

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

For NPS use only

received NOV 6 1985

date entered

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

1. Name

historic 24-30 Summer Street

and or common 24-30 Summer Street

2. Location

street & number 24-30 Summer Street

N/A not for publication

city, town Lawrence

N/A vicinity of

state Mass

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	N/A in process	☒ yes: restricted	☐ government	☐ scientific
	☐ being considered	☐ yes: unrestricted	☐ industrial	☐ transportation
		☐ no	☐ military	☐ other:

4. Owner of Property

name Covenant Apartments Limited Partnerships, c/o Covenant Housing, Inc.

street & number 41 Central Street

city, town Andover

N/A vicinity of

state Mass

5. Location of Legal Description

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

street & number 381 Common Street

city, town Lawrence

state Mass

6. Representation in Existing Surveys

Inventory of the Historic Assets of
title the Commonwealth #12has this property been determined eligible? ☐ yes ☒ no

date 1978

☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission, 80 Boylston Street

city, town Boston

state Mass

7. Description

24-30 Summer Street, Lawrence, Mass

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 red brick structure at 24-30 Summer Street, Lawrence, is located in the densely built northern section of this industrial city. 24-30 Summer Street is located one block from the Mechanics Block Historic District (NR 1978) in a neighborhood of mid to late 19th century multifamily dwellings (most of which have sustained far more alteration than the nominated property). The building, a three-story mansard-roofed structure consisting of four rowhouses with paired entrances, has been altered only slightly on the exterior since its construction in 1877: 28-30 Summer Street is a virtually intact structure, while its neighbor, 24-26, has sustained some alterations. Windows are 2/2, double hung. Each unit has a two-story brick ell to the rear. The building is set back about four feet from the street, and is fronted by a small amount of grass. Original granite curbing and steps remain on the property.

The pressed brick main (north) facade, eight bays wide, features four entrances delineated by segmental-arched door hoods supported on corbelled brick piers. A broad lintel unites each pair. Two-story polygonal bays with segmental-arched windows, granite sills, and corbelled string courses flank each entryway. The segmental arches are repeated in the double-window, gable-roofed dormers projecting from the mansard roof. The paired panelled wood front doors of 28-30 Summer Street are original. At 24-26, modern door hoods echoing the original segmental arches were added ca. 1970.

The main facade displays a considerable amount of the intricate brickwork that characterized the Panel Brick style at the height of its popularity in the 1870s. Prominent decorative details include dentilated window heads, string courses, and cornices, all executed in brick. Chimneys are of corbelled brick.

The mansard roof is continuous around the west side of 30 Summer Street. However, it ends abruptly at the east end of 24 Summer Street. This may indicate that other houses were originally planned to extend to the east, but were never executed.

While brick is used throughout the building's exterior, the quality of the brick varies from the structure's front facade and the less visible areas to the side and rear. The smooth, fine brick and narrow mortar joints of the Summer Street facade contrast with the rougher brick and thicker joints of the sides and rear.

The two-story rear ells of 28-30 Summer Street, seven bays deep, each retain a gabled roof, with an asymmetrically placed, segmental-arched doorway on both first and second story. A single, segmental-arched window with granite sill is located high within the gable of each ell. The 24-26 Summer Street ells have been altered, and now have flat roofs supporting flat-roofed, shallow rooftop additions. Segmental arches framing the window openings of the ells' two main stories remain.

Continued

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Continuation sheet 24-30 Summer St., Lawrence Item number 7 Page 1

The interior of 28-20 Summer Street retains original marble mantelpieces and woodwork. The general condition of both the exterior and interior of 28-30 Summer Street is good and no significant alterations have been made.

24-26 Summer Street suffered fire damage within the past ten years, however, and vandalism has also taken its toll. The front entry has been altered by the addition of the wooden enclosure mentioned above. Very little interior detail has survived in these units. Exterior brick work is in need of repair and the roof has been destroyed by fire.

Work is well under way by the owners of the building to rehabilitate the structure for low-income housing following the Secretary of Interior's Standards.

8. Significance 24-30 Summer Street, Lawrence, Mass

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 1877-1878 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The four-unit rowhouse at 24-30 Summer Street, Lawrence, retains integrity of location, design, setting, materials, and workmanship. Historically, the building holds associations with the path of industrialization in late 19th century Lawrence, as it changed from corporate paternalism to laissez-faire capitalism. Architecturally, the building is significant as an example of a short-lived Lawrence housing form, the rowhouse, and as the only surviving example of the fully developed Panel Brick style in rowhouse form in the city. The building thus fulfills Criteria A and C of the National Register of Historic Places.

Early records of the Essex Company, Lawrence's founding industry, indicate that the Summer Street neighborhood was originally planned as an extension to the company-built Mechanics Block (NR 1978).^{*} Indeed, "Mechanics Block" housing had already been built in the 1850s adjacent to Summer Street, along Newbury and Union Streets. However, the decision of the Essex Company to divest itself of the Lawrence Machine Shop (for whose workers the Mechanics Block was constructed) in 1852 and the further decision to curtail corporate residential construction in the face of economic pressures resulted in an abrupt end to further Mechanics Block construction. The 24-30 Summer Street land parcels were first offered by private sale in the late 1850s, though not sold by the Essex Company until 1867. Restrictions placed on the property by the company specified that brick rowhouses be built on the lots. Construction began in 1877. The two owners at the time, Joseph E. Buswell (not a resident of Lawrence) and Dr. E. S. Yates (a prominent physician and surgeon in the city), cooperated to construct these multifamily structures.

The nominated properties were probably built as private boardinghouses. Lawrence's List of Polls for the late 19th century indicates that early tenants were middle class families living in flats, while the properties remained absentee-investor owned. As the Summer Street neighborhood became increasingly dense, poll listings from the 1890s indicate that it gradually became more common for families to take in unrelated boarders, perhaps making use of space in each unit's third-floor mansarded attic.

The 20th century brought dramatic changes to the neighborhood, and 24-30 Summer Street exemplifies these changes. First, the economic status of the population declined. This is evidenced not only by the increasing presence of boarders, but also by the shifting occupation patterns of tenants. In the late 19th century, tenants were most often from the management level of textile and paper corporations. They might also be employed in the retail

Continued

9. Major Bibliographical References

Atlases, City of Lawrence, 1875, 1896, 1912
Deeds Essex County Registry of Deeds, Salem, Mass. Book 732 folio 239 and North Essex Registry Essex Company, Manuscript records at the museum of American Textile History list of polls 1888-1930 at the Lawrence Public Library. Valuation lists City of Lawrence

10. Geographical Data

Wadsworth, H.A. History of Lawrence, Lawrence; Hammon Reed, 1880.

Acreage of nominated property 1/2 acre

Quadrangle name Lawrence

Quadrangle scale 1:25,000

UTM References

A 1 9 3 2 3 5 6 1 0 4 7 3 1 0 6 1 8 1 0
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The boundaries of 24-30 Summer Street are the original property lines as first conveyed by the Essex company in 1867. Complete description at the Essex Registry of Deeds, Salem, Book 732, folio 239 and Book 733, folio 16.

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 Clarisse A. Poirier, Preservation Planner with Betsy Friedberg, Mass. Historical Commission, Preservation Planner

organization Massachusetts Historical Commission date January 28, 1985

street & number 80 Boylston Street, Room 310 telephone (617) 727-8470

city or town Boston state Mass

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

Executive Director

title State Historic Preservation Officer

date Oct. 23, 1985

For NPS use only

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

Entered in the
National Register

date 12-5-85

for Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

**National Register of Historic Places
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Continuation sheet 24-30 Summer St., Lawrence Item number 8 Page 1

trade or the minor professions. By the twentieth century, however, nearly all tenants were factory operatives, workers from the lower echelons of the industrial ladder. Lawrence's middle class had moved away from the city's center to new residential developments north of the Spicket River and south of the Merrimack River, and they now commuted to the factories on the city's new electric trolley lines.

In the early 20th century, the ethnic makeup of the neighborhood shifted in a very startling manner as well. While the economic status of 24-30 Summer Street tenants had decreased, their ethnic composition remained surprisingly stable. All tenants were native-born or "Old Immigrant" (English or German), despite the fact that "New Immigrant" Italians had already moved into the neighborhood. By 1913, however, the year following the Great Lawrence Strike, all 24-30 Summer Street tenants were Italians. Apparently an "ethnic flight" had occurred in the face of the violence and bigotry bred by the Lawrence job action. It should be noted that perhaps the most dramatic event of the strike, the death of Anna Lo Pezzi, a young Italian striker, as a result of a stray militiaman's bullet, happened only a hundred feet or so from 24-30 Summer Street.

The construction of 24-30 Summer Street represents a narrow time-frame in housing stock construction in Lawrence. That time frame is the period between, on the one hand, the optimism of the Essex Company's corporate dream of governing the socioeconomic pattern of Lawrence's development and, on the other hand, the dissolution of corporate control and the reconstruction of Lawrence in response to new socioeconomic influences. According to the corporate scheme, 24-30 Summer Street would be neatly set back, similar to brick dwellings such as those of Boston's Back Bay, and tenanted by stable middle-class families living two families to each rowhouse. Within 15 years of their construction, these same families had opted for single- and double-family homes further removed from the downtown. Very few such multifamily dwellings remain in Lawrence, and the survival of 24-30 Summer Street is of great significance in understanding the shift of Lawrence from a company town to an industrial, immigrant city.

In addition to its significance historically in the development of Lawrence's housing stock, the structure at 24-30 Summer Street is architecturally significant as the only surviving rowhouse example of the fully developed Panel Brick style in Lawrence. The architect of the structure is unknown. The rowhouse form, whether in Panel Brick or other more vernacular expressions, was briefly popular in Lawrence, built by Lawrence industrialists to house its labor force or, in the case of the nominated property, specified

Continued

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National Park Service**

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Continuation sheet 24-30 Summer St., Lawrence Item number 8 Page 2

by those industrialists even when the building was not directly the product of a corporate development scheme. As the 19th century came to a close and the factory system grew less paternalistic, three deckers became the predominant form of workers' housing, while single- and two-family dwellings sheltered middle-class citizens. In Lawrence, the brick rowhouse was a short-lived form of domestic architecture.

* see Memo of Agreement, August 23, 1849, Essex Company Records, Box 113, folder 113.20, Museum of American Textile History.

Continued

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National Park Service**

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Inventory—Nomination Form**

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Continuation sheet 24-30 Summer St., Lawrence Item number 8

Page 3

ARCHAEOLOGY

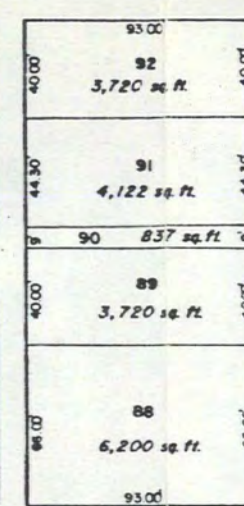
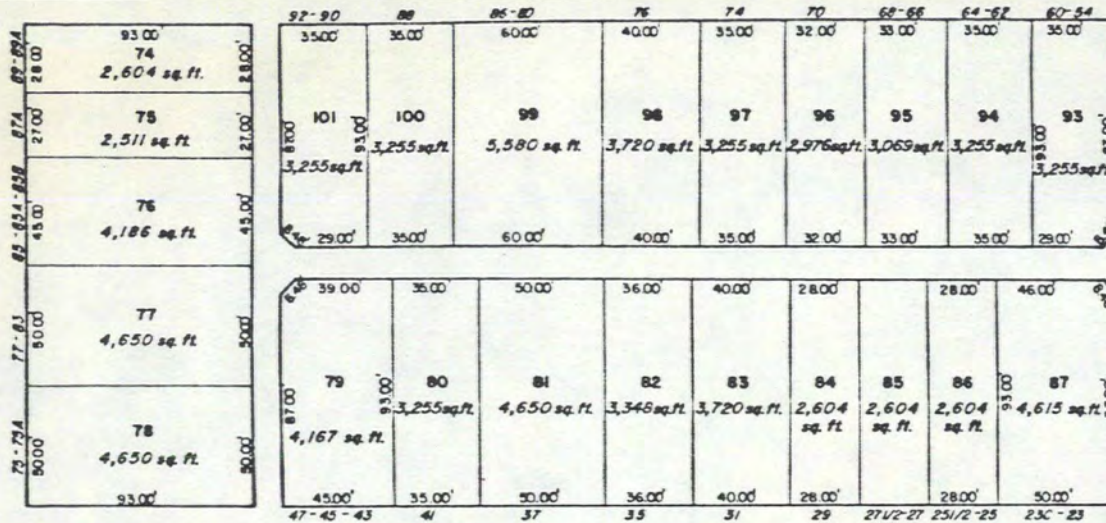
While the rowhouse at 24-30 Summer Street occupies most of its 1/4-acre lot, the site retains a possibility of historic archaeological remains--namely, 19th century occupation-related features that hold the potential to help document social/cultural patterns.

24-30 Summer Street
Lawrence, MA 01841

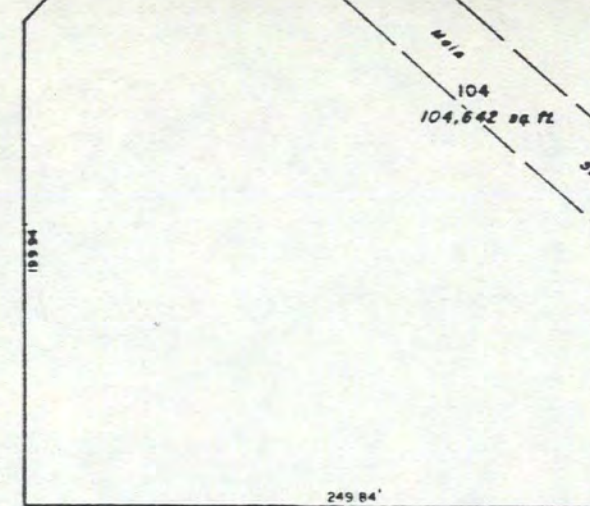
Assessor's Map

Property indicated in yellow

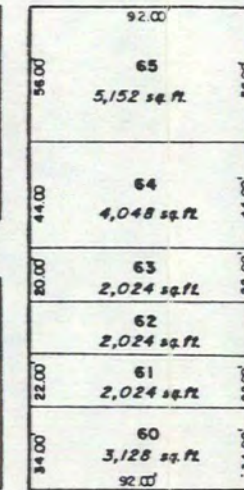
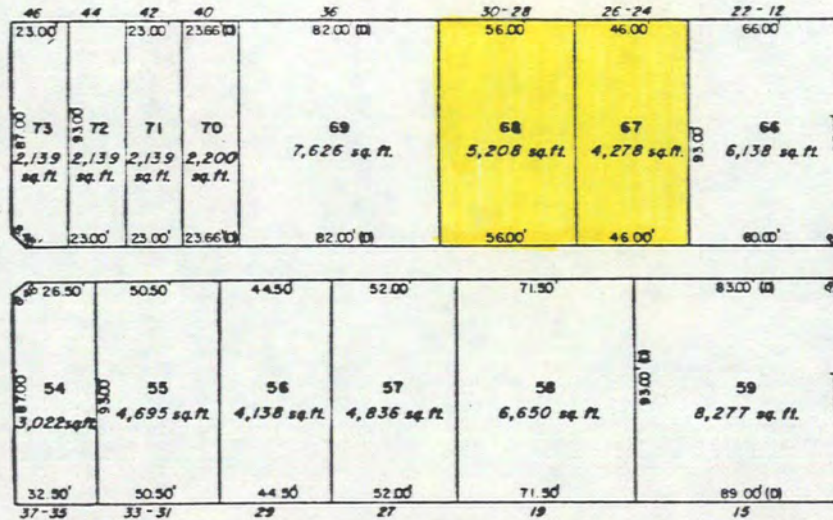
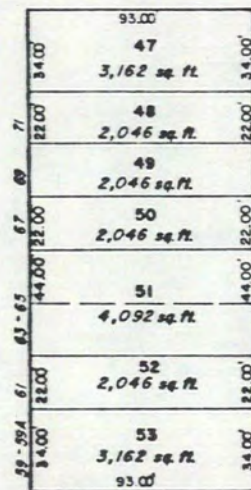
STREET (50' WIDE)



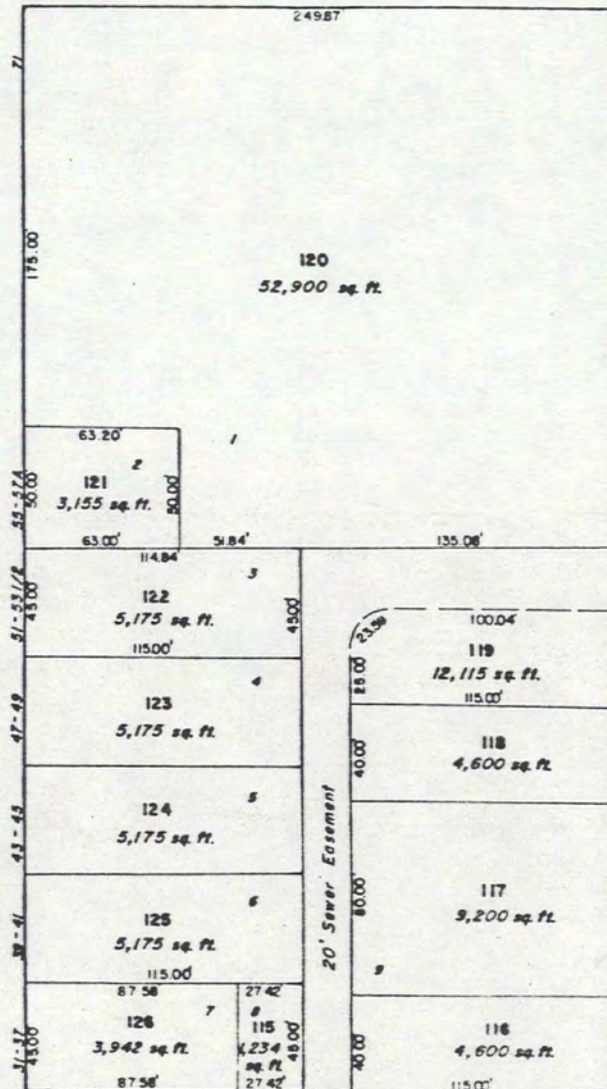
STREET (50' WIDE)



SUMMER

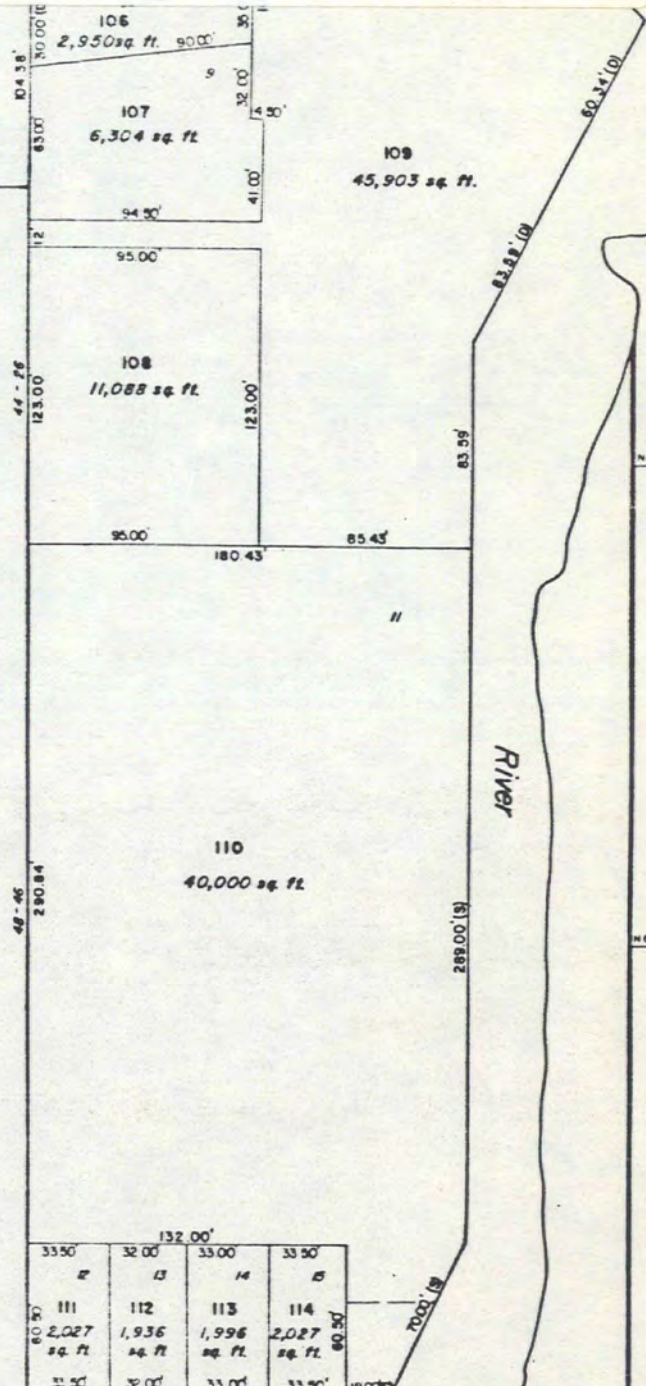


STREET (50' WIDE)

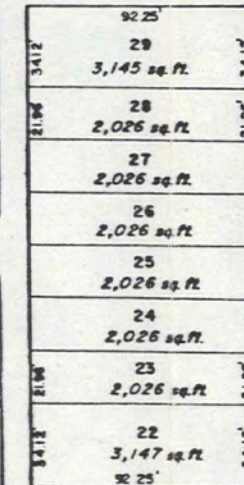
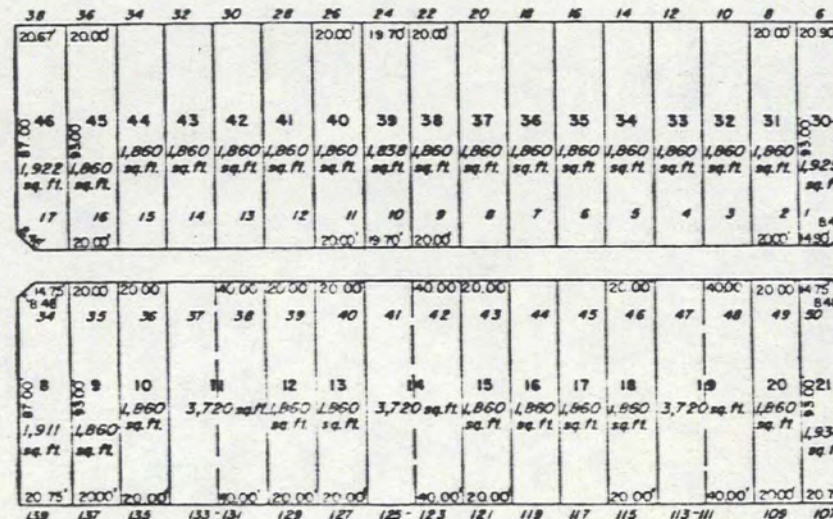
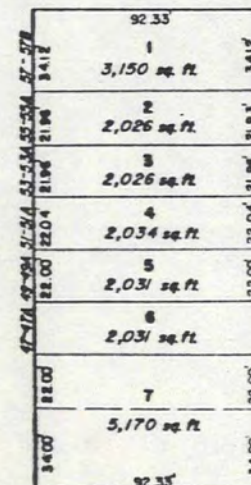


STREET (50' WIDE)

ALLEN



ORCHARD



UNION

GENERAL

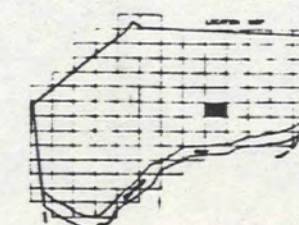
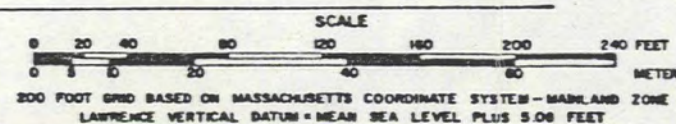
STREET (50' WIDE)

LEGEND

PARCEL NUMBERS 2
MATCH LINE

For Assessment Purposes
Not to be used for Conveyances

DATE OF AERIAL PHOTOGRAPHY 4-20-79
DATE OF COMPLETION 9-19-80
DATE OF REVISIONS 11-8-80



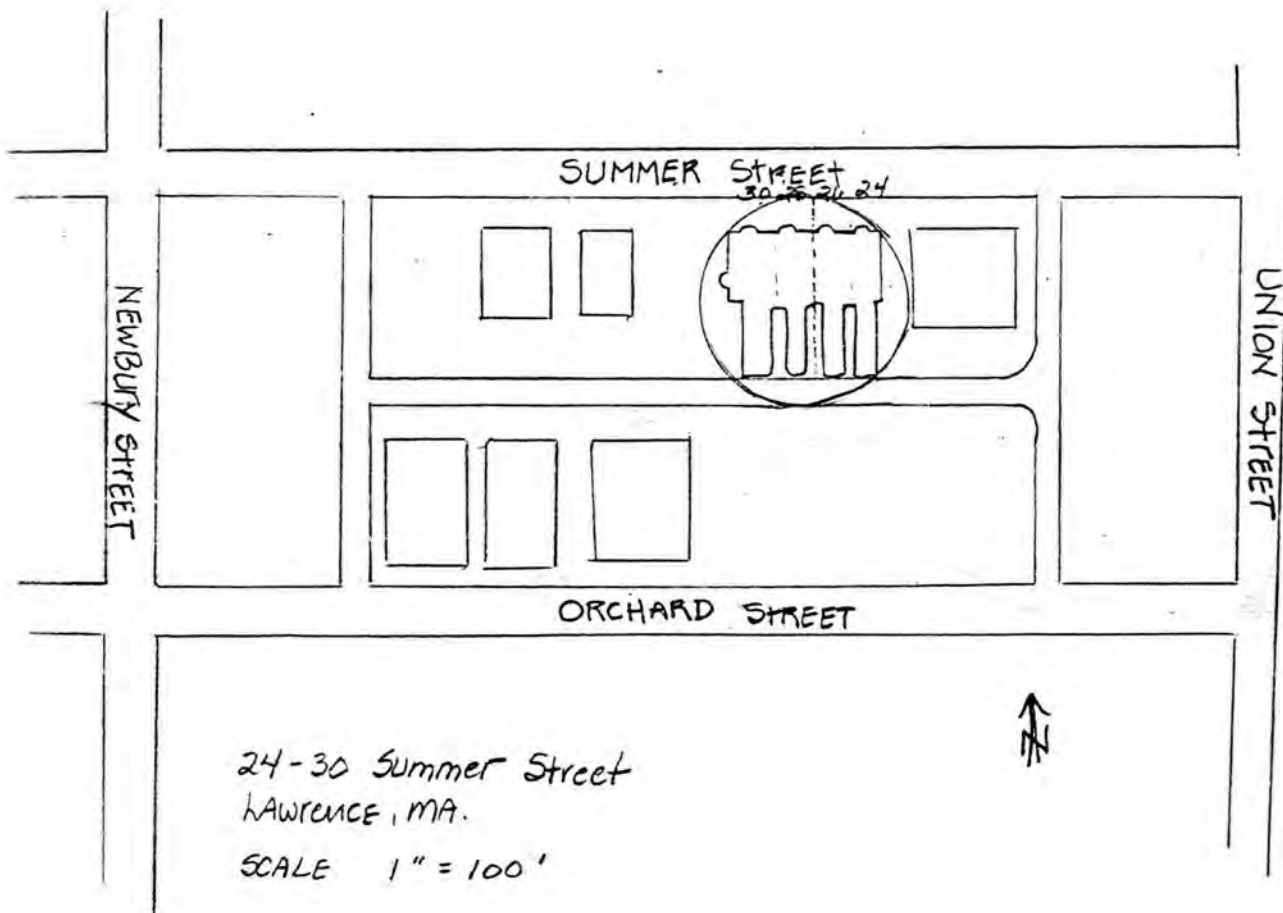
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE

TAX MAP
CITY OF LAWRENCE
ESSEX COUNTY, MASSACHUSETTS
PREPARED BY

108	88	69
107	87	68
106	86	67

SKETCH MAP

24-30 Summer Street, Lawrence, MA 01840



NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEETBuildings at 24--30 Summer Street
Essex County
MASSACHUSETTSWorking No. NOV 6 1985Fed. Reg. Date: 2/3/87Date Due: 12/5/85 - 12/21/85Action: ACCEPT 12-5-85Entered in the RETURN
National Register REJECT

Federal Agency: _____

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

_____ 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

- ☐ excellent ☐ deteriorated
☐ good ☐ ruins
☐ fair ☐ 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

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: _____



Photo No. 1 of 5
24-30 Summer St.
Lawrence, MA 01841
1977 (Neg. Missing, Photo
from contact sheet)
William B. Finch



Photo No. 2 of 5
24-30 Summer St. (rear, South side)
Lawrence, MA 01841
February, 1984
Clarisse A. Poirier



Photo No. 3 of 5
North Elevation
24-26 Summer St.
Lawrence, MA 01841
February 1984
Clarisse A. Poirier



Photo No. 4 of 5
North Elevation
28-30 Summer St.
Lawrence, MA 01841
February 1984
Clarisse A. Poirier



Photo No.5 of 5
Entry, North Elevation
28-30 Summer St.
Lawrence, MA 01841
February 1984
Clarisse A. Poirier



1966
PHOTOREVISED 1979
AMS 6769 II NW—SERIES V814

24-30 Summer Street
Lawrence, MA 01841
U.S.G.S. Lawrence
Quadrangle

RECEIVED
FEB 5 1995
JAN 11 1995



P 284 880 609

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

October 24, 1985

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

Dear Ms. Shull:

Enclosed you will find the following nomination forms:

Boston, Hingham, Hull, Quincy, Weymouth and Winthrop, Boston Harbor Islands Archaeological District, Boston Harbor, 21 islands.

Boston, Dudley Station Historic District, Washington, Warren and Dudley Streets, 40 properties.

Lawrence, 34-30 Summer Street, 4 properties. HPCA pending, no number assigned.

Lynn, Central Square Historic District, Central Square, Munroe, Union and Willow Streets, 15 properties. HPCAs pending: The Peavear Building, 101-127 Munroe Street, #0758-85-MA. New Bergengren Block, 1-21 Central Square, #0653-85-MA.

Weymouth, John Adams School, 16 Church Street, 1 property.

Wrentham, Plimpton-Winter House, 127 South Street, 1 property. HPCA complete: #MA-85-0727.

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,

Sarah J. Zimmerman

Sarah J. Zimmerman
Director, Preservation Planning
Massachusetts Historical Commission

Enclosures

SJZ/dr