

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name LYNN MEMORIAL CITY HALL AND AUDITORIUM

other names/site number _____

2. Location

street & number 3 CITY HALL SQUARE

_____ not for publication

city or town LYNN

_____ vicinity

state MASSACHUSETTS

code MA

county ESSEX

code 009

zip code 01901

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Betsy Friedhey, National Register Director
Signature of certifying official/Title _____
Massachusetts Historical Commission, State Historic Preservation Officer

1/4/05
Date

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of the Keeper

Edson Beall

Date of Action

2/24/05

Lynn Memorial City Hall and Auditorium
Name of Property

Essex, MA
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)

☐ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

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

Contributing	Noncontributing	
1		building
		sites
		structures
1	2	objects
2	2	Total

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

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

GOVERNMENT: City Hall
RECREATION AND CULTURE: Auditorium

Current Functions
(Enter categories from instructions)

GOVERNMENT: City Hall
RECREATION AND CULTURE: Auditorium

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT: Art Deco/Modern

Materials
(Enter categories from instructions)

foundation Concrete
walls Limestone
roof Rubber Membrane
other Granite steps and buttresses

Narrative Description

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

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Lynn (Essex), MASection number 7 Page 1**7. DESCRIPTION**

Constructed in 1948-1949, Lynn Memorial City Hall and Auditorium is a late example of an Art Deco-style civic building that also reflects the influence of the contemporaneous Modern Movement in architecture. Monumental in scale, the building is the focal point of City Hall Square, which is formed by the intersection of Essex Street, Central Avenue, Market Street, South Common Street, North Common Street, and Franklin Street. Comprising an area of 13.5 square miles, Lynn is located approximately 10 miles north of Boston, along Route 1A. It is bordered by Peabody and Salem on the north, Swampscott and the Atlantic Ocean (Lynn Harbor) on the east, Nahant and Revere on the south, and Saugus and Lynnfield on the west. Locally referred to as the gateway to the North Shore, Lynn is the southernmost municipality and largest city in Essex County.

Situated at the north end of the dense civic and commercial downtown area, Lynn Memorial City Hall and Auditorium faces south on a 57,578 square foot trapezoidal, three-corner lot formed by City Hall Square, Essex, and Johnson Streets. The bulk of the building is set back about twelve feet from the sidewalk, but the broad span of gently rising front steps projects to meet the sidewalk. On either side of the steps, the property is landscaped with grass, a few trees, and a hedge that separates the grassy area from the sidewalk. The lawn area to the east of the entry contains three trees and a polished granite marker (N/C) indicating that the trees were planted in memory of Arthur C. Snow (1929-1987). A flagpole that dates to construction of the building is located in the lawn area to the west of the front entry. A flat granite slab marks a time capsule (N/C) that was buried to the left of the flagpole in 1976. The slab is inscribed: "City of Lynn Time Capsule 1976-2029." Small parking areas are located along the east and west elevations of the building.

Buildings in the immediate area generally date to the early 20th century including the classical revival-style Goodman Building opposite City Hall (MHC#10) and the Art Deco-style New England Telephone Building one door to the west. Like City Hall, the Telephone Building is faced with limestone. Because of their similar style and material, the two buildings create an imposing complex at this important intersection. Extending west from City Hall Square is the Lynn Common Historic District (NR - 1992), a collection of mid-to-late 19th century residential, commercial, and institutional buildings lining both sides of the linear Lynn Common. Significant public buildings that stand nearby include the Lynn District Courthouse and the Lynn Public Library, another impressive limestone building. (The latter is in the Lynn Common Historic District). A late 19th to early 20th century residential area abuts City Hall on the east along Johnson Street. A wooden and brick church (Mt. Olive Church), which stands directly behind City Hall, dates to the last quarter of the 19th century.

EXTERIOR

Generally conforming to the shape of its lot, Lynn Memorial City Hall and Auditorium has a unique six-sided, symmetrical footprint that is approximately 262 feet wide at the three-part façade, 184 feet deep, and 95 feet across the rear elevation. The steel-framed structure has a reinforced, poured-concrete foundation that rests on concrete footings. The frame is covered with large buff-colored Indiana limestone slabs laid up with narrow mortar joints that are only visible on close inspection so that the building appears to have a smooth limestone skin. A course of large granite slabs that match the limestone in color runs along the foundation. The building rises three full stories above a ground floor

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(now known as the first floor) and a subterranean basement so that there are five interior floors. Two small penthouses, one for the elevator, and a limestone chimney rise through the flat roof, which was originally covered with five-ply tar and gravel, but is now rubber membrane. The symmetrical, three-faceted façade (south elevation) is arranged in a wide V with its point flattened by a canted colossal entrance bay flanked by nine-bay "wings." The cornerstone of the building, located at the southeast corner of the façade, is a limestone slab incised with the date 1948.

Spanning the 60-foot-wide central section of the façade are two sets of five broad granite steps with spacious landings. The granite matches that of the foundation, and wide, flat-topped granite buttresses flank the stairway. The monolithic entry bay is the focal point of the building. Its smooth blocky form projects slightly from the mass of the building, rising the equivalent of two stories above it. Featuring a flush, stepped cornice, its central section is set off by vertical bands of fluting, a simple detail that is repeated many times inside the building. Centered on the massive frontispiece is the entryway, which rises to a spandrel that rests beneath a bank of three windows at the fourth story. At the entry are three sets of glazed doors in bronze frames, above which is a soaring tripartite transom that lights the two-story Memorial Lobby. Framed in bronze, each section of the three-part window has 32 panes. A double, fluted architrave encloses the entry composition and is topped by *bas-relief* eagles that flank an incised sign block. The heroic-scale lettering reads: "MEMORIAL CITY HALL AND AUDITORIUM." Above this are three vertical windows that light the City Council Chamber on the top floor. Sash, which are not operable, contain 28 lights each. At the base of the main entry composition, two additional sets of deeply recessed, paired, glazed doors, which also lead into the Memorial Lobby, flank the central grouping of doors.

The second, third, and fourth stories of the façade wings as well as the east and west elevations are composed of slightly projecting broad vertical piers and horizontal spandrels that frame the windows. Each opening contains a 16-light bronze-colored sash with a 4-light operable awning-style section in the center. The first story forms the base for the vertical piers and is lit by 9-light sash, the top and bottom rows of which open awning style. The present metal sash replaced the original casement windows in the 1990s.

The east and west elevations are 16 bays long, including 15 windows and a wide blind bay at the north end. The two elevations are identical at the upper three floors, but they differ in the organization and number of openings at the first level. From south to north, the west elevation displays six windows, a pair of doors (probably replacements) leading into the municipal sections of the building, seven windows, and three sets of paired doors (probably original) leading to the dressing rooms below the auditorium, the backstage area, and to the main stairwell that serves all floors. The east elevation, south to north, has five windows, two sets of paired doors, seven windows, and three more sets of paired doors. The latter doors lead to dressing rooms and backstage areas. One of the two doors closest to the south end of the east elevation is handicap accessible and it is approached by a long but relatively inconspicuous concrete ramp that originates at the southeast corner of the building. All doors are glazed and have bronze frames and bracing.

The north (rear) elevation, which steps up at the cornice level like the façade, has one row of nine boarded windows along the first story. The only other opening in the rear elevation is a pair of large Kalamein doors and a hoist centered on the second story. These doors lead to the auditorium's stage, which spans the rear of the building, and are used to load props and equipment.

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Lynn (Essex), MASection number 7 Page 3INTERIOR

The vast interior, reportedly 2,000,000 cubic feet of space, is composed of a large wedge-shaped auditorium surrounded on three sides (south, east, and west) by four floors of municipal offices. The stage area of the auditorium spans the north (rear) end of the building and the Memorial Lobby occupies three floors at the south (front) end of the building. Original furniture remains in meeting rooms and offices throughout the building. Public spaces have upholstered seating, but most of the furniture in the municipal offices is metal. While utilitarian finishes generally characterize interior spaces, there are six types of marble (Laredo Chiaro, Bottino, and Travertine from Italy; Black Belgium from Belgium; Renfrew from England; and Tennessee from the U.S.) and five hardwoods (teak, mahogany, maple, birch, and oak) in the most important offices and public spaces. Bronze is used for most of the hardware throughout the building.

Arranged around the perimeter of the building, the municipal offices are separated from the auditorium by a 9 or 10 foot-wide U-shaped circulation corridor covered with terrazzo floor tiles. Non-glazed, 2-inch square, beige tiles line the corridor walls and rise to the height of the doorways. This spare decoration meets unadorned plaster, which covers the upper section of the walls and the ceilings of the corridors. Interior doors are metal with a hollow core, a gypsum coat, and a wood-grained finish that is peeling on most of the doors. The original lighted brass and glass signs indicating the names of the offices remain in working order above most of the primary interior doorways. Two-foot square florescent ceiling fixtures light the corridors. Six main stair halls lined with rectangular buff-colored tiles are spread throughout the building. Staircases feature terrazzo treads, brass handrails, rectangular metal newel posts with brass caps, and slender iron balusters. A pair of elevators, located just west of the entrance to the auditorium, has wood grained metal doors with vertical brass strips set into them. Above the doors are the original brass plates that light up to show which floor the elevator is on. Near the elevator bank is the original brass-framed, glass mail tube with a slot on each floor for the insertion of letters. Men's and women's rooms are located throughout the building and are finished with marble stalls, tile walls, and concrete floors.

Memorial Lobby

The decorative and emotional centerpiece of the building is the monumental Memorial Lobby. Intended to serve a dual purpose, it was designed as the main entry to the municipal offices as well as the auditorium. In contrast to the utilitarian finishes of the office corridors, the lobby is lavishly finished with floor to ceiling, highly veined, buff-colored, Italian marble. Five pairs of recessed entry doors, three centered on the façade plus one on each side of the central grouping, lead into the ceremonial space. (The central pair of doors is now boarded and labeled exit only.) Rising above the three central doorways is a twenty-foot tall window that lights the interior. A grand stairway opposite the entry leads up to a second level of the lobby, which is officially known as the foyer. The Italian marble continues along the walls of the stairs and foyer.

The main section of the lobby (56 feet wide by 26 feet deep) is three-stories tall and classically detailed with wide fluted pilasters rising to a compound, foliated cornice and a coved ceiling painted blue (original color was light green). Tall black marble baseboards rim the large rectangular space, and terrazzo tiles separated by narrow brass borders and set in a geometric pattern cover the floor. Engaged marble pedestals on the east and west walls support lettered panels.

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the text for which was selected by school superintendent Ernest Stephens. The east panel reads: "Since war began in the minds of men, it is in the minds of men that the defenses of peace must be constructed. The great and terrible war, which has now ended was a war made possible by the denial of democratic principles of the dignity, equality, and mutual respect of men. The wide diffusion of culture and the education of humanity for justice and liberty and peace are indispensable to the dignity of man. Peace must be founded upon the intellectual and moral solidarity of mankind. - From the preamble to the constitution of UNESCO." The panel on the opposite wall reads: "I believe in the United States of America as a government of the people, a perfect union, one and inseparable, established upon those principles of freedom, equality, and humanity for which American patriots sacrificed their lives and fortunes. I therefore believe it is my duty of my country to love it, to support its constitution, to obey its laws, to respect its flag, and to defend it against all enemies. - From the American Creed." [Quotation marks and punctuation added. The American Creed was written by William Tyler Page in 1917 during WWI, and accepted by the US House of Representatives in 1918.]

The grand stairway opposite the entrance is composed of a central set of two runs of five steps each with a generous landing. Flanked by marble buttresses or knee walls that double as handrails, the organization of the stairway is similar to that of the exterior stairs. Two pairs of symmetrically positioned brass handrails divide the travertine marble stairs into three parts. Flanking the central "up" staircase are stairs leading down to the first (ground) floor. The east and west walls of the stairwell contain classical arched niches. The frieze over the staircase is engraved with heroic lettering as follows: "THIS BUILDING IS DEDICATED TO THOSE WHO SERVED IN ALL WARS OF OUR COUNTRY."

The foyer (34' by 22') at the top of the stairs (third story) contains an information desk centered in front of three sets of doors to the auditorium. The desk is a later addition that modifies the intent of the foyer to lead into the auditorium. An original clock is mounted on the wall over the central door. Of modern design, the clock face has no numerals, but rather double and single hatch marks. Floors are similar to those in the lobby, but are not as intricately patterned. Marble-clad alcoves that lead to the building's main corridors flank the foyer. The west alcove contains the elevator bank and a ticket office. The east alcove contains three memorial plaques, the largest of which commemorates Lynn citizens who lost their lives in World War II. The individual names are listed under the branch of the military in which they served including the Army, Navy, Marine Corps, Merchant Marines, Coast Guard and the Women's' Auxiliary Army Corps (WAACs). Three hundred Lynn citizens died in WWII, including one woman, Mary E. Dibble, a WAAC. Two other plaques list the names of those who lost their lives in Korea and Vietnam. A set of double doors at each side (east and west) of the foyer can be closed to separate the city hall spaces from those of the auditorium at the end of the business day.

Mayor's Suite

Located in the southwest corner of the building, the Mayor's suite consists of a waiting room open to a clerks' space and three private offices -- two small rooms for the Mayor's deputies and a large room for the Mayor. The clerks' space, which has three west-facing windows, is typical of offices throughout the building. It has an acoustic tile (12" squares) ceiling, plaster walls with a chair rail molding, and a metal wood-grained counter separating the clerks from

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the waiting room. The counter has a leather-like top with brass trim. Entry to the waiting room from the corridor is via a single glazed door flanked by sidelights and enclosed in a metal wood-grained frame. Floors are carpeted, but it appears that the original flooring in the offices was a square linoleum tile with black border. The main floor color matched the corridor tiles (beige) in color. This pattern still exists in some of the office.

The Mayor's office, the largest office in the building (32' long by 24' wide), overlooks City Hall Square through four deeply recessed windows with pink granite sills. Walls are covered floor to ceiling with teak paneling, fluted pilasters without capitals, narrower fluted vertical detailing placed at regular intervals around the room, and a chair rail. Ceilings are plaster, painted pink with a double boarder. Maroon-colored carpeting covers the floors, and a simple black baseboard covers the floor-wall junction. The principal entry is located at the west end of the room and the mayor's desk is at the opposite end. Some of the finishes in the mayor's suite—reportedly the paneling, carpeting and counters—were replaced or refurbished in 1988.

City Council Chamber

Located on the top floor above the Memorial Lobby, the council chamber is 56 feet long by 44 feet wide. Entry doors are on the long north side of the room opposite the bank of three large façade windows, which rise above built in window seats supported by corbels. Councilors' seating is located at the west end of the room, which is carpeted and divided from the public seating space by a semi-circular bronze rail with gates on each side. The dais with oak rostrum is centered under a square arch and oval coved ceiling painted blue. While the rostrum, which seats the council president and assistants, faces the audience, the councilors sit at two curved oak desks forming a semi-circle. Each desk seats five councilors, who face the dais. Desktops are brass and each councilor's place is defined by a maroon leather desk pad and matching armchair.

The rest of the room is fitted with rows of built-in, upholstered auditorium chairs (approximately 200). Covered with salmon colored wide-wale corduroy, the seating is original, but a few chairs have been removed to create a wider isle for accessibility. Floors are covered with cork tiles and the walls are covered, floor to ceiling, with 1¼" oak paneling detailed with vertical fluting and a wide chair rail. Other features of the room include a deep crown molding and a plaster ceiling. The three doors leading into the chamber from the north side of the room are grained to match the walls have and wide flat architraves. The rear (east) wall of the room is a gallery lined with portraits of Lynn mayors.

Veterans' Auditorium

Occupying the core of the building on all four floors, the auditorium is composed of orchestra and balcony seating, the stage, an orchestra pit, a projection room, and dressing rooms. The latter are located beneath the stage on the first (ground) floor. Total seating capacity is 2072, with 1245 seats in the orchestra section and 827 in the balcony. The dimensions of the auditorium are 120 feet wide across the entry off the foyer, 40 feet wide across the proscenium arch, and 93 feet deep from the entry to the orchestra pit.

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Nine doors lead into the auditorium—two on each side and five at the south end. The central three doors at the south end are the main entry doors from the Memorial Lobby and Foyer. All doors are finished with a sage green paint and inlaid with two vertical brass strips. A five-to-six-foot-tall, wood panel wall separates the seating area from the entry vestibule, which spans the south end of the auditorium. Two finely crafted original brass drinking fountains are recessed into the south wall of the vestibule.

Like the finishes throughout the building, those in the auditorium are relatively spare, reflecting the modern aesthetic of the 1940s. The walls of the orchestra section are clad with a thirty-foot tall wood veneer, probably mahogany, that displays a subtle rhythmic vertical grain. At the entrance to the auditorium the panels are floor to ceiling, but they become a dado as the floor slopes gradually downward toward the stage. Above the dado, the walls of the balcony are covered with acoustical plaster painted beige and scored to look like stone blocks. Floors are concrete (Terresco) except for the aisles and the entry vestibule, which are covered with cork. The ceiling above the vestibule is plaster with an oval cove. The acoustical plaster ceiling above the seating area features a shallow dome-like circular cove lit with standard light bulbs. Seats have metal backs, polished wood arm rests, vinyl seat cushions, and sage green corduroy upholstery on the backrests. While different in color, the fabric of the backrests appears to be the same as that in the council chamber. Many of the seat cushions were reupholstered in 1999.

The most decorative area of the auditorium is around the stage, which incorporates a number of classical decorative elements in its mahogany ornamentation. Two side entry doors flanking the stage feature projecting curved cornices supported by pilasters and consoles. Rosettes and stylized triglyphs decorate the frieze of the cornice. Fluted molding flanking a column of geometric blocks rises above the doors and crosses the ceiling to become part of the deep molded proscenium arch.

The stage is 80 feet wide and 30 feet deep with a floor of Douglas fir. The entire height of the stage area is 45 feet. Spiral stairs lead to the upper stage where the original control panels for lighting and hoisting scenery are located. A catwalk studded with lights and pulleys soars above the stage. The back wall of the stage is brick. The roof above the auditorium has a penthouse equipped with doors designed to blow out in case of an explosion. As is typical in an auditorium, the orchestra pit is depressed in front of the stage. Ten dressing rooms plus orchestra and chorus rooms are located beneath the stage. A typical dressing room has a brick walls painted beige as a dado and white above. One six-pane window provides natural light, and each room is equipped with a wall-mounted sink and dressing table with mirrors.

Projection Booth

Located behind the south wall of the balcony, the projection room (22' by 9') retains most of its original equipment including two reel-to-reel Simplex heavy-duty projectors and the cases for storing rolls of film. Rules and regulations are posted on the wall to insure that proper care is taken since film is nitrate based and potentially explosive.

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Archaeological Description

Lynn Memorial City Hall is located in an area where urban development has destroyed many of the natural characteristics of the landscape since at least the early to mid-19th century. The drainage properties of soils on the level to moderately sloping landscape are now difficult to determine; however, based on the glacial characteristics of the area they may have been well drained. The proximity of the City Hall to wetlands is also difficult to determine since surface drainage in the area has been altered with the flow of many brooks and streams redirected to below ground culverts. As a result, it is difficult to determine whether locational criteria (slope, soil drainage, proximity to wetlands) were originally present that support the presence of ancient Native American sites. One site is recorded in the general area (within one mile). Given the above information, the small size of the property (1.33 acres), and the history of historic development described below, a low potential exists for locating ancient Native American resources on the Lynn City Hall and Auditorium property.

A moderate to high potential exists for locating historic archaeological resources on the nominated property. Lynn was settled in 1629 and by ca.1675, "The Old Tavern" is reported at the site or general location of the present City Hall. In the 19th century, the nominated property was reported as undeveloped until construction of residential homes throughout the area by the mid-19th century. In 1867, Lynn's third City Hall was built on the site followed by the present City Hall in 1949 on the same site. Additional historical research combined with archaeological survey and testing may locate structural evidence of the 17th century "Old Tavern," 18th or 19th century residential homes, and 1867 city hall, all reported on or near the site of the existing city hall. Structural evidence might survive from barns and outbuildings associated with each of the structures mentioned above. Archaeological evidence may also survive from occupational related features (trash pits, privies, wells) associated with the different occupations of the property.

(end)

Lynn Memorial City Hall and Auditorium
Name of Property

Essex, MA
County and State

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, distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- ☐ **A** owned by 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 of age or achieved significance within the past 50 years

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

ENTERTAINMENT/RECREATION

POLITICS/GOVERNMENT

Period of Significance

1949 to 1954

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

M. A. Dyer Company (architects)

John Bowen Company (building contractor)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local Government
- ☐ University
- ☒ Other : Lynn Historical Society and Lynn Public Library

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Lynn (Essex), MASection number 8 Page 1**8. STATEMENT OF SIGNIFICANCE**

The Lynn Memorial City Hall and Auditorium building is architecturally and historically significant as a landmark civic center that is the focal point of City Hall Square. Built in 1948-49 on the site of the previous city hall, the building combines Art Deco and Early Modern exterior features with an advanced and unique mid-20th century interior plan. Designed by M.A. Dyer and Company, its style and limestone exterior complement the earlier New England Telephone Building to which it is adjacent. The last of several Art Deco style buildings constructed in Lynn, and only recently reaching 50 years of age, most of its original interior finishes and fixtures are intact. The building has served the city as the seat of local government, as a memorial to those who served in all wars, and as a venue for entertainment, public celebrations, and political events for over half a century. Lynn Memorial City Hall and Auditorium retains integrity of design, location, setting, materials, feeling, workmanship, and association; and fulfills National Register criteria A and C at the local level.

Brief History of Lynn

One of the oldest municipalities in the Commonwealth, Lynn was settled by colonists from Salem's New England Company in 1629. It became a city in 1850. Initially, agriculture and shell fishing drove the economy. During the Colonial period, the focus of civic and economic activity developed along Lynn Common (NR district 1992), which opens into City Hall Square on the west. Although Lynn is a coastal community, its harbor was relatively shallow and bordered by a vast marsh. This prevented the town from becoming a maritime port like its North Shore neighbors Salem, Marblehead, and Newburyport. Instead, Lynn created wealth by manufacturing shoes. By 1775, leather tanning had become an important industry with tanneries located along the Black Marsh Brook to the harbor. As a result of the tanneries, industrial activity became concentrated in what is now the Central Square area (NR district 1985), south of City Hall, with Market Street becoming the commercial thoroughfare. From the leather tanning industry it was a short step to shoemaking, and Lynn developed into one of the nation's leading shoe manufacturing centers during the 19th century.

By 1831, well over half of Lynn's population was engaged in some aspect of shoemaking. In 1838, the arrival of the Eastern Railroad, which ran from Boston to Salem, with a depot in Lynn's Central Square, further stimulated development of the shoe industry. By 1856, over half of the city's manufacturers were concentrated near the depot because of its importance in the receiving of raw goods and the shipping out of finished products. Over the course of the 19th century, shoemaking evolved from a cottage industry to a full scale manufacturing enterprise concentrated in large factories. The economy boomed in the post-Civil War era, with the city's greatest period of industrial prosperity occurring from 1890 to 1925. The Great Lynn Fire, which occurred in 1889, completely destroyed a large swath of the central business district, but because of the city's booming economy, it was seen as a major opportunity, and new buildings rose to take the place of those that had burned. Many of the new buildings were five- and six-story brick shoe factories. By 1900, there were 101 shoe firms operating in Lynn.

Lynn's shoe industry went into decline after 1925 as the general industrial depression gripped manufacturing cities across New England. But as the shoe industry waned, General Electric, headquartered in Lynn, rose to fill the void. By

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the end of the 1920s, employment at General Electric surpassed all of Lynn's remaining shoe factories combined. Both General Electric and Lynn's remaining shoe factories flourished during World War II. While defense contracts were pouring into G.E., the shoe shops made footwear and other leather goods for the military. By 1942, Lynn had been declared the 16th most important defense area in the United States. Workers moved to Lynn for jobs, and many appear to have stayed on after the war ended in 1945. By 1947, Lynn's population stood at 125,000, the highest in its history, and General Electric was the leading manufacturer of most types of electrical equipment in the nation.

History of Lynn Town and City Halls

The present Lynn Memorial City Hall and Auditorium is the fourth building in Lynn used for local government purposes, and it stands on the same parcel of land as its predecessor. The first and second municipal buildings, however, stood to the west in the Common area. The first, the Old Tunnel Meeting House (ca. 1682; not extant) stood in the middle of the Common and served throughout the 18th century, being used for both religious and civic purposes, as was the custom. In 1814, a town hall was constructed at the corner of South Common and Blossom Streets, becoming a city hall in 1850. That building, which contained a jail, was destroyed in September of 1864 when a Mr. Bond, who was in the lockup, set fire to it, killing himself in the process.

Discussion about the need to replace the 1813 building was, however, well underway by the time it was destroyed. In the late-1850s, a referendum to replace it had been defeated, but by 1864, the momentum for a new city hall was gathering steam. In January of that year, nine months before the building burned down, mayor Peter M. Neal's inaugural remarks to the city council included the following: "Several matters of great importance will be likely to claim our attention at some time during the present municipal year. Among the first will probably be the construction of a new City Hall. A pressing necessity has long been felt for a more commodious building in which to transact the business of the city, than the one we now occupy." Neal, who served as mayor from 1862 to 1865, went on to describe the purchase of a \$15,000 parcel of land that he considered one of the most desirable sites in Lynn for a city hall. He commented that while the price might appear high, "...when we consider the many advantages of the location, its proximity to one of our principal business streets [presumably Market Street], its delightful situation in respect to the Common, and its being so near the center of population, I think it will be pronounced a wise movement..." Mayor Neal commented on the fact that even though the country was engaged in the Civil War, which demanded human and financial resources, Lynn's population and wealth were on the rise, signaling a growth process that was sure to continue. "The building," he said, "should therefore be constructed not for our convenience only, but in view of this future increase.... It should be at once large, convenient, chaste, and an ornament to the city, without vain display, and in keeping with the character of our people."

Mayor Neal presided at the laying of the cornerstone of Lynn's third municipal building on November 23, 1865. The city dedicated the building two years later during the mayoralty of Roland G. Usher (1866-1868), who had served in the Civil War. Conceived during wartime, it appears to have served as a tacit Civil War memorial containing a time capsule housing a picture of Abraham Lincoln, the Emancipation Proclamation, and a list of those who served in the war 1861-1865. These and other objects and documents removed from the 1865 time capsule are now in possession of the Lynn Historical Society.

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Designed in the most fashionable architectural style of the day, Lynn's new city hall was an ornate three-story Second Empire-style brick building with a tall central clock tower capped by a weathervane. The impressive building provided a commanding presence in the new location, which would eventually be called City Hall Square. The architects were Gridley J. F. Bryant and Arthur Gilman, esteemed Boston architects who also designed Boston's City Hall of the same era (extant as an office building at 41-45 School Street).

Prior to construction of the 1867 city hall, the site contained numerous dwelling houses standing in a row along Park Square (now City Hall Square). In 1852, members of the Johnson family, from whom the land for city hall was purchased, and for whom the street behind city hall is now named, owned most of the houses. The land behind the houses (north) was undeveloped, but the land to the south, east, and west was densely settled. According to a marker placed on the lawn to the left of the building in 1898 by the Lynn Historical Society, the site had once been occupied by "The Old Tavern" ca. 1675.

The 1867 city hall was erected at a cost of \$311,000, which outraged many citizens because it was three times the original appropriation, a figure to which the city council had reluctantly agreed after bitter debate. While some of the price increase has been attributed to post Civil War inflation, construction of the building was considered unnecessary by some, too expensive by others, and the issue effectively divided the city of approximately 19,000 people. Nevertheless, once it was standing, the building became the pride of the Essex County and was hailed as the finest city hall in the region, save Boston's. The impressive brick building at the geographic and population center of Lynn paved the way for a succession of masonry buildings that stand in the vicinity today.

To connect the all-important Lynn depot in Central Square with the new city hall, Central Street was put in 1870. The 1879 bird's eye map of Lynn shows that the previously undeveloped area to the north of the building had begun to evolve into a dense residential enclave, particularly in the blocks closest to city hall. Over the years, the 1867 city hall was home to Lynn's first high school, public library, and police court. Originally, the building had a fairly deep front lawn enclosed by an ornate cast iron fence. The latter was moved to the Pine Grove Cemetery, perhaps during one of several campaigns in which the lawn area was reduced to widen the City Hall Square intersection (1905, 1930, and possibly other dates). In 1920, a World War I monument was erected on the lawn, but was subsequently moved to the Lynn Common. Gradually, the building became too small and antiquated to meet the needs of city government, even after finishing spaces in the attic and basement as offices. The building stood for 83 years, before it was torn down to erect the present Lynn Memorial City Hall and Auditorium. It is fitting that its Civil War era timbers were salvaged for reuse in the construction of veteran's housing. By the time of its demise, the 1867 city hall had become a beloved landmark, and its replacement was just as controversial as its construction had been.

Lynn Memorial City Hall and Auditorium

Like its predecessor, the present building rose from the ashes of war during a booming local economy, but the building was intended as much more than a facility to house government offices. It would be a memorial civic center with a grand ceremonial lobby and public auditorium dedicated to Lynn's veterans. Nationally, there was tremendous

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forward-looking, post-war energy, and in Lynn, a new city hall was a significant part of the vision of the future and a manifestation of progress. According to remarks made by former mayor Albert Cole at the dedication of the building in 1949, the concept of a memorial city hall had first been discussed on Armistice Day of 1928. Cole, a World War II hero, believed that the dedication of the new City Hall and Memorial Auditorium was a fulfillment of a promise made to the veterans of Lynn.

While many people were involved in making the new city hall a reality, Mayor Albert Cole was the driving force in its creation. Born in 1905, Cole grew up in the Lynn neighborhood known as the Brickyard. The youngest of seven brothers, he attended St. Mary's Parochial School, Cobbet Junior High School, and Lynn English High School. He went on to Suffolk Law School, graduating in 1929. From 1934 to 1940, he served in the State Senate. He was listed in the 1941 Lynn city directory as a lawyer with an office at 7 Central Square, room 510, and a residence at 31 Church Street. Elected in 1939 and beginning his first term in 1940, Cole was the first new mayor in a decade. One of the 18,898 men in Lynn who had registered within a month after the Selective Service Act became law, Cole entered the army as a private on April 14, 1942. At that point Arthur J. Frawley, president of the City Council, became mayor, serving throughout the war (and again 1952 to 1954).

By the close of World War II, Cole had risen to the rank of major and was stationed in the Philippines. His army record included such honors as the American Theatre Ribbon, the Asiatic-Pacific Ribbon with stars for the Luzon and New Guinea campaigns, the Victory Ribbon, and the Philippine Liberation Medal. While still in the Pacific, Cole ran for mayor against Frawley, and was reelected in a campaign conducted by his brothers in Lynn. Cole is the only man in uniform in the photo in the gallery of Lynn mayors in the city council chamber. In his 1946 inaugural address, Cole spoke of the need for a new city hall, for which he had advocated prior to the war. He believed the new building should contain an auditorium for the people of Lynn and that it should be a memorial to Lynn veterans. During his term, Cole's vision began to take shape as he presided over the closing of the old city hall and selection of the architects for the new one. After a single term, however, he declined to run again, supporting Stuart A. Tarr, a city councilor who was also a strong supporter of the new city hall. Tarr became mayor in 1948 and was reelected in 1949 in a landslide victory boosted by his rescue of a 15-year-old boy who nearly drowned in Sluice Pond. It was under Tarr's mayoralty (1948 to 1952) that the cornerstone of the present city hall was laid and the building completed.

Stuart A. Tarr (1908-1997) was born and raised in Lynn, graduating from Lynn Classical High School. He went on to Boston University, receiving a Bachelor of Science in business administration in 1930. For most of his career, he was personnel manager for the Employees Commercial Union and Insurance Company. He became president of the Lynn city council at the age of 27, and mayor at age 40. He also served at various times as an election commissioner and member of the licensing board. He was an energetic mayor, who oversaw numerous veterans' housing projects and was the first to occupy the present city hall.

The formal process of building the new city hall began in March of 1946 with a request for applications from architects. By April 26th, the Lynn City Council and Mayor Cole had agreed on the firm of M.A. Dyer Company of Boston for the architectural and engineering work. The lead architects from the firm appear to have been Michael A.

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Dyer and Fred Dyer. Consulting engineers listed on the original plans were Hayden, Harding & Buchanan of Boston. The Dyer Company was on a short list of twelve candidates recommended by the superintendent of buildings, J. Wallace MacDonald. Among the competing architects were such notable firms as Cram and Ferguson; Kilham, Hopkins & Greeley; and Perry, Shaw & Hepburn.

According to newspaper accounts of the day, the Dyer Company had a long list of projects that influenced their selection including Medford City Hall, Woburn City Hall, and the Webster Municipal Group, which included a town hall, junior and senior high schools, and an auditorium. The firm had also designed schools in Boston, Holliston, Medford, Malden, Southbridge, Marlborough, and Fitchburg, as well as a courthouse, police and fire station in Marlborough, and housing developments in South Boston and Lawrence. Approximately 20 of Dyer's building are listed in MACRIS, the database of historic resources that have been documented in Massachusetts. The Dyer Building was a combination theatre and commercial building designed by Michael A. Dyer for his father. At the time he designed the Dyer building, Michael A. Dyer of Medford was employed by J.D. Leland & Co., an architecture firm for which he worked for two years. During World War I, Dyer was the chief architect of the U.S. Housing Board. By 1922, Dyer had established his firm. Thus by 1946 when the firm was selected to design Lynn Memorial City Hall and Auditorium, it had impressive credentials.

The cost of the building was initially estimated at \$1,600,000 to \$1,700,000. As noted by Superintendent MacDonald, who oversaw the project for Lynn, the city would incur additional costs of \$90,000 to \$100,000. These costs would be associated with relocating the furniture and functions of city hall into temporary quarters, which were to be spread around the city, and then moving back into the new building once it was completed. By July 1946, the Dyer Company had produced several preliminary sketches for consideration, and the project was expected to cost \$2,000,000.

The initial proposals included the memorial lobby and auditorium as well as a 1500 seat banquet hall that could also be used as a gymnasium. The proposed floor plan was described as umbrella-shaped with the auditorium being the handle jutting toward Johnson Street and the city offices fanning out from it like a canopy. The present plan evolved in response to city councilors requests that the auditorium seating space be increased. The banquet hall/gymnasium was to be located beneath the auditorium in the sub-basement, but that aspect of the plan was eventually eliminated. Two versions of the plans are on file at the State Archive – one with and one without the gymnasium/banquet hall. According to local sources, the gym was to be used by students at nearby St. Mary's School.

Parking was a major concern because the building footprint covered most of the lot. Councilors noted that there was no room for employee parking, and that the parking issue was compounded by the fact that the building would contain a large auditorium for civic and private events. In fact many groups including the Chamber of Commerce urged that the auditorium be built on another site to solve the parking problem. Mayor Cole, believed that the intent of the memorial would be lost if the auditorium were separated from the municipal building, and he opposed making the building footprint smaller to allow for a parking lot. Cole contended that the adjacent streets would have to do, adding that a separate lot for parking could be considered in the future.

By February of 1947, the construction plans were ready and the price tag stood at \$2,300,000. A few months later building contracts were awarded to the lowest bidders including John Bowen Company of Boston (129 Newbury

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Street) as the general contractor, who would manage demolition of the old building as well as construction of the new one. Other major contracts were awarded to C.H. Craven (or Cronin) Company of Boston for plumbing, heating, and ventilation, and Carlisle Electric of Boston. In November, Mayor Cole and others signed the contract for razing the old city hall and building the new one.

The old city hall was vacated in December in preparation for demolition. City departments dispersed throughout the city, generally moving into schools and such other municipal buildings as the police headquarters, libraries, water services and GAR buildings. The mayor's office relocated to the Harrington School. Tearing down the old building proved more difficult than anticipated because of its solid construction and heavy foundation stones.

Ground for the new city hall was broken in the late spring of 1948, and in July erection of the steel frame commenced. Former mayor Albert Cole presided over the laying of the cornerstone on September 15, 1948. The ceremony included placing a metal box, or time capsule, into the cornerstone. The time capsule contains photographs of mayors Cole and Tarr along with their inaugural addresses, city council records pertaining to the new city hall, currency and stamps, photographs of the old city hall, books on the history of Lynn, a list of the contents of the cornerstone removed from old city hall, a roster of Spanish-American War survivors, a copy of school rules for 1948, and group photographs of the city council. Also included among numerous other documents were portraits of six Lynn men who survived the notorious Bataan Death March in the Philippines. One of these men, considered the city's preeminent war hero, was Sergeant Sam Moody, who testified against alleged Japanese war criminals at the International Military Tribunal.

With the building nearing completion in the spring of 1949, dedication exercises were set for August 19, the fourth anniversary of V-J Day, and the end of World War II. By June, however, it was clear that the memorial lobby and veterans' auditorium would not be completed in time to make that date, but the mayor and others, including John Cavanagh, director of Veterans' Services, were able to move into their new offices by mid August.

Lynn dedicated the new building, decked out in bunting, on September 7, 1949. Crowds at the opening were estimated at 8,000 people, far exceeding expectations and the capacity of the new auditorium. In addition to the formal dedicatory exercises that were held in the auditorium, visitors could view the grand memorial lobby and tour the municipal offices where city employees were on duty to guide tours.

Hailed as a civic and cultural center for the city, the building was carefully planned so that it would be functional for 100 years. For example, the design included interior spaces that could be turned into offices as the needs of the future dictated. The Daily Evening Item, Lynn's main newspaper, crowed that "no finer or well equipped building of its type exists in the East." Nevertheless, it was also considered a fairly utilitarian and low maintenance building.

Congratulatory remarks in the Item capture the mood of the era: "With civic pride and yet humility, the Item dedicates this issue to our new Memorial City Hall and Auditorium - a real and practical monument to that priceless thing...individual liberty." "A fitting monument to the courage and selflessness of Lynn men and women in the wars they fought to preserve our way of life." "Lynn citizens have reason to be proud of their new Memorial City Hall and Auditorium which is being dedicated today. It is but another step forward in the development of our progressive city, and will serve as a fitting memorial to veterans of all wars for generations to come."

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The actual cost of the building was \$2,500,000. Although the architect and general contractor were from Boston, city officials stressed the need to employ local companies for the subcontracting, but they were also bound to select among the lowest bidders. General Electric handled the electric appliances and lighting, which was mostly fluorescent. Allen Stationery Company of Lynn provided all the metal furniture, office accessories, and wooden desks, chairs, and cabinets. Washington Plate Glass Company of Lynn provided the mirrors in dressing rooms and restrooms. The phone system was installed by New England Telephone & Telegraph Company, which occupied the building next door to the west. T.F. McCann & Sons of Somerville made the bronze memorial tablet. Heywood-Wakefield Company of Boston provided the upholstered chairs in the auditorium. National Theatre Supply Company handled the curtains, stage and projection equipment. Other contracts went to Cutler Mail Chute Company of Rochester (NY) and Venetian Blind Sales and Service Company of Lynn.

As reported in various newspaper articles of the day, two oil-fired Spencer boilers and a smaller boiler for hot water heated the building. Two, ten thousand-gallon oil tanks were located outside the building, which was expected to use 100,000 gallons of oil per year. The sub-basement, 20 feet below grade, was waterproofed, insulated, and acoustically treated to be sure no mechanical noise reached the auditorium. In addition to the boiler room, the sub-basement contained the elevator controls and a Diesel engine for emergency power. There was also space for document storage and a vast unfinished area under the auditorium. (Most certainly the area that was considered for a gym.) The general plan of the offices was to place those departments that the public would visit most frequently on the lower floors and near the entrances to the building. Departments with interrelated functions were designed with connecting doors so that staff could move efficiently though the building without going into the corridors.

The Memorial Lobby was described in the Item as having, "the richly sedate atmosphere of a top Hollywood production set with its gleaming marble..." The Veterans' Auditorium, with a capacity of 2,072, was three times the size of the English High School auditorium, which had previously been the city's largest municipally-owned venue. The stage, certainly the largest in Lynn, was reported to equal any in Boston. While the auditorium was designed to be a state-of-the-art theatrical space, it was also designed to show motion pictures. As a test of the acoustics, said to be the finest on the north shore, Superintendent MacDonald stood on the stage and whispered to members of the City Council who heard him perfectly from their seats in the back row of the balcony. The first performers in the auditorium were the singers Henry and Ruth Ellison of Roxbury, who provided the entertainment for the dedicatory exercises. This husband and wife team had won top honors in at the North Shore Music Festival in June of 1949, and had gone on to receive championship medals at the Chicago festival in August. The following day, the auditorium hosted a band concert by the American Legion, Post 6, and one by the Veterans of Foreign Wars, Post 507.

Lynn Memorial City Hall and Auditorium contained many innovations that were part of the original construction. According to the General Electric Company, it was the first municipal building in the nation to include x-ray equipment. Part of the health department and clinic, the x-ray machine was housed in a lead-lined room on the first (ground) floor. Offices handling money were burglar proofed, and vaults were wired into the police station. Each floor was also equipped with police and fireboxes as well as fire extinguishers. The assessor's office included a two-story vault so that older records could be stored out of the way but be readily accessible via an iron ladder. The building was equipped with a lounge for female employees, referred to in articles of the day as "the city hall girls." The lounge had a

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small kitchen so that the women would be able to prepare their lunches in the building rather than going home as apparently had been the custom. The building also had its own telephone system, hailed as the most modern in any city hall in the east. Equipped with a switchboard and telephone operator, city hall had one phone number rather than separate numbers for each department, as had been the case. Within the building, the various departments could directly dial each other, rather than taking the time to go in person. The pay phones were also considered innovative in that they were placed in banks rather than in booths. The mayor's office and the council chamber were equipped with air conditioning, and the auditorium had a ventilation system called "washed air." The building was hailed as fireproof, given its structure of steel and reinforced concrete, metal doors and window casings, its finishes of marble, tile, granite and limestone, and its asbestos curtain in the auditorium.

The Architecture: Art Deco and Modern

The design of Lynn Memorial City Hall and Auditorium is at once aggressive and conservative, monumental and contextual. Articles of the day referred to the style as "Modern Classic." Today architectural historians consider it a paired down example of the Art Deco style that incorporates principals of the modern movement, which eschewed extraneous ornament. Art Deco-style buildings, of which the New England Telephone building next door is a good local example, were popular, particularly for commercial buildings, from 1925 to 1940, with the peak of popularity being the early 1930s. Art Deco designs are characterized by symmetry, geometric and linear forms, stepped rooflines, low-relief and stylized decoration, monumental portals, and metal window sash -- all of which are seen on the exterior of Lynn Memorial City Hall and Auditorium, making it a conservative design for 1949.

Following close on the heels of Art Deco was Modern architecture, which began to appear in the eastern U.S. in the late 1930s. This was largely due to the arrival of Walter Gropius, who emigrated from Europe in 1937 to become Chairman of the Department of Architecture at Harvard's Graduate School of Design. Gropius, a founder of the modern movement, a preeminent practitioner of modern architecture, and a revered teacher of the modernist philosophy, had founded a school of architecture known as the Bauhaus in Germany in 1919. One of the underlying philosophies of the Bauhaus and the modern movement was a concept known as "functionalism." In essence, the design of the building is based on form and materials, which are dictated by its function. Decorative details, if they existed at all, were kept to a minimum. Minimal architectural detail is indeed characteristic of Lynn Memorial City Hall and Auditorium, as seen in on the paired-down Art Deco exterior as well as in the simplicity of the common hallways, municipal offices, and auditorium. The Memorial Lobby appears decorative, but the impression of ornament comes largely from the lavish use of heavily veined marble rather than from applied decoration.

World War II created a hiatus in building and design unless it was related to the war effort. At the conclusion of the war, there was a great need for new housing, particularly for the returning veterans, many of whom were starting families. The simplified designs characteristic of the modern movement were perfectly suited to creating the affordable housing then in demand. The fundamental concepts of modern architecture were also appropriate to Lynn's new city hall, which the architect said was "designed with durable materials and with minimal ornamentation" so that it would be economical to build, maintain, and operate.

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The concept of form following function is clearly apparent in the plan of the building, where the auditorium, which needed few windows, occupies the core of the structure. Placing the auditorium inside an envelope of offices also avoids the common problem of unfenestrated walls that usually characterize such buildings as auditoriums and gymnasiums, making them display blank expanses of outside wall, which can detract from the streetscape. Modern architecture is often accused of ignoring the context in which it stands, but Lynn Memorial City Hall and Auditorium is a clear exception in that even though it is monumental in scale, it does not overwhelm its neighbors, and it complements other limestone buildings nearby, including the Telephone building next door and the Lynn Public Library to the west.

Given that new construction came to a standstill for most of the 1940s due to World War II, it is understandable that the designs of buildings constructed immediately after the war would be retardataire, reflecting what was being built in the 1930s. Lynn Memorial City Hall and Auditorium may well be the last major Art Deco-style building constructed in Massachusetts. It is also likely that Lynn Memorial City Hall and Auditorium is one of the first (if not the first) city hall's built in Massachusetts following the War, since the effort to construct it began immediately in 1946. Further research across the state is needed for confirmation of these suppositions. At present, most communities have not yet documented their post WWII buildings. Now that these buildings are fifty years old, thus meeting the standard National Register age requirement for a certified historic structure, documentation is beginning.

The past 50 years

When Lynn Memorial City Hall and Auditorium opened in 1949, the city was producing over 185 million dollars worth of goods in 369 manufacturing plants. The optimistic mood of the immediate postwar period, was however, beginning to wane. The very month that Lynn's new city hall was dedicated, Americans learned that the Soviet Union had tested an atomic bomb. Ever present fears of communism and nuclear attack were heightened, becoming a part of the current of life across America. In the "duck and cover" era of 1950s, the basement of Lynn Memorial City Hall and Auditorium became a fall-out shelter as part of Lynn's civil defense planning.

Like most densely built-out urban and industrial cities, Lynn saw its population decline in the post-war period. Returning veterans who were starting families wanted single-family houses with private back yards, but there was little room to build it in Lynn. The availability of the car, highway construction, and the home mortgage made the move to new suburban neighborhoods feasible. By 1950, the population of Lynn was under 100,000, down by 25,000 in just three years. It was the first time in its history that the city experienced "out migration." Nevertheless, Lynn was the largest city in Essex County, and by 1954 it was the 8th largest city in Massachusetts. Today Lynn's culturally diverse population stands at approximately 82,000. The community is proud of its industrial heritage, revitalized downtown, and renovated buildings, many of which serve as office space for high tech companies. General Electric remains the city's major employer.

Lynn Memorial City Hall and Auditorium has served its residents well for the last half-century. The center of local government, it also contains an office for Lynn's congressman. All major city departments are located in the building including the assessor's office, building department, legal department, engineering and planning, public works, comptroller, tax collector, treasurer and purchasing department among others.

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Over the years, the auditorium has been a venue for local as well as nationally notable entertainers including Fats Domino, Victor Borge, Arthur Fiedler, and Roy Orbison. Such visiting dignitaries as President Jimmy Carter have spoken on front steps of the building, as well as in the auditorium. From the beginning, the auditorium was viewed as a source of income for the city. When it opened, the rental rates were set at \$150 a night for veterans, charitable, labor, and educational organizations. The fee for other purposes was set at \$400. The advent of television, which became widely available shortly after the building was completed, gradually lessened the use of the auditorium as a venue for motion pictures. Nevertheless, the auditorium continues to be used for civic inaugurations, dance recitals, graduations, and other community events. Interestingly, while the building was designed to make it possible to close the city hall office wings off from the auditorium, a former building commissioner with an institutional memory going back forty years does not recall that ever having been done.

On Veterans Day in 1976, a second time capsule was buried on city hall property by order of the Lynn Bicentennial Commission. The capsule, a casket made by local undertaker, David Solimine, Sr., was filled with hundreds of objects (letters, cookbooks, directories, records, tapes, newspapers, clothing, etc.) donated by students, Lynn residents, politicians, city officials and others. The mayor at the time was Antonio J. Marion and the president of the city council was William R. Fallon. The marker for the capsule is inscribed 1976 to 2029 to indicate that it should be opened in 2029 as part of the 400th anniversary celebration of the settlement of Lynn.

The current mayor is Edward J. "Chip" Clancy, Jr., whose term began in early 2002. He and his staff, particularly James M. Marsh, Deputy Chief of Staff, are eager to see Lynn Memorial City Hall and Auditorium listed on the National Register of Historic Places, both to establish its historic significance and to assist the community in raising the funds needed to update and preserve the building.

Lynn Memorial City Hall and Auditorium was built as a living monument to Lynn veterans. It embodies the gratitude of the citizenry to those members of what we now call the greatest generation who served in the war and to those who did not return. The building stands today as a reminder of the commitment that sustained America during the war, a testament to the optimism and pride that characterized the country at the end of World War II, and a monument to the progressive spirit of the City of Lynn in the immediate post-war period.

Archaeological Significance

Historic archaeological resources described above may contribute important information related to Lynn's early period of settlement, the specific land use history of the city hall site and the social, cultural and economic history of 19th century residents in the area. Historic and archaeological research may contribute evidence that identifies the exact site of "The Old Tavern" on the city hall property or another site, possibly nearby. Archaeological evidence of the tavern structure, associated outbuildings and the contents of occupational related features may contribute architectural details of 17th century tavern buildings, the lives of individuals that frequented and operated the tavern, the larger 17th century population, and the emergence of a municipal and residential city center. Documentary and archaeological evidence of residential structures may document the growth of 19th century neighborhoods and exactly when their

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development began. Archaeological sites of 19th century residential structures may also contribute important information on the population of Lynn during its initial stage of urban growth and the architectural characteristics of buildings characteristic of that development. Structural evidence of the 1867 city hall may contribute architectural details of that building and the extent that the existing structure occupies the same site or reused portions of the foundation from the earlier building.

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- Newspaper Clippings** (multiple articles in the City Hall file at the Lynn Public Library; a few are listed below):
Daily Evening Item. Lynn Memorial City Hall Edition. (72 pages) September 7, 1949
- Haley, Paul A. "End of Municipal Building Brings Light to its Beginning." Daily Evening Item. March 26, 1948.
- McGuire, Tom. "Ceremonies Impressive." Daily Evening Item. September 8, 1949.
- Penniman, Edward G. "Farewell to City Hall Said by City Employees." Daily Evening Item. November 20, 1947.
- Primary Sources:**
- Building Permit for Memorial City Hall and Auditorium. Jan. 29, 1948 (on file in City Hall, building department).
- Interview with James Sterratt, former building commissioner. 2004.

(continued)

Essex, MA
County and State

1024-0018
(Rev. 10-90)

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

**National Register of Historic Places
Continuation Sheet**

**Lynn Memorial City Hall and Auditorium
Lynn (Essex), MA**

Section number 9/10 Page 2/1

Lynn City and Town Reports: Mayor's Address for 1864 and 1865. (Bound volumes at the State Library).

Lynn City Directories: Various years-1940 to 1954 (no directories for 1947 to 1953 at State Library).

Lynn City Documents: 1939 to 1956. (note these do not contain any narrative reports. Limited to assessor's lists, auditors reports, etc.)

MACRIS. Maker index to the documented historic resources on file at the Massachusetts Historical Commission. 2003.

MHC inventory forms: Dyer Building (mdf.101); Lynn City Hall (lyn.9); Goodman Building (lyn.10); Telephone Building (lyn.11); Co-op Bank (lyn.24)

Plans and elevations. Department of Public Safety. At State Archives.

Maps and Atlases

Sanborns: 1887, 1893, 1908, 1938, 1938 (1950), 1972
1852: McIntyre
1872 and 1884: Essex County Atlases
1879: Bailey's Bird's Eye Map
1905 and 1924: Richards

(end)

10. GEOGRAPHICAL DATA

Verbal Boundary Description

The building stands on a tri-corner lot bound by City Hall Square, Essex Street, and Johnson Street. Containing 57,578 square feet of land, the lot is shown as map 21, parcel 22 (21-22) on the assessor's map for the City of Lynn.

Verbal Boundary Justification

The nominated property includes the entire parcel historically associated with the building.

(end)

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

**National Register of Historic Places
Continuation Sheet**

Lynn Memorial City Hall and Auditorium
Lynn (Essex), MA

Section number photos Page _____

LIST OF PHOTOGRAPHS

Photos 1 and 2

Photographer: Karen L. Davis

Date: June 2004

Location of negative: Mayor's Office, Lynn City Hall

Photo 1 – Façade, south elevation

Photo 2 – East elevation

Photos 3 and 4

Photographer: Mayor's Office, City of Lynn

Date: September 2003

Location of negative: Mayor's Office, Lynn City Hall

Photo 3 – Memorial Lobby, looking at the east (right as you enter) wall

Photo 4 – Memorial Auditorium, looking south from the stage

(end)

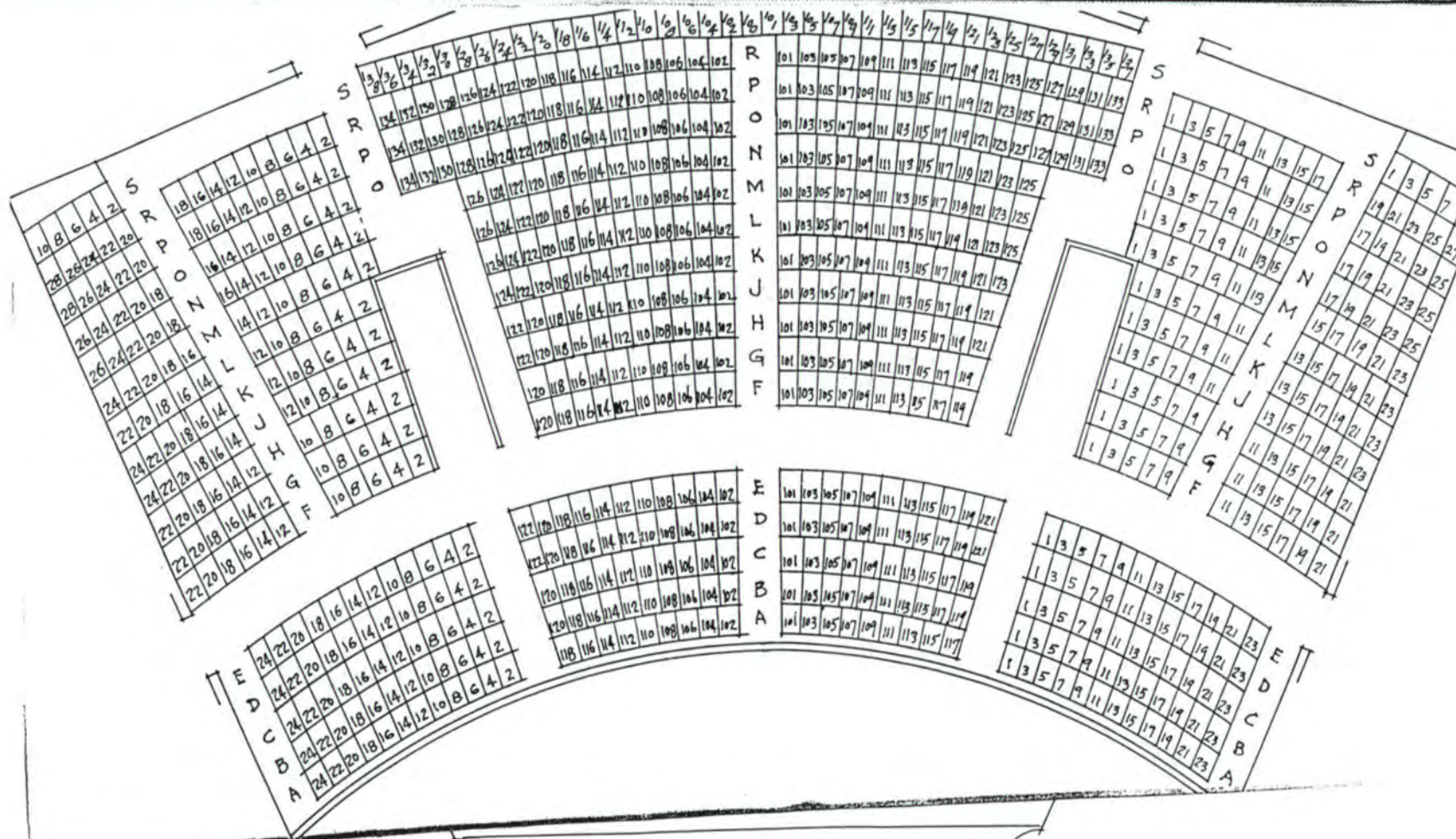
**Lynn Memorial City Hall and Auditorium
Lynn (Essex), MA**

**DATA SHEET
LYNN MEMORIAL CITY HALL AND AUDITORIUM**

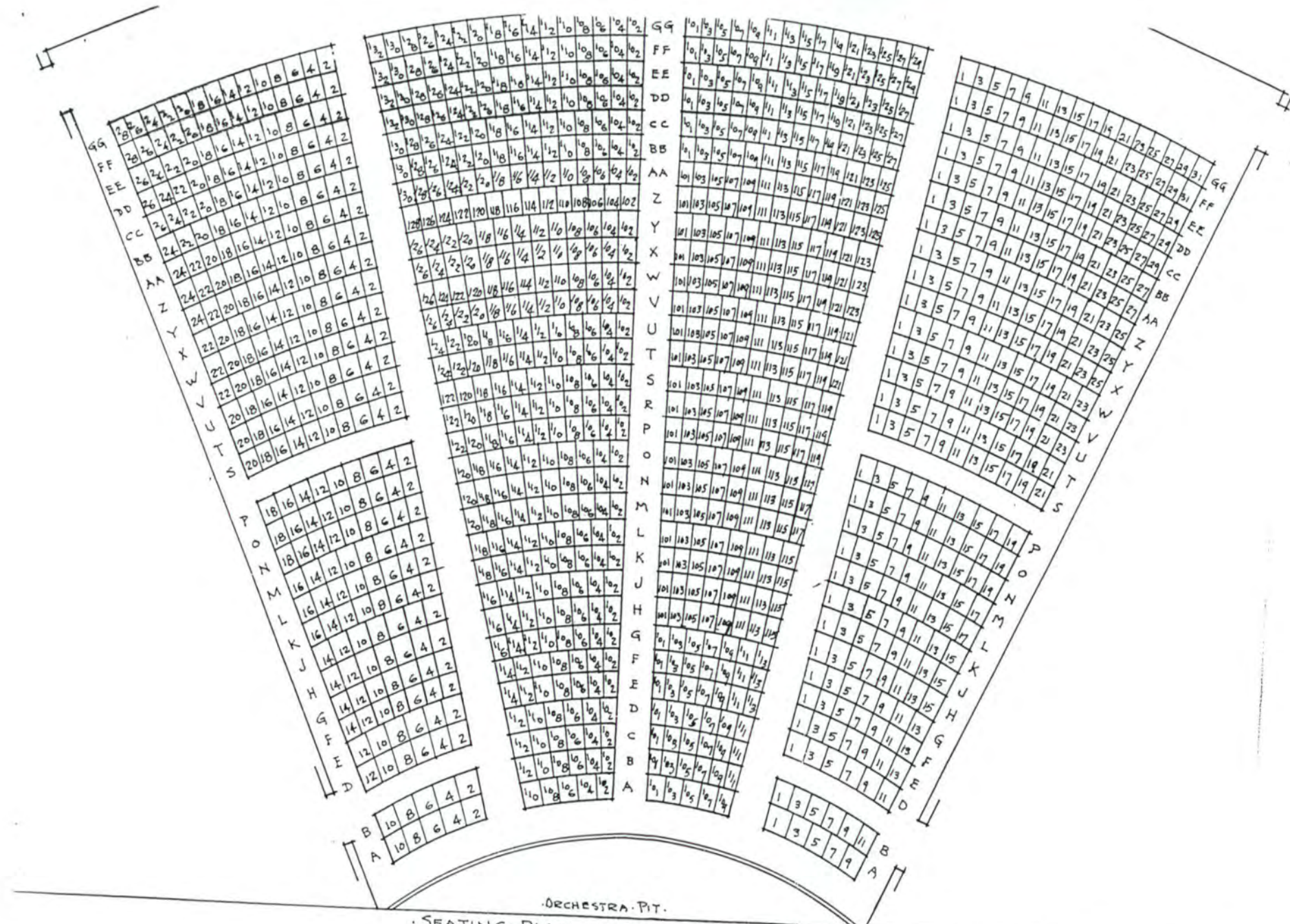
December 2004

Name	Date	Type	Status
Lynn Memorial City Hall/Auditorium	1949	B	C
Flagpole	ca. 1949	O	C
Flat granite marker – time capsule	1976	O	N/C
Upright granite marker – Snow	ca. 1987	O	N/C

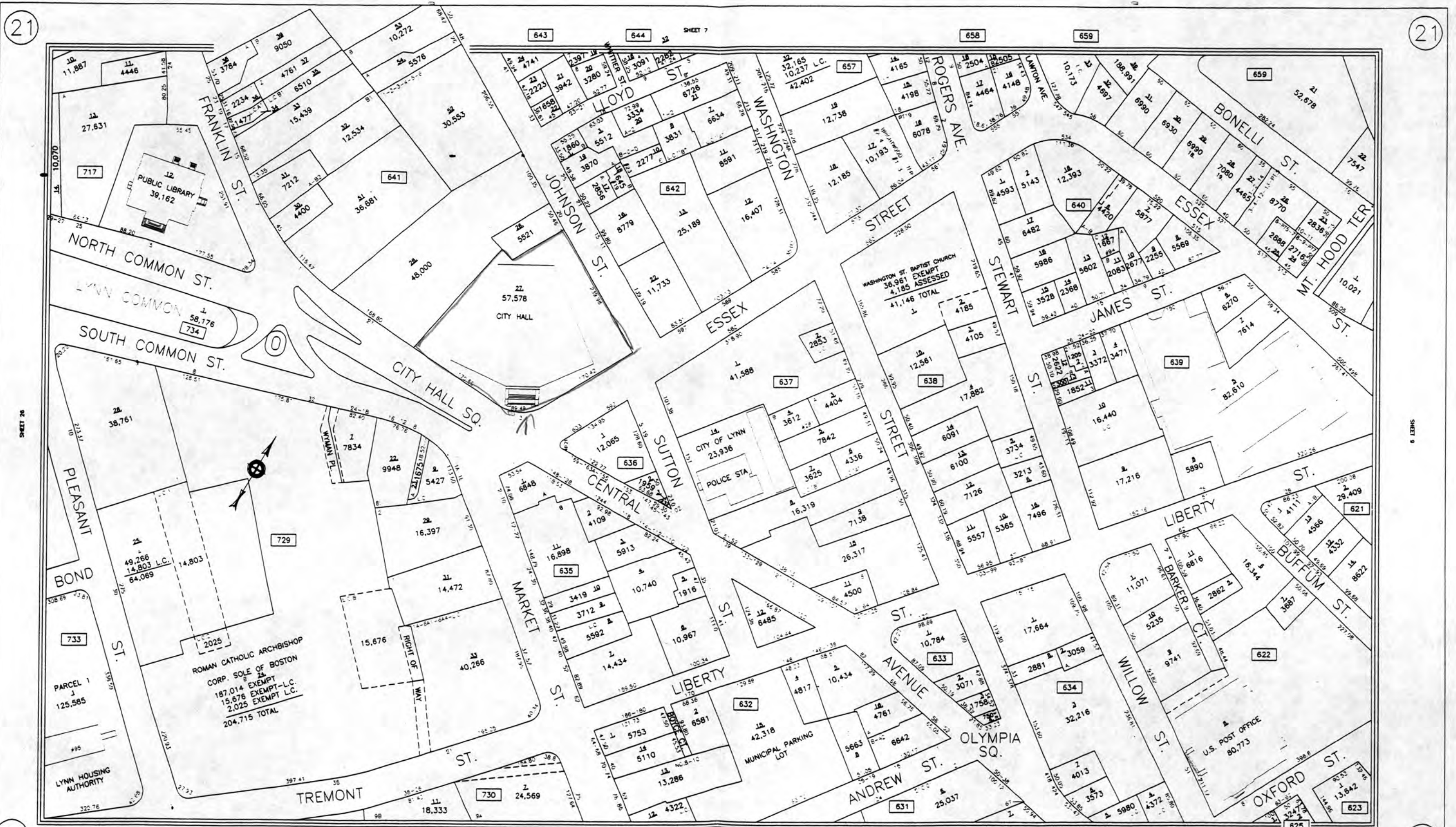
Total: 1 contributing building, 1 contributing object, 2 non-contributing objects



SEATING PLAN OF BALCONY FLOOR
 LYNN MEMORIAL AUDITORIUM
 CAPACITY 827 SEATS



ORCHESTRA PIT.
 SEATING PLAN OF AUDITORIUM FLOOR.
 LYNN MEMORIAL AUDITORIUM.
 Capacity 1245



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Lynn Memorial City Hall and Auditorium

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 1/11/05 DATE OF PENDING LIST: 2/14/05
DATE OF 16TH DAY: 3/01/05 DATE OF 45TH DAY: 2/24/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000082

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 2/24/05 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

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.



Lynn Memorial City Hall & Auditorium

①

Lynn, MA

Facade: South elevation

2004



Lynn Memorial City Hall & Auditorium

(2)

Lynn, MA

East elevation

2004



Lynn Memorial City Hall & Auditorium

Lynn, MA.

Memorial Lobby

2003

(3)



Lynn Memorial City Hall & Auditorium

(A)

Lynn, MA

Auditorium, looking south from the stage

2003



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1020

ROBERT F. FENNELL
STATE REPRESENTATIVE
10TH ESSEX DISTRICT

ROOM 36, STATE HOUSE
TEL (617) 722-2470
FAX (617) 626-0587

THOMAS D'AMARIO
ANNA WACLAWICZEK
LEGISLATIVE AIDES

Committees:
Housing and Urban Affairs
Vice Chairman
Ways and Means

November 8, 2004

Cara Metz
State Historic Preservation Officer
Massachusetts Historical Commission
The Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Dear Ms. Metz,

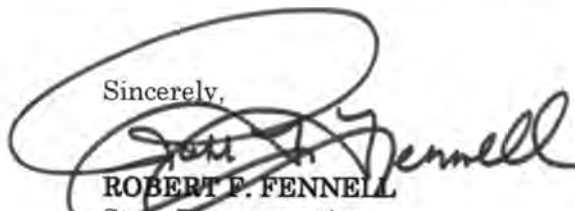
I am writing to you to recommend that Lynn City Hall and Auditorium, located in Lynn, Massachusetts, be nominated for a place on the distinguished National Register of Historic Places.

Lynn City Hall and Auditorium, constructed in 1948 by the M.A. Dyer Company, is a civic and state of the art entertainment facility, and vital to the Lynn community. The Auditorium itself is a 2075 seat venue within the confines of City Hall. Over the years, the auditorium has hosted many cultural performances, including school plays, pageants, and musical concerts. Just a few of the national acts that have performed there are The Beach Boys, Jay Leno and the Boston Ballet.

I would also note that the structure is one of only ten Art Deco buildings in the city. It replaced the Old City Hall of 1867, and is the most important civic and municipal centerpiece of the downtown area. Citizens of Lynn are extremely proud of its history, and it is my hope that we can protect this legacy by having it placed on the National Register of Historic Places.

Thank you in advance for your time and attention. Should you have any questions for me about this or any other matter, please feel free to contact my office at your earliest convenience.

Sincerely,


ROBERT F. FENNELL
State Representative
10th Essex District - Lynn



COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE
STATE HOUSE, BOSTON 02133-1053

NR file
RECEIVED
NOV 30 2004
MASS. HIST. COMM

SENATOR THOMAS M. MCGEE
3RD ESSEX AND MIDDLESEX DISTRICT
ROOM 74, STATE HOUSE
TEL: 617 722-1350
FAX: 617 722-1005

COMMITTEES:
CRIMINAL JUSTICE - CHAIR
COMMERCE & LABOR - VICE CHAIR
GOVERNMENT REGULATIONS
HUMAN SERVICES
TRANSPORTATION
CHILDREN'S CAUCUS - CHAIR

November 24, 2004

Mr. William Francis Galvin
Secretary of the Commonwealth
Massachusetts Historical Commission
State House, Rm. 337
Boston, MA 02133

Dear Mr. Secretary:

We are writing to express our wholehearted support for the listing of Lynn City Hall and its Auditorium within the National Register of Historic Places.

City Hall is located at the peak of the City's downtown area. It is an impressive mid-century structure facing Market Street, the main City road that extends through the downtown area to the ocean front section of our City. Constructed in 1948, Lynn City Hall and Auditorium is an Art Deco building, built by M.A. Dyer and Company as a civic and state of the art entertainment facility. The Auditorium itself is a 2075 seat venue within the confines of City Hall.

Lynn City Hall and Auditorium is one of only ten Art Deco buildings in the city. It replaced the Old City Hall of 1867, and is the civic and municipal centerpiece of the downtown area.

Thank you for your consideration of this important matter. We firmly believe recognition of the historical significance of this structure will not only assure its preservation but provide the citizens of Lynn with a greater sense of pride in their community. Should you have any questions, please do not hesitate to contact us.

Sincerely,

Thomas M. McGee
State Senator
First Essex District

Steven M. Walsh
State Representative
Eleventh Essex District

Mark V. Falzone
State Representative
Ninth Essex District

Robert F. Fennell
State Representative
Tenth Essex District

Douglas W. Petersen
State Representative
Eighth Essex District

Cc. Cara H. Metz, State Historic Preservation Officer

City of Lynn, Massachusetts

OFFICE OF THE MAYOR



RECEIVED

DEC 13 2004

MASS. HIST. COMM

James M. Marsh
Chief of Staff

William Bochnak
Deputy Chief of Staff

Edward J. Clancy, Jr.
Mayor

City Hall
01901

Tel: (781) 598-4000
Fax: (781) 599-8875

December 8, 2004

Secretary of the Commonwealth
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Dear Secretary Galvin:

In the City of Lynn, diversity is a tradition, with many different ethnic groups calling this great city home. City Hall and the Veterans Memorial Auditorium stand as a permanent tribute to the great sacrifices many in this City have made, and note its symbolic dedication after the end of World War II in 1949. It is in the public interest of the City of Lynn, that we preserve this great structure enabling future generations to reflect and appreciate the essence of freedom and the sacrifices made to protect our democracy. For this reason, it is our request that Lynn City Hall and Veterans Memorial Auditorium be placed on the National Register of Historic Places.

The discussions of the present building began on Armistice Day of 1928, but the ground was not broken for the new building until the spring of 1948. When it was dedicated, The Daily Evening Item stated, "no finer or well equipped building of its type exists in the East." Although offices have moved around, administrations have changed; this Art Deco Structure and many of its attributes remain the same.

Just recently, for the first time in a long time, families came downtown to see a movie. Gone are the days of multiple theaters in the downtown area, but now, in our attempts to revitalize City Hall Square and the greater downtown area, we are working diligently to be able host the Lynn community in City Hall Memorial Auditorium, which has the capacity to seat 2075 people, on a regular basis. Excitement is in the air here, to create new residences, new shops and restaurants, but it is our hope that this City Hall and Veterans Memorial Auditorium remain for years to come as a tribute to those before us. Thank you in advance for your thoughtful consideration in placing City Hall and Veterans Memorial Auditorium on the National Register of Historical Places.

Regards,

EDWARD J. "CHIP" CLANCY, Jr.
Mayor, City of Lynn

cc. Massachusetts Historical Commission



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 31, 2004

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Ms. Shull:

Enclosed please find the following nomination form:

Lynn Memorial City Hall and Auditorium, Lynn (Essex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Three letters of support have been received.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Karen Davis, preservation consultant
Carl Greenler, Lynn Historical Commission
Mayor Edward J. "Chip" Clancy, Jr., City of Lynn
State Senator Thomas M. McGee
State Representative Mark V. Falzone
State Representative Robert F. Fennell
State Representative Douglas W. Petersen
State Representative Steven M. Walsh
James M. Marsh, Chief of Staff
Stephen Haraus, Community Development Director