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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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Winthrop Mills Company
Other names/site number: Carleton Woolen Mills
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)



2. Location

Street & number: 149-151 Main Street
City or town: Winthrop State: Maine County: Kennebec
Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:
 national statewide local

Applicable National Register Criteria:

A B C D

 Signature of certifying official/Title: <u>SHPD</u> Date <u>8/15/14</u>	
MAINE HISTORIC PRESERVATION COMMISSION State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government

WINTHROP MILLS COMPANY HISTORIC DISTRICT

Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Joe Edson H. Beall
Signature of the Keeper

10-8-14
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>3</u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>8</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY: Manufacturing facility

-
-
-
-
-
-

Current Functions

(Enter categories from instructions.)

HEALTH CARE: Medical office

VACANT

-
-
-
-

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7. Description

Architectural Classification

(Enter categories from instructions.)

Other - Late 19th Century Brick Mill

Other - Early 20th Century Brick Mill

Other - Post World War II Industrial Building

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete (foundation); Brick (wall); Rubber (roof)

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Winthrop Mills Company Historic District is located in Winthrop, Maine, a small community 10 miles west of Augusta. The district includes five contributing buildings (including two mill complexes) and three contributing structures. Both mill complexes manufactured textiles with wool manufacturing in the larger complex adjacent to Main Street and cotton manufacturing in the smaller complex on Clark Street. Altogether, the district is approximately 4.5 acres in size. The Winthrop Mills Company was established in 1866 and was an important local industry employing many residents of the town. Over the course of the history of the company, alterations and new construction replaced all of the earliest structures. Construction of the existing buildings spans the late-19th century through the mid-20th century (with some modern additions in the latter half of the 20th century). Today, the mill is comprised of nearly 150 years of growth and building efforts for textile manufacturing.

Narrative Description

The Winthrop Mills Historic District is made up of two functionally related mills that operated by the same company from 1866 to 2007. The mills are located on the Maranacook Stream between the Maranacook and Anabessacook Lakes. The narrow stream is approximately three-quarters of a mile in length and gave rise to the manufacturing center of the developing town. The large woolen manufacturing mill is sited on the south side of Main Street where this

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street crosses the stream. The bridge on Main Street passes over a dam and raceway for the mill's water power. The stream flows under the mill, snakes through a canal, passing under a modern footbridge before passing under part of the cotton mill complex. On the east side of the stream, a narrow driveway is created between the Blanket Mill on Main Street and the office building, opening to a large parking area, which is also accessible from Clark Street. On the west side of the stream, a large parking lot has been created at the rear of the woolen mill complex. The two mills are set apart from each other, never having been connected with more than a catwalk throughout the history of the company.

1. Office Building (1946-1963, contributing building)
Photographs #1, 3, 4, 20

The office building is a one-story brick building on a raised basement with concrete foundation and steeply-pitched hipped slate roof. The building is approximately 36' wide and 67' long. The building faces north onto Main Street and is slightly set back from the road. The primary entry is situated in an engaged porch. The west elevation has curtain walls on the exposed basement and first floors with wood siding between the two levels and a central door to the ground floor. At the rear of the building is a doghouse entry, centered at the ground floor level. Above, a glass block window extends to a wood lintel under the eave of the roof. The central glass block window is flanked by two smaller windows, all under the same lintel. The office building was constructed between 1945 and 1963. Previous office buildings were generally located in the same location, though were much smaller.

The interior of the office building retains much of the historic fabric including carpeted or vinyl floors, plaster walls, and flat stock wood trim details. The front entry room of the office building has Lauan paneling on the walls. The general plan includes a central corridor with small offices on either side. At the lower level, a large conference room exists at the south end of the building.

2. Woolen Mill Complex (1905-1963+, contributing building)

The Woolen Mill complex is situated on the south side of Main Street and includes two large production buildings: The earliest, a 1905-06 blanket mill along Main Street, and the large 1928 addition constructed along Mechanic Street nearly perpendicular to the blanket mill. Various other buildings had been attached at the rear of these buildings including a dye house, coal shed, and boiler house. Each of these has been replaced or demolished since the closing of the mill in 2007. Currently, two sections of these associated building remain between the large buildings: the machine shop and one- and two-story additions spanning the stream below. Each section of the mill complex is described in more detail below:

Blanket Mill, 1905-06
Photographs #1, 2, 3, 4, 8, 12, 13

The Blanket Mill is a three story red brick building with a rectangular main block. It was constructed on the site of two previous mills: the original 1814 four-story Winthrop Cotton and Woolen Manufactory and the later Blanket Mill constructed in 1866 by the Winthrop Mills Company. The mill sits on a partially exposed concrete foundation with flat rubber membrane

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roof. The building faces north onto Main Street and is 18 bays wide by 4 bays deep (approximately 178' x 60'). A four story tower projects from the third bay from the west on the south elevation, while slightly projecting bays at the front of the building span the outer two bays. Elevations of the mill building have restrained detailing with corbelled bricks at the cornice, segmental arched windows with cast stone sills and brick heads. Original window sash are paired 9/9 double hung units with arched upper sash. Many of the original sash have been replaced with modern vinyl units replicating the historic configuration, less the arched upper sash.

The front façade of the building on Main Street is adjacent to the bridge over the stream with an open raceway visible through which the water enters the basement and flows through the waterpower systems of the mill. The raceway and canal are described in greater detail below as inventory #5.

Although the original entry was located at the northeast corner of the building, the current primary entry is located on the north elevation in the eleventh bay from the east with modern glazed doors and eight-light transom above. At the northeast corner, a new aluminum entry has been installed and acts as a secondary entrance to the building. The partially exposed basement level has narrow casement windows set in arched openings in the foundation. At the east elevation, a modern glazed door provides access to the first floor with historic paired four-panel wood doors in the two floors above. Cast stone lettering in the parapet over the north bays shows the dates 1813-1905. A non-historic brick entry vestibule with metal roof connects the 1905/06 mill to the 1928 addition (Main Mill No. 3).

The interior of the mill building is largely open with a central row of wood posts supporting steel framing and wood decking above. Exposed brick walls feature no ornamentation. Windows are set within the masonry openings with an angled concrete sill and no trim. The stairs are wide with utilitarian pipe rail attached to the masonry walls and a beadboard balustrade with square wood newel posts and wood handrail.

**Main Mill No. 3 (1928, with rooftop addition, c. 1945-63).
Photographs #2, 5, 9, 11, 14**

The Main Mill No. 3 Building was constructed in 1928 as a large addition to the previous mill constructed in 1905/06. The five story brick building sits perpendicular to the 1905/06 mill building and runs along Mechanic Street. The building sits on a concrete foundation and has a flat rubber membrane roof. The building has restrained architectural features of simple brick piers dividing each bay, with corbelled courses near the top of the fifth floor. Windows span the width of the space between the piers and typically have infilled panels above vinyl replacement sash. A projecting cornice lines the perimeter of the roof on all elevations. A modern brick entry and an elevator tower are present on the south elevation. At the east elevation, two towers are positioned adjacent to each other. The south tower contained the water closets originally and is two bays wide and one bay deep with small masonry openings on the east elevation for ventilation. The adjacent elevator tower to the north projects slightly higher than the water closet tower and features no fenestration.

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A rooftop addition was constructed at the south end of the building between 1945 and 1963. The addition has corrugated metal siding and a gable roof.

The construction of Main Mill No. 3 is very similar to the Blanket Mill. Round wood columns support steel structural beams with wood decking above. Hardwood floors abut painted exterior brick walls with angled concrete sills at the base of all windows, which are without trim. The first through third floor of the mill have been rehabilitated into medical offices by creating several partition walls within the open plan. Typically, where walls intersect with wood posts, the posts have been left exposed.

Mid-20th Century Addition (c. 1945-63)
Photographs #8, 9, 15

This building includes a large, one-story section (8 bays wide) with smaller second story (4 bays wide). It is connected to the south elevation of the Blanket Mill, east elevation of Main Mill No. 3 and west elevation of the Machine Shop. The addition is constructed of brick with a flat rubber membrane roof. The building spans the Maranacook Stream and sits on concrete piers supporting a thick foundation. The building is on the location of a former wood dye house that was demolished between 1931 and 1945 and may rest on an earlier foundation system. It appears that the space was enclosed while the former boiler house was still in existence next to the machine shop utilizing existing walls of those buildings and constructing the exterior wall on the south elevation.

The building has eight bays overlooking the stream to the south. Each bay contains a window with concrete sill and segmental arch brick lintel. The far west bay is infilled with brick and the remainder with 12/12 vinyl replacement windows.

The second floor projects two bays from the Blanket Mill's rear tower and continues four bays to the west to meet the Main Mill #3 east elevation. Each exposed bay on the second floor contains a replacement 6/6 vinyl window in a segmental arched opening with a metal cornice on the east elevation and a flat rubber membrane roof.

The interior of the addition is largely open with an exposed steel frame construction, wood mill flooring, exposed wood decking at the ceiling, and exposed brick walls. Large sliding fire doors separate the addition from the adjoining mill buildings to the north and west. The interior opens completely to the 1928 mill addition, which may suggest it was an expansion of the operations done in that building. However, no documentation has been found describing this section of building.

Machine Shop (c. 1940)

The machine shop is a one story brick building attached to the Blanket Mill and mid-20th century additions. The building projects six bays from the Blanket Mill with infilled windows and a central door. The building was constructed sometime between 1931 and 1945 on the site of the former brick dye house and coal storage building.

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The interior of the machine shop is open with exposed wood posts and steel beams supporting exposed wood decking ceilings above. The machine shop opens to the blanket mill to the north and mid-20th century addition to the west via sliding metal fire doors.

Alterations:

Alterations to the woolen mill complex are numerous throughout the history of the Winthrop Mills Company. The existing buildings described above note the current configuration. During the last part of the 20th century, a large store house attached to the 1928 addition was demolished as well as a small stand alone dust house, both constructed sometime after the 1928 addition. Also demolished at this time was the boiler house adjacent to the machine shop, leaving the smokestack behind.

**3. Smokestack (c. 1945-63, contributing structure)
Photographs #1, 10**

The cylindrical smokestack at the mill is positioned adjacent to the existing machine shop and was originally connected to the former boiler house. The smoke stack is constructed of approximately 6' x 9" terra cotta blocks with a rounded face and is topped with a metal chimney cap. Steel ladder rungs are located on the westerly side of the stack with a corbelled brick opening on the south side, once accessed by the former boiler room as evidenced by remnants of flashing.

4 Cotton Mill Complex (1882-1945+, contributing building)

The Cotton Mill complex is located adjacent to Clark Street, primarily on the east side of the stream. The primary mill building and cotton storehouse create the largest massing with smaller additions and attached buildings to the south and west, which span across the stream.

**Cotton Mill (1882)
Photographs #4, 6, 16, 18**

The cotton mill building was constructed in 1882 and is a rectangular building eleven bays long and three bays wide. The building has a shallow gable roof with rubber membrane material covering. The four story building sits on a concrete foundation on the east side of the stream. At the north three-bay facade, a square stair tower rises five stories. The tower has original 12/12 wood double hung windows at each floor on the north and west elevations (some have been infilled with wood or brick). The entry to the mill is at the base of the tower on the east elevation. The top of the tower features smaller windows, which have been infilled with wood. Each elevation has two windows below a wood cornice with simple wood brackets below. The east elevation is attached to the cotton storehouse, which is three stories; the earliest addition is connected at the south elevation and spans the first story of the cotton mill. The cotton mill has no fenestration above an adjacent power house and appears to have always been without. Typical windows consist of 12/12 wood double-hung sash, though some windows are missing.

The interior of the Cotton Mill is slow-burning mill construction with round wood posts supporting wood structural beams, some of which have been reinforced with steel. The

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building has wood floors and exposed wood decking ceilings. Each floor includes a large opening to the adjacent cotton storage building. Previously exposed window openings on the east elevation (eleven on each floor) are infilled with the party wall to the storage building. The stair tower has wood stairs with pipe railings providing access to each floor. At the top floor, the exposed heavy timber truss system is supported by narrow vertical wood posts from floor to ceiling.

**Cotton Storehouse (1924)
Photographs #7, 17**

The cotton storehouse is three stories constructed of brick masonry with a concrete foundation and flat rubber membrane roof. The irregularly-shaped building shares its west elevation with the adjacent Cotton Mill and is twelve bays wide with two bays on the north elevation and three on the south. The north elevation has infilled openings on the first floor with wide windows on the two floors above with granite sills and segmental arch brick lintels, typical of all window openings. Original wood windows appear to be paired 8-light transoms over 16-light sash, though they have been infilled with wood and original operability is unknown. The east elevation has tall openings on the most northern and southern two bays, with smaller four-over-four windows in the central bays, typical of cotton storage buildings. The three bays of the south elevation have been infilled with plywood; though still retain some historic sash on the third floor. A metal fire escape provides egress on this elevation. No doors to this building are apparent on the exterior, though the two southern bays of the east elevation on Clark Street and the three bays at the north end feature masonry openings extending to the foundation. All have been infilled with wood, but appear to have the same configuration as the windows above.

The interior of the cotton storehouse has concrete floors on each floor with square wood posts supporting wood structural members. The ceilings are exposed wood decking with large holes remaining from former machinery that was installed in the building. The top floor has steel support beams atop the wood posts. It appears that no stairs were ever constructed in the storehouse, suggesting that the vertical access was achieved by using the stairs of the mill building itself.

**Cotton Mill Machine Shop (1900, with addition, post-1945)
Photograph #11**

The machine shop for the cotton mill was originally constructed in 1882 and later rebuilt in 1900 on the same footprint, but extended over the stream slightly. The brick building is two stories tall with only the second floor exposed on the east elevation. The remainder of the building has been obscured by additions to the mill. The east elevation has a modern garage bay door with brick infilled windows to the north and three historic 12/12 windows with granite sills and lintels to the south. The corbelled brick cornice is capped with metal coping below the rubber membrane roof.

The interior of the machine shop is largely open to accommodate the building of machines for the cotton mill.

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A modern one-story addition has been constructed at the south end of the machine shop. The rectangular addition is clad in metal siding with a flat rubber membrane roof. The interior of the addition has an open plan and appears to have been used primarily for storage related to the machine shop.

**Western Additions, (c. 1930, post-1945)
Photograph #11**

A wood-framed addition is located on the west elevation of the Cotton Mill spanning the Maranacook Stream. The two-story building sits on steel I-beams and concrete piers with asphalt siding and wood window trim. Original windows are 12/12 sash and are exposed on the north elevation with the exception of three that have been partially or wholly infilled. The flat roof has simple brackets along the eaves and is finished with rubber membrane material. On the roof, a clerestory allows additional light into the space with continuous 12-light windows spanning the north and south elevations. The structure is supported on steel beams and concrete posts.

Two more additions have been constructed on the north and west elevations of this portion of the mill. These additions were constructed sometime after 1945. The wood-framed addition to the north appears to have been constructed shortly after the original addition with identical siding on the east elevation and brackets at the eaves. The north and west elevations have been resided with metal. The second addition on the west elevation is constructed of concrete block with a shallow gabled roof. Both additions were constructed on concrete foundation with concrete posts supporting areas projecting over the stream with a rubber membrane roofing material on top.

The interior of these spaces feature very little subdivision. At the time of their construction, the entire cotton mill complex was primarily being used for storage space.

**Southern Additions (1945-63+)
Photograph #11**

The cotton mill was expanded even further between 1926 and 1963 on the south side of the complex. The earliest portion of the expansion is heavily obscured by more recent additions including a second floor addition on the north half of the building and several smaller wood-framed additions connected to the south elevation. The only exposed elevation of the expansion is on the west side. The brick masonry building is set on a concrete foundation with a modern shallow gable roof of wood construction. Openings in the masonry wall on the exposed west elevation are primarily infilled with wood with a concrete bunker for mechanical systems spanning the exterior elevation. One exposed opening contains a modern garage door.

At the south end of this large addition is another wood-framed addition which sits on concrete block posts over the stream. The addition features no fenestration on the east and south elevations. At the west elevation, a second addition has been removed, exposing a previous opening between the two.

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The buildings have been retrofitted with mechanical systems currently; though appear to have had an open plan from the time of their construction. During this period of growth, the cotton mill complex was being utilized primarily for storage.

**5. Canal and Dam (c. 1905, 2 contributing structures)
Photograph #9**

The Maranacook Stream flows through a canal structure of granite and concrete. The retaining wall lines the east and west sides of the stream, though some of the west side remains a natural river bank with a steep grade up to the large woolen mill addition. The man-made retaining wall begins at the pump house to the north of Main Street and continues through the mill complexes to the south, eventually reverting back to the natural stream flowing into the Anabessacook Lake. Under the Main Street bridge is the only remaining dam on the stream, which directs water into the raceway and through a portion of the basement of the woolen mill.

**6. Storage Barn (c. 1900, contributing building)
Photograph #21**

The Storage Barn is located on the north side of Main Street, directly adjacent to the stream. The three-story wood-framed barn is set on a concrete and stone foundation. Window openings are centered on the gable ends with a barn door on the south elevation. The barn is generally in poor condition and unused.

**7. Pump House (contributing building, by 1963)
Photograph #21**

A small brick pump house is located to the south of the storage barn on the north side of Main Street. Standing approximately 8' in height, the pump house sits on a concrete foundation with shed roof sloping toward the stream.

Positioned directly on the stream in the location of a former dam, it is possible this pump house was in use by the Winthrop Mills Company, but does not appear in any historic maps or documents found in the research of this National Register Nomination (including Sanborn Fire Insurance Maps and a 1931 insurance map documenting every building owned by the company at that time). However, it does appear on an aerial photograph of the location from 1963 and again in 1964, and is on land owned by the Company.

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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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

INDUSTRY

Period of Significance

1882-1964

Significant Dates

1882

1905-06

1928

Significant Person (Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Winthrop Mills Company Historic District is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A, Industry, for its association with the cotton and woolen textile industry in Winthrop, Maine in the 19th and 20th centuries. The Winthrop Mills Company was established in 1866 in the small industrial town of Winthrop, Maine, approximately ten miles west of the capital of Augusta. The Winthrop Mills Company was, at one time, the largest firm in the country exclusively producing woolen bed blankets and cotton warp. The complex, which contains two separate mills and eight total contributing resources, was largely expanded and rebuilt between 1882 and 1964, which represents the period of significance for the historic district – beginning with the earliest existing structure and ending 50 years prior to the present date.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Industry

The establishment of water-powered industry in a primarily rural town is a pattern seen throughout Maine. In the early settlement period a town's water powers were harnessed first to power saw mills and grist mills. As a community grew and production tended to focus around one or more resources (for example crops or rocks or barrels), the water powers were expanded, adapted or altered to power new mills. Ultimately some towns grew around one specific manufacturing facility, while others developed multiple mills. In Winthrop, the textile operations of the Winthrop Mill Company became a prominent and locally important industrial enterprise. As a manufacturing facility that was one of the primary economic drivers of the town, it has been an integral part of the town's development and growth. The mills ran almost continuously from 1814 to 2002, albeit in an ever evolving physical plant, making it one of the most long lasting industries in Kennebec County.

In 1809, the Winthrop Cotton and Woolen Manufactory was established on the site of the Winthrop Mills Company Historic District. A four-story cotton mill was constructed on Main Street (on the current site of the Blanket Mill) and began operation in 1814.¹ The company had some success in the manufacturing business with a slow period in the 1820s, at which time the mill was idle for seven years. By the end of the 1840s, the property had changed hands twice and it completely reorganized in the mid-1860s.

¹ Thurston, David. *A Brief History of Winthrop from 1764 to October 1855*. Portland, Maine: Brown Thurston, Steam Printer, 1855, 88.

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The original company was founded by investors from out of town, who then in turn sold stock to the local residents in order to fund the project. This is atypical for early industrial endeavors of this type in small communities in Maine, which were typically locally owned and operated prior to the last quarter of the 19th century. However, the water power at the village was well noted and investors from Hallowell (approximately 11 miles away) were likely the initial investors in the industry. In 1865, the mill property was transferred to John D. Sturtevant, Francis Cabot, Moses Wildes and Philip C. Bradford, who moved to incorporate a new company. These investors, who were all from Boston, established local agents in the mill to oversee the day-to-day operations. The Winthrop Mills Company was incorporated on February 1, 1866 by the state legislature.² Shortly after incorporation, the company also acquired an old woolen mill lower down the stream. A publication from 1867 focused on the agriculture and industry of Kennebec County states that "the 'Winthrop Mills Company,' at Winthrop, manufacture five hundred pounds of cotton warps per day, giving employment to twenty-five operatives."³ Continuing to discuss the woolen mill, "[t]here is a building in Winthrop which, until the rebellion, was used as a cotton factory, but during the war it remained idle, and in 1865 was converted into a woolen factory, and is now operated by the 'Winthrop Mills Company.' It gives employment to one hundred operatives, and manufactures from 110,000 to 120,000 blankets annually, the value of which is from \$250,000 to \$300,000. The wool used is chiefly of domestic production."⁴ In 1870, the cotton manufacturing plant was in operation all twelve months of the year, producing 188,000 pounds of yarn.⁵ Extensive repairs and additions were made to the old mill and new machinery was established to begin production of cotton warp.⁶ The large cotton mill was converted into the wool blanket mill, while the woolen mill became the production center for cotton warp. The extant cotton mill building was constructed in 1882, replacing the former building. It is now the oldest building on the site.

Owners of the mill began to run their enterprises with local agents, who could be on-site and run the day-to-day operations.⁷ They hired agents who were adept at growing the business and expanding production. The first agent for the mills was Philip C. Bradford, who held the position until 1871, when John McIlroy succeeded him. During his twenty year tenure as agent, McIlroy oversaw the expansion of the mills to three times the output from which it started.⁸ McIlroy's son, Ronald Crawford McIlroy eventually became a clerk at the company, and later assistant agent of the mills, ultimately succeeding John McIlroy as agent upon his father's death in 1891. At the time, the Winthrop Mills Company employed between 150 and 175 hands; the town's population in 1890 was 2,111. It is clear from these numbers that the Winthrop Mills Company established itself rapidly as an important industrial endeavor for the town, benefitting and supported by the local population.

² State of Maine. *Private and Special Laws of the State of Maine, from 1866 to 1868, inclusive*. Augusta, Maine: Owen & Nash, Printers to the State, 1868, 9-10.

³ Boardman, Samuel L. *The Agriculture and Industry of the County of Kennebec, Maine*. Augusta, Maine: Kennebec Journal, 1867, 170.

⁴ Boardman, Samuel L., 171.

⁵ 1790 Industrial Census, Winthrop, Kennebec County, Maine. Ancestry.com. *Selected U.S. Federal Census Non-Population Schedules, 1850-1880* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc. 2010.

⁶ "The History of Winthrop's Cotton and Woolen Mills." *Lewiston Evening Journal*. October 10, 1909, 8.

⁷ Rivard, 38.

⁸ *American Series of Popular Biographies, Maine Edition*. Boston, Massachusetts: New England Historical Publishing Company, 1903, 88.

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Through the early twentieth century, the amount of production at the Winthrop Mills varied. The company was bought out by the Wilton Woolen Company in 1938, but it continued to operate as the "Winthrop Mills" due to the company's established name in the trade. At this time, the company began producing upholstery fabric for the automobile industry.

In 1947, the company sold the mill to Allan L. Goldfine, who made many upgrades to the machinery inside the buildings in order to produce fabric for clothing, but ultimately was unable to make the business profitable. Wilton Woolen attempted to revive the company in 1953, though the expenses of re-establishing the manufacturing process were too great at the time - much of the machinery had been sold off. In 1954, E. P. LeVeen purchased the mill as a second site of his existing woolen mill in Rochdale, Massachusetts. The mill became known as Carleton Woolen Mill.⁹ The mill ceased production of cotton and focused efforts on the woolen industry.

In the 1960s, production at the mills continued to increase. In an interview with the *Lewiston Evening Journal* in 1964, Richard Meader, plant manager, said that production had grown with the addition of eighteen looms, turning out 4,000,000 yards of fabric in the past year. Further expansion was planned to increase production with additional yarn-making equipment. It was expected that the payroll would increase from 165 to 200 workers, though it is unclear whether this goal was achieved. The mills remained in operation until 2002, one of the last operating woolen mills in Maine.

Developmental history/additional historic context information (If appropriate.)
History of Manufacturing in Winthrop

The town of Winthrop was incorporated in 1771 with the village center located between the Maranacook and Annabessacook Lakes. This location afforded settlers ideal access to waterpower.¹⁰ The first saw mill was constructed in 1768 by John Chandler at the site of the existing Winthrop Mills Company blanket mill. Various other saw mills were soon constructed and soon numbered five. Grist mills were constructed soon after the first saw mills.¹¹

Various industries were established in Winthrop, including a fulling mill (established in 1791 on the site of the current blanket mill), two tanneries (one prior to 1800, one c. 1803), brick manufacturing (established for the construction of the original woolen and cotton mills between 1809 and 1814), wagon and chaise maker (established in 1838), a

⁹ Winthrop Bicentennial Committee, Inc. *History of Winthrop, Evolution of a Maine Community 1771-1971*. Augusta, Maine: Kennebec Journal, 1971, 80.

¹⁰ Mitchell & Remick. *The Winthrop Register, 1903-4*. Kent's Hill, Maine: H. E. Mitchell Publishing Company, 1904, 32.

¹¹ Mitchell & Remick, 32.

WINTHROP MILLS COMPANY HISTORIC DISTRICT

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window blind manufacturer (established in 1854), a boot and shoe manufacturer, cabinet and chair maker, blacksmith shop, and a wrought iron nail shop.¹²

The *Gazetteer of the State of Maine*, published in 1881 states:

At the village, situated between Annabessacook and Maranacook ponds, which divide the town, considerable manufacturing is done. There are here a woolen factory, producing about \$150,000 worth of good per annum; a grain-mill, grinding upwards of 12,000 bushels of grain of all kinds annually; bark and fulling-mills, a saw-mill, manufacturing about 200,000 feet of lumber every year; a cotton-factory, which manufactures cotton yard and lines; a foundry and machine-shop; 'Whitman's Agricultural Tool Manufactory,' which makes cider-mills, horse and hand rakes, planing, threshing and winnowing-machines, etc., to the amount of from \$75,000 to \$100,000 yearly.¹³

The largest industries in the town were the Winthrop Mills Company and C. M. Bailey's Oil Cloth Factory. The oil cloth factory was established in the early-19th century. In 1847 the business transferred ownership and a new plant was constructed at Baileyville (in the eastern part of town). The plant was destroyed by fire in 1856. The company purchased the Robbins & Hayward oilcloth factory in Winthrop Village, which was then nearly destroyed by fire in 1862. The company grew over the next few years even through another fire in 1870. The plant in Baileyville saw another fire in 1891 and was promptly rebuilt to continue operation.¹⁴

Prior History of the Site – Early Mills and Winthrop Cotton and Woolen Manufactory

In 1809, industrious men from Boston and Hallowell bought real estate and water rights at the village and incorporated the Winthrop Woolen and Cotton Manufactory on the site of the extant Winthrop Mills Company buildings. Following the 1809 purchase of the land and water rights at Winthrop village, a four-story brick mill (the original cotton mill) was constructed and operations began in 1814.¹⁵ The town's population began to grow around the same time of the development of this larger manufacturing mill. By 1810, the population had increased to 1,444, an increase of 225 over ten years earlier. The population continued to grow through the middle of the 19th century, reaching its height in 1860 at 2,338 residents. This growth of population can be attributed to the development of industry in the village. The history of the various incarnations of the textile companies on the site is summarized in *The Winthrop Register 1903-4*:

The industry continued to prosper for a few years but the end of twenty years forced the company to close up and remain idle for about seven years. In 1841 or thereabout the property was bought by Messrs. Little and Son, E. Wood, Mr.

¹²Kingsbury & Deyo, 841-42.

¹³Varney, George J. *A Gazetteer of the State of Maine*. Boston, Massachusetts: B. B. Russell, 1881, 598-99.

¹⁴Kingsbury & Deyo, 840-41.

¹⁵Thurston, David. *A Brief History of Winthrop from 1764 to October 1855*. Portland, Maine: Brown Thurston, Steam Printer, 1855, 88.

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Jones, and a New York man at a price of about \$22,000 and once more put in operation, Mr. S. G. Lee being in charge. In 1846 the property went into the hands of Cushman, Lee, and Metcalf. Through various hands the mill passed till in 1865 when E. Wood died.¹⁶

The original 1809 Winthrop Cotton and Woolen Manufactory was funded by stocks primarily sold to the people of the town to finance the company. The corporation's charter allowed for the manufacture of either cotton or wool. Shareholders met to determine the best option. "All were convinced that there was not wool raised and to be purchased in the State to keep it moving one month in the year." On that ground it was concluded that the mill should be constructed and fitted for the manufacture of cotton.¹⁷ The tradition of the residents' involvement in the mill carried on through an 1823 purchase of the site by capitalists from Boston, where afterward, the mill was owned and operated by Winthrop residents, who both owned stocks in the company and were employed as agents and management.¹⁸

Development of the Winthrop Mills Company Complex

After the Winthrop Mills Company was established in 1866, progressive improvements were made to the existing complex, including replacing the nearly fifty-year-old four-story brick building located on Main Street. The wooden woolen mill was cut into two pieces and relocated for housing in 1882 as the new and larger building was constructed. At the same time, the existing brick cotton mill building was constructed to replace the former brick building (which was demolished) and two existing dams were combined to produce the necessary water power for the mills.¹⁹ A machine shop adjacent to the cotton mill was constructed in 1882 and rebuilt in 1900. The larger mill allowed an increase in production with new machinery constructed on site to maximize the efficiency of production for the young company.

The Winthrop Mills Company constructed various tenement houses for workers, helping to establish a sustainable population in the town.²⁰ The *Daily Kennebec Journal* noted this in 1877 during the rapid expansion of production during the company's formative years.²¹ These houses were typically in adjacent lots on both sides of Main Street. An insurance map from 1931 shows them to typically be two stories, constructed of wood, with wood shingle roofs (some exceptions in constructed technique or material did exist as well). Winthrop's population in 1850 was 2,154. By 1860, it had increased to 2,338. The 2010 Comprehensive Plan cites the Civil War as a reason for Maine's loss of population. However, it also suggests that the industrial revolution maintained the population as "Winthrop was one of a few towns in the area with sufficient energy and infrastructure to attract large industry, which drew residents in from

¹⁶ Mitchell & Remick, 34-5.

¹⁷ Stackpole, Everett S. *History of Winthrop, Maine with Genealogical Notes*. Auburn, Maine: Merrill & Webber Company, 1925, 192.

¹⁸ "Winthrop Centennial Jubilee." *Lewiston Evening Journal*, Vol. XI. May 20, 1871, 2.

¹⁹ Kingsbury, Henry D. and Simeon L. Deyo (editors). *Illustrated History of Kennebec County Maine, Part Two*. New York, New York: H. W. Blake & Company, 1892, 839-40.

²⁰ Today, a few of these houses remain, though have been significantly altered. The remaining houses appear to have been demolished in the development of the area to include retail buildings and parking.

²¹ *Daily Kennebec Journal*, Vol. VIII, No. 283, sec. Local and State News, November 20, 1877, 3.

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surrounding farm towns.”²² Though the general population was still declining, it was steadily leveling off. In neighboring suburban towns with less industry, the population decline was more drastic. Between 1860 and 1900, the population of Winthrop saw an 11% decrease, while the neighboring town of Manchester decreased by 36% and Monmouth by 33%. The industry in Winthrop, including the Winthrop Mills Company, sustained the population in Winthrop. By 1903 they were the largest firm in the country that was producing cotton warps and woolen bed blankets exclusively.²³

Several small wood storehouses, coal sheds, and other associated buildings were constructed during the early years of the Winthrop Mills Company. In 1900, the wool blanket mill (constructed in 1882) was expanded again with additions to the large mill building on Mechanic Row and additional storehouses at the east end of the property.

The mills were expertly maintained and consistently upgraded and by 1905, the mills were expanded again with the construction of a new blanket mill along Main Street. Construction took approximately a year to complete and included moving machinery from the old building to the finished sections of the new building to maintain active production. The rapid replacement of the primary manufacturing building of the company is a testament to its success. The 1905 mill would have replaced the previous building, which was approximately 23 years old at the time. This was not uncommon at this site, however. In 1928, the new addition on Mechanic Row replaced the 1900 addition and attached picker house and storehouse. Also in the 1920s, the cotton storehouse nearly doubled the square footage of the associated complex

In the early twentieth century, Winthrop's population saw a sharp decline in population followed by consistent growth. The decline was likely caused by World War I:

Winthrop's population bottoms out in 1920, but begins to show steep gains after that. These are probably consistent with the mills drawing new workers to town. Population really took off for a while in the 60s and 70s, as Winthrop also assumed a role as suburban community for Augusta. Manchester and Monmouth demonstrate generally the same trend, although not as dramatic between 1920 and 1960, since they did not have the same industrial base. The abrupt halt in the upward population climb between 1980 and 1990 probably coincides with mill cutbacks.²⁴

In the two decades following the 1920s, a new boiler house and associated smokestack were constructed as well as a machine shop, switch house, and southern additions to the blanket mill. A new office building and additions to the cotton mill were constructed between 1926 and 1963.

²² Winthrop Comprehensive Planning Committee (Patrice Putman, Chair), 8.

²³ "Ronald Crawford McIlroy", in *American Series of Popular Biographies, Maine Edition*, 88.

²⁴ Winthrop Comprehensive Planning Committee (Patrice Putman, Chair), 8.

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In addition to increasing production, the mill was also in the process of building a sewer house as a first step in mitigating pollution running into Lake Annabessacook.²⁵ It is likely this treatment facility was incorporated in the various additions to the cotton mill that span the width of the stream.

Though Winthrop was founded and sustained by industry for a long stretch of its history, the town has since taken on the role of bedroom community to Augusta. In 2010, less than one in eight workers in Winthrop were employed by manufacturing plants.²⁶

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Rivard, Paul E. *A New Order of Things: How the Textile Industry Transformed New England*. Hanover, New Hampshire: University Press of New England, 2002.

²⁵ York, Lottie E. "Expansions Planned By Winthrop Mills." *Lewiston Evening Journal*, January 28, 1964, Annual Review Edition, 16.

²⁶ Winthrop Comprehensive Planning Committee (Patrice Putman, Chair), 18.

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York, Lottie E. "Expansions Planned By Winthrop Mills." *Lewiston Evening Journal*, January 28, 1964, Annual Review Edition.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office

WINTHROP MILLS COMPANY HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

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Name of Property

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10. Geographical Data

Acreage of Property 4.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 422552 | Northing: 4906412 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the nomination coincide with the property depicted on the Town of Winthrop tax map number 31, lots 72, 73 and 203.

Boundary Justification (Explain why the boundaries were selected.)

WINTHROP MILLS COMPANY HISTORIC DISTRICT

Name of Property

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The boundaries of the historic district are those that have been historically associated with the Winthrop Mills Company, and contain the remaining manufacturing buildings associated with the company.

11. Form Prepared By

name/title: Matthew Corbett
organization: Sutherland Conservation & Consulting
street & number: 295 Water Street, Suite 209
city or town: Augusta state: Maine zip code: 04330
e-mail: mattcorbett@sutherlandcc.net
telephone: 207-242-4727
date: June 26, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

WINTHROP MILLS COMPANY HISTORIC DISTRICT

Name of Property

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Winthrop Mills Company

City or Vicinity: Winthrop

County: Kennebec State: Maine

Photographer: Matthew Corbett

Date Photographed: May 5, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

All digital images labeled as follows: ME_KennebecCounty_WinthropMillsCo_#.tif

0001. View southwest from Main Street, Winthrop with Blanket Mill at right and office building at left.

0002. View southeast from Main Street at the woolen mill complex with Blanket Mill at left and 1928 addition at right.

0003. View southwest at the front of the office building and east elevation of the Blanket Mill.

0004. View south between the office building and Blanket Mill, terminating at the cotton mill complex.

0005. View west from the front of the cotton mill, showing the 1928 addition to the woolen mill complex across the canal.

0006. View southeast of the cotton mill complex.

0007. View west from Clark Street of the cotton storage addition.

0008. View north along the 1928 woolen mill addition.

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0009. View north from the canal of the woolen mill additions.
0010. View north of the smokestack at the rear of the woolen mill complex.
0011. View north from the south end of the cotton mill additions with 1928 woolen mill addition in the background.
0012. Interior view east on the second floor of the Blanket Mill.
0013. Interior view west in the basement of the Blanket Mill.
0014. Interior view south on the fourth floor of the 1928 woolen mill addition.
0015. Interior view south in the one-story addition at the rear of the woolen mill.
0016. Interior view east from the first floor of the cotton mill at the party wall to the cotton storage addition.
0017. Interior view southeast on the second floor of the cotton storage addition.
0018. Interior view of the stair tower in the cotton mill building.
0019. Interior south view on the top floor of the cotton mill building.
0020. Interior view south from the entry to the office building on Main Street.
0021. View north from Main Street showing the pump house and storage barn on the stream.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

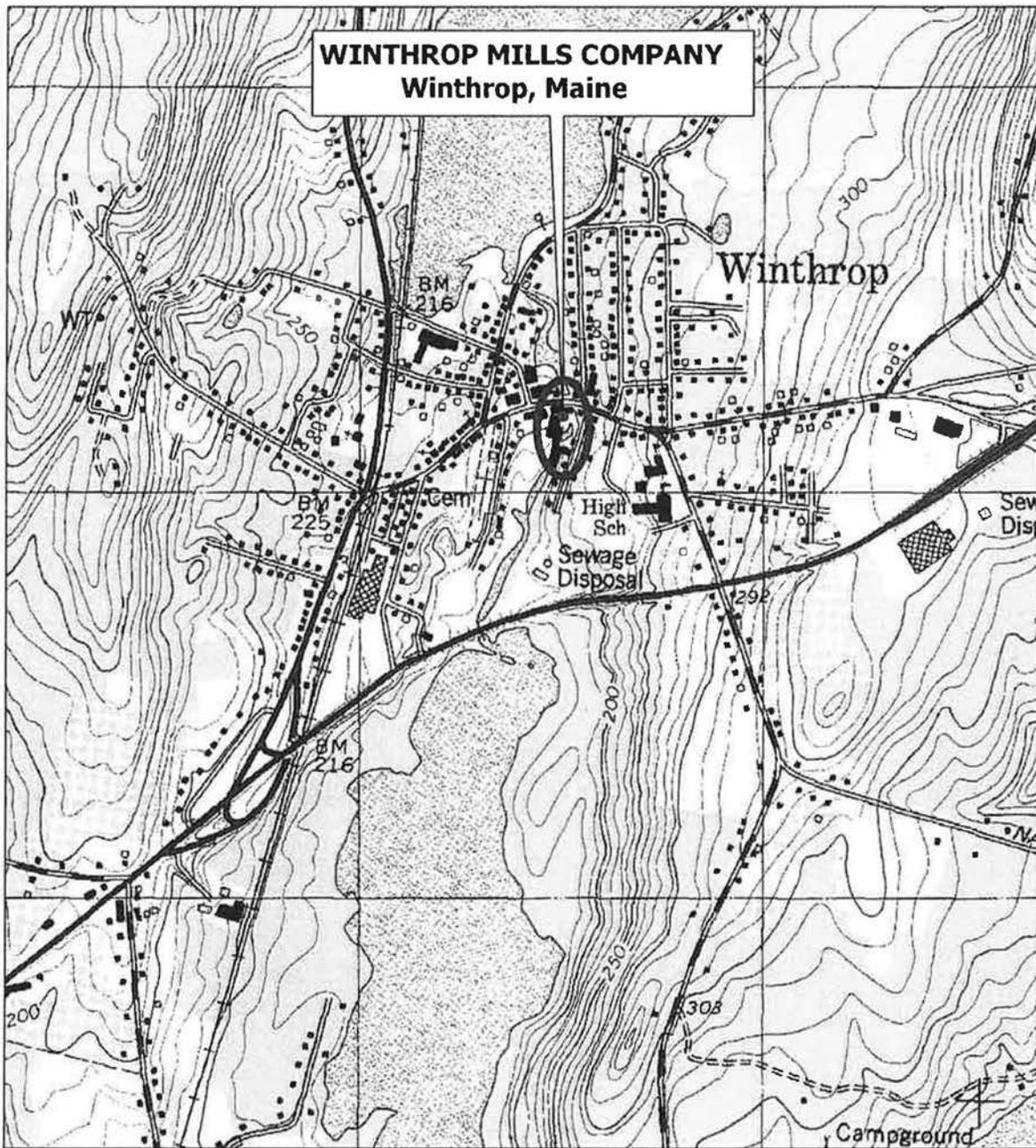
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

WINTHROP MILLS COMPANY HISTORIC DISTRICT

KENNEBEC COUNTY, MAINE

Name of Property

County and State



WINTHROP MILLS COMPANY
KENNEBEC COUNTY, MAINE
8 JULY 2014

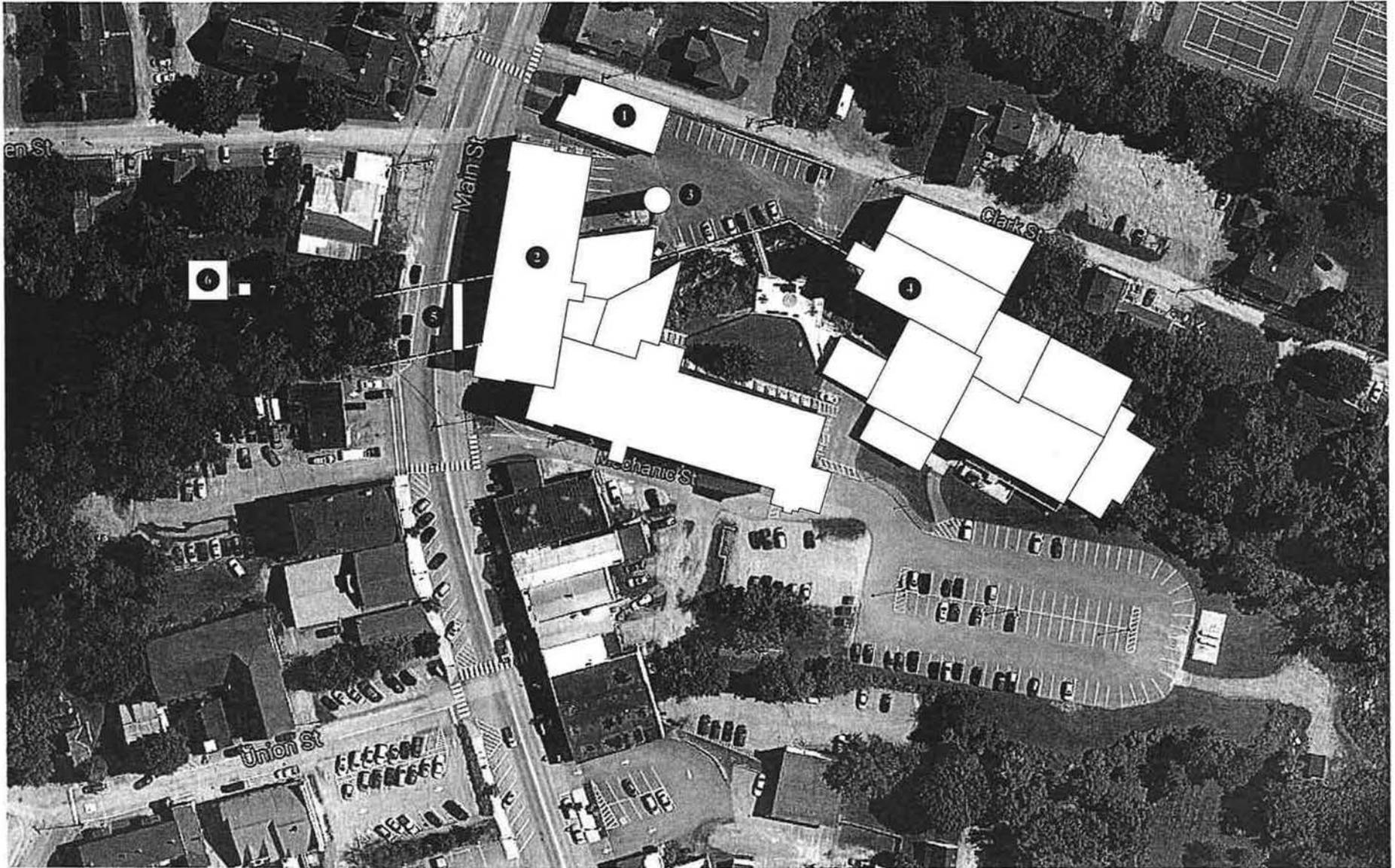
UTM Coordinates, NAD 83: 19 /422552 / 4906412

200 0 200 400 600 Feet





July 9, 2014



Approx. Scale: 50'

← North

July 9, 2014



1 Exterior

14 Interior

Approx. Scale: 50'



WINTHROP COMMERCE CENTER

WINTHROP
WINTHROP
WINTHROP
WINTHROP



1813-1906

VINTAGE COMMERCE CENTER

VINTAGE COMMERCE CENTER
CAFE

200
MAIN



MaineGeneral
HEALTH SERVICES
SOUTH ENTRANCE
←
NEXT LEFT



































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Winthrop Mills Company
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MAINE, Kennebec

DATE RECEIVED: 8/22/14 DATE OF PENDING LIST: 9/23/14
DATE OF 16TH DAY: 10/08/14 DATE OF 45TH DAY: 10/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000835

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT OCT - 8 2014 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



PAUL R. LEPAGE
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333



18 August 2014

Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

To Whom It May Concern:

Enclosed please find five (5) new National Register nominations for properties in the State of Maine:

Brewer High School, Brewer, Penobscot County
Colonial Theater, Augusta, Kennebec County
Winthrop Mills Company, Winthrop, Kennebec County
Union Meeting House, Appleton, Knox County
Sprucewold Lodge, Boothbay Harbor, Lincoln County

Please note that some of the photographs for the Union Church in Appleton were shot on film and others were made by digital media. Only the photographs shot with the digital camera have files on the accompanying CD. The negatives for the remaining images are filed in our office. If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 2.

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.