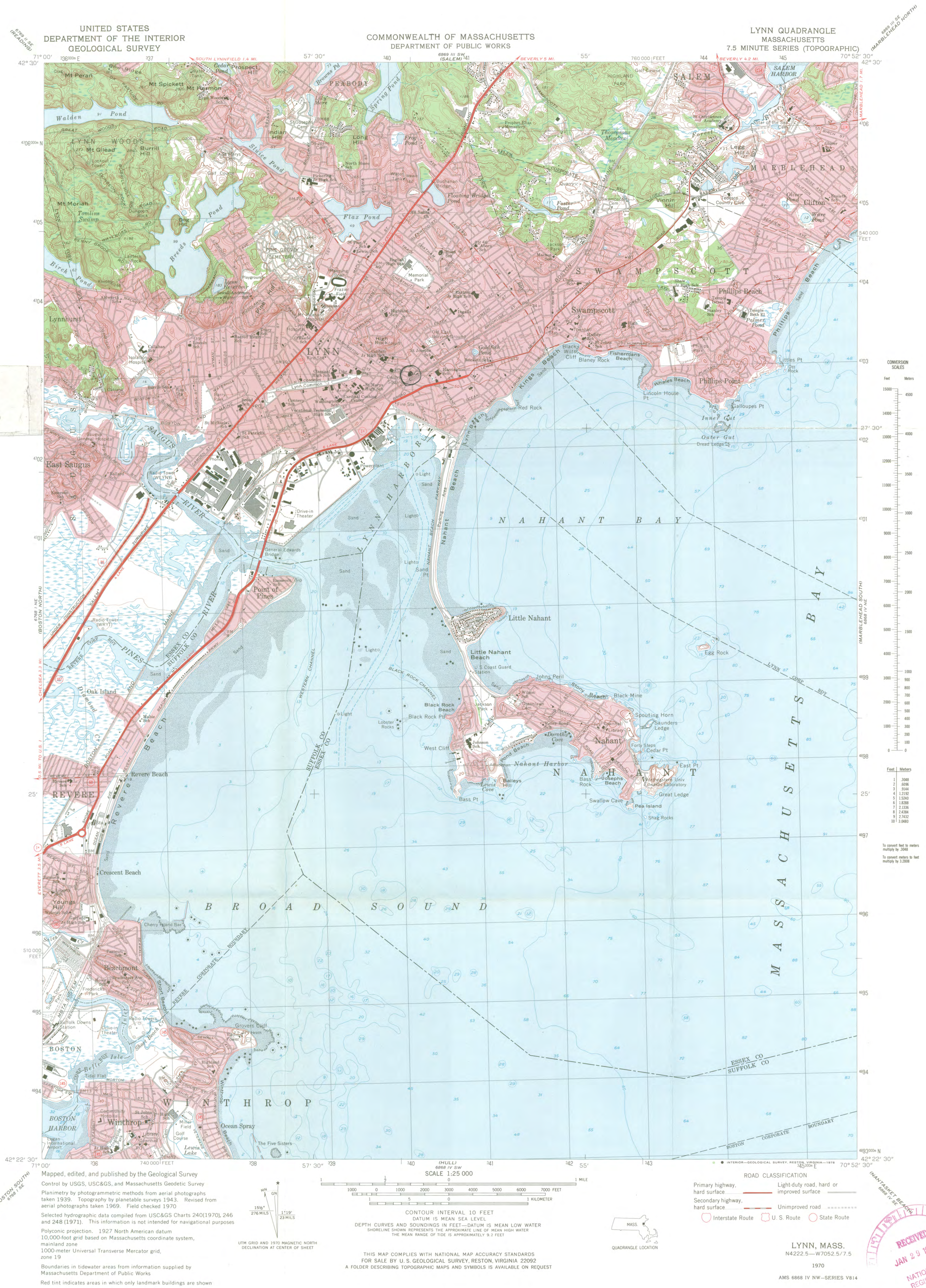
Sept. 1979

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

LYNN QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)

Fabens Building
Lynn, Ma.
UTM Reference
19/340190/470190









URBAN DESIGN TEAM, INC.

60 Grove Street · Wellesley, Massachusetts · 02181

(617) 235 · 1415

November 14, 1980

Candice Jenkins
Massachusetts Historical Commission
294 Washington St.
Boston, Massachusetts 02108

Ref: Fabens Building
Union St.
Lynn, Mass.

Dear Ms. Jenkins,

Enclosed please find our completed nomination form for the above referenced property. Included are six photographs, five from 1979 and one from 1893, and a recent USGS map of the area. Two copies of all materials are enclosed.

Should you have any questions or need additional information, please feel free to contact me at 646-8454. We trust this application can be processed expeditiously with the appropriate authorities in Washington, D.C.

very truly yours,

URBAN DESIGN TEAM, INC.


Peter M. Conant, President

copy to : Paul Tryder
McNeil & Associates, Inc.



Waive

FABENS BUILDING ASSOCIATES

Address of:

MASSACHUSETTS HISTORICAL COMMISSION
294 WASHINGTON STREET
BOSTON, MASS. 02108

Dear (SHI) _____

Massachusetts Historical Commission

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

FABENS BUILDING
312-344 UNION STREET
LYNN, MASS. 01901

I hereby waive my right to object to the proposed listing and notify you that I request my property be listed in the National Register at the earliest possible date.

Sincerely,

Peter M. Conant

FABENS BUILDING ASSOCIATES

Peter M. Conant, General Partner
c/o McNeil & Associates, Inc.
420 Providence Highway
Westwood, Mass. 02090



City of Lynn, Massachusetts
Office of the Mayor

STUART S. DAVIS JR.
ADMINISTRATIVE ASSISTANT



CITY HALL 01901
(617) 598-4000

Antonio J. Marino
Mayor

RECEIVED

JAN 11 1982

MASS. HIST. COMM.

Ms. Patricia L. Weslowski
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission
Office of the Secretary of State
294 Washington Street
Boston, Massachusetts 02108

January 4, 1981

Dear Ms. Weslowski:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that under the National Preservation Act, I am entitled to comment on the proposed listing of property within my jurisdiction.

Following is the proposed listing:

Fabens Building
312-344 Union Street
Lynn, Massachusetts 01901

I hereby waive my right to comment on the proposed listing.

Sincerely yours,

A handwritten signature of Antonio J. Marino in dark ink.

Mayor Antonio J. Marino

AJM/caa





**MASSACHUSETTS
HISTORICAL
COMMISSION**

**COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State**

294 Washington Street
Boston, Massachusetts
02108
617-727-8470

MICHAEL JOSEPH CONNOLLY
Secretary of State

January 18, 1982

Ms. Carol Shull, Acting Keeper
National Register of Historic Places
National Park Service
Department of Interior
Washington, D. C. 20243

Dear Ms. Shull,

Enclosed you will find the following nomination forms:

Lynn: Fabens Building (local)

Lynn: Mower's Block (local)

Both have been voted eligible by the State Review Board and have been signed by the State Historic Preservation Officer. Both nominations are supported by their owners and the City; copies of their comments are enclosed. They have been determined eligible for listing in the National Register by the Secretary of the Interior under Advisory Council procedures.

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director
Massachusetts Historical Commission



ENTRIES IN THE NATIONAL REGISTER

STATE **MASSACHUSETTS**

Date Entered **FEB 25 1982**

Name

Location

Fabens Building

**Lynn
Essex County**

Mowers' Block

**Lynn
Essex County**

Also Notified

**Honorable Paul E. Tsongas
Honorable Edward M. Kennedy
Honorable Nicholas Mavroules**

**Mid-Atlantic Region, NPS
North Atlantic Region, NPS**

**State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director, Massachusetts
Historical Commission
294 Washington Street
Boston, Massachusetts 02108**

Mailed copy of notification to:

Samayla Deutch
Sherburne, Powers, and Needham, 1 Beacon St., Boston, MA 02108

For further information, please call the National Register at (202) ~~343-6401~~.

NR

Eady/mc 2/26/82

272-3504