

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

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

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

For HCERS use only

received MAR 3 1982

date entered APR 1 1982

## 1. Name

historic Berkshire Mill #1 <sup>No. 1</sup>

and/or common same

## 2. Location

Hoosac Street (northeast corner of Columbia Street)

street & number N/A not for publication

city, town Adams

N/A vicinity of congressional district 1<sup>ST</sup>

state Massachusetts

code 025

county Berkshire

code 003

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

## 4. Owner of Property

name Arnold Print Works Boiler House: Alfred & Helen Ostrowski

street & number Columbia Street 5 Elm Street

city, town Adams

N/A vicinity of Adams

state Massachusetts

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Berkshire County North Registry of Deeds

street & number 65 Park Street

city, town Adams

state Massachusetts

## 6. Representation in Existing Surveys

title Inventory of the Historic Assets #655  
of the Commonwealth

has this property been determined eligible? 6/81 yes  no

date January 1979

federal  state  county  local

depository for survey records Massachusetts Historical Commission, 294 Washington Street

city, town Boston

state Massachusetts

## 7. Description ADAMS: Berkshire Mill #1, Hoosac Street

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The former Berkshire Cotton Mill #1 occupies a site at the junction of Columbia and Hoosac Streets, at the northeast corner of McKinley Square. The Mill's lot is bounded on the south by Hoosac Street, on the west by Columbia Street, on the north by a parking lot (formerly the site of Berkshire Mill #2) and on the east by the former Pittsfield and North Adams Railroad bed. Berkshire Mill #1 consists of a main mill building, three and one-half stories high and several one and two-story former engine and boiler houses attached to the main mill's northeast corner.

The main mill building has a rectangular plan and rises three and one-half stories from a high basement to a very low-pitched roof. The entire structure is built of common, red brick set on a plinth of rock-faced granite and is trimmed with rock-faced granite. Except as noted, the building's elevations are divided by brick piers into bays of equal size. At each story each bay contains a single window opening with a granite sill and low-arched head made of three rows of brick headers; sash within these openings varies by story. Basement and first-story windows contain paired 18-pane lights surmounted by paired 6-pane transoms; second and third story windows contain paired 15-pane lights surmounted by paired 6-pane transoms. Other details which are consistent throughout are the exposed roof-rafter ends which exist at the head of each pier.

The facade (south elevation is slightly asymmetrical, having 12 bays west of projecting square-plan tower and 13 bays east of it. Except for the basement windows of the easternmost three bays, which are smaller than usual due to a change in ground level, all facade bays are identical. The tower is approximately two bays width and rises four and one-half stories to an open landing surmounted by a high hip roof. The tower's three elevations (east, west and south) each contain three piers which rise to arched heads at the third story and divide each elevation into a wide central bay flanked by two narrow outer bays. The central bay of the south elevation contains an arched entry set in between the first story and the basement, a granite date plaque bearing the numerals "1889" above the entry, a 20 pane light with a 10-pane transom at the second story and a 25 pane light with a 10-pane transom at the third story. The tower's east elevation is blank; its west elevation contains a door with an 8-pane transom (basement), a 24-pane light with an 8-pane transom at the first story, and one 20-pane light with an 8-pane transom at both the second and third stories. The tower's fourth-story landing is exposed on all sides and has four elevations, each containing four arched openings connected by a granite sill course and by a granite course at the arches' springers. Above the arches is a corbelled cornice.

The main mill's west elevation is nine bays wide and has an iron fire escape rising in front of the fourth and fifth bays from the south.

The main mill's rear (north) elevation is partially blocked at the basement and first two stories of its east end where it is connected to former boiler house, engine houses, and a five-bay truck loading platform. In overall disposition, this elevation consists of 12 bays west of and 14 bays east of a slightly projecting plumbing stack which contains paired 4-pane lights at each story of its north face. Immediately west of this stack is a heavily altered bay which was formerly connected at several levels to Berkshire Mill #2 by metal bridges.

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

**National Register of Historic Places  
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received MAR 6 1982

date entered APR 1 1982

Continuation sheet

Item number 7

Page 1

The main mill's east end is 9 bays wide, although all are blocked by ground level at the basement. This elevation has a stack of loading bays, one per story, in its central bay; south of this central bay are four bays like those of the facade, while north of the central bay are four bays which are mostly blank.

Except for the replacement of the main mill's front door and the temporary blocking of some windows, the main building of Berkshire Mill #1 remains in original condition.

At the main mill's northeast corner are five attached structures all of which were built prior to 1914 as engine and boiler houses. All of these structures are of red brick construction, with low-pitched roofs, irregular plans and asymmetrical fenestration which has been heavily altered. Rising from the rear of these structures are two circular plan smokestacks, one built of red brick, the other of yellow terracotta tiles.

## 8. Significance

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

**Specific dates** 1889; boiler room **Builder/Architect** F.P. Sheldon & Son

1904, 1914

**Statement of Significance (in one paragraph)**

The former Berkshire Cotton Mill #1 possesses integrity of location, design, materials and workmanship. In addition, the Mill possesses historical associations with the rapid growth of Adams following the successful introduction of fine cotton manufacturing by the Berkshire Cotton Manufacturing Company in the late 1880s. Thus the mill meets criterion B of the NRHP.

Incorporated in 1888, the Berkshire Cotton Manufacturing Company was one of several cotton manufacturing firms established by the Plunkett Family. The first of these firms was established by William B. Plunkett in 1831 when he purchased the stock of the Adams South Village Cotton and Wool Manufacturing Company. Plunkett's expanding business was accommodated by additions to this Commercial Street mill until 1878 when the firm of W.B. Plunkett & Sons was formed to produce cotton warp and factory space was rented in the Adams Paper Company's Mill which stood on the site of Berkshire Mill #1 until it was destroyed by fire in 1886.

Following the fire, the sons of William B. Plunkett, formed the Berkshire Cotton Manufacturing Company, with a capital of \$500,000, purchased the site of the former Adams Paper Company Mill and began construction on Berkshire Mill #1 with the intention of producing "fine counts of carded cottons" in contrast to the sheetings, gingham, coarse grades of cotton, and cotton warp which had previously served as the major output of local mills. The emphasis on finer goods was brought about by the declining markets for the coarser goods and was later encouraged by protective trade tariffs promoted by William McKinley, a Plunkett family friend. The immediate success of the company led to an increase of capital to \$950,000 and the construction of Mill #2 behind Mill #1 in 1891. The effect of the new mill was to double production capacity from 35,000 spindles and 700 looms to a total of 76,000 spindles and 1,600 looms. Based on the prospect that a Congress favorable to protective tariffs would be elected in 1896, the firm increased its capital to \$1,500,000 and again, doubled its plant by the construction of Mill #3 on the south side of Hoosac Street, opposite Mill #1. The company's last major expansion in the Hoosac Street area occurred in 1900 when Mill #4 was built on the south side of Hoosac Street, east of Mill #3. Upon completion Mill #4 contained a spinning mill of 103,000 spindles and a weaving shed with 2,600 looms. The firm continued to grow until the 1920s; however much of the expansion focused on the purchase of existing mills in other towns.

In the course of its 11 years of growth (1889-1900), the Berkshire Cotton Manufacturing Company became Adams's largest industry, employing 2,000 of the town's 4,000 workers and accounting for \$2,500,000 of the total capital of \$6,945,410 invested in local industries by 1905. The company continued in active operation under Plunkett Family management until the late 1920s, after which it was re-organized as the Berkshire Fine Spinning Associates, Inc. which continued manufacturing in the Hoosac Street mills until the late 1950s.

## 9. Major Bibliographical References

Sanborn Insurance Atlas of Adams, Mass. 1914 with updates to ca. 1950

Stone, Orra History of Massachusetts Industries. Boston: S.J. Clark Publishing Co., 1930.  
Vol. I, pp. 88-89.

## 10. Geographical Data

Acreeage of nominated property \_\_\_\_\_ .830

Quadrangle name Windsor

Quadrangle scale 1:24,000

UMT References

A 18 | 6514 | 21610 | 4720440  
Zone Easting Northing

B    |    |    |     
Zone Easting Northing

C    |    |    |   

D    |    |    |   

E    |    |    |   

F    |    |    |   

G    |    |    |   

H    |    |    |   

UTM NOT VERIFIED  
ACREAGE NOT VERIFIED

**Verbal boundary description and justification** The nominated property includes only the land and buildings described in Berkshire County North Land Court Docket #2969, certified #951, shown on Sheet 1 of Plan 32584A, dated April 27 and Sept. 17, 1963 (copy attached)

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

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Candace Jenkins, Registration Director with Brian Pfeiffer, ACT for Massachusetts

organization Massachusetts Historical Commission date February 1981

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

city or town Boston state Massachusetts

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia L. Weslowski

title Executive Director, Massachusetts Historical Commission date 2/17/82

For HCRS use only

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

Entered in the National Register date 4/1/82

Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service****National Register of Historic Places  
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For HCRS use only

received MAR 3 1982

date entered APR 1 1982

Continuation sheet

Item number 8

Page 1

By the early 1960s, the mills had been sold separately. Declining demand for industrial spaces led to the demolition of Mills #2 and 3, leaving Mill #1 as it originally stood in 1889 and leaving Mill #4 as a separate complex. In its present condition, Mill #1 remains in nearly original condition, preserving the scale and utilitarian design which was characteristic of local industrial architecture of the late nineteenth century. The building's entry tower, which contains the mill's only architectural ornament remains intact with its arched wall panels, corbelled cornices, date plaque and high hip roof. In addition, the building's prominent corner site, abutting railroad tracks and basement-level light well preserve much of the mill's original site plan.

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior  
National Park Service

82004946

EVALUATION / RETURN SHEET

Property: Berkshire Mill No. 1  
State, County: MA, Berkshire  
Federal Agency: \_\_\_\_\_

Working No. 3/3/82-601  
Fed. Reg. Date: 2.1.83  
Date Due: 4/1/82 4/17/82  
Action:  ACCEPT 4/1/82  
 RETURN \_\_\_\_\_  
 REJECT \_\_\_\_\_

Entered in the  
National Register

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

photos 1  
maps 4

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
 see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	<input checked="" type="checkbox"/> Public Acquisition	<input type="checkbox"/> Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

for NPS use only

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## 8. Significance

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- \_\_\_\_\_ summary paragraph
- \_\_\_\_\_ completeness
- \_\_\_\_\_ clarity
- \_\_\_\_\_ applicable criteria
- \_\_\_\_\_ justification of areas checked
- \_\_\_\_\_ relating significance to the resource
- \_\_\_\_\_ context
- \_\_\_\_\_ relationship of integrity to significance
- \_\_\_\_\_ justification of exception
- \_\_\_\_\_ other

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## 9. Major Bibliographical References

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## 10. Geographical Data

Acres of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

USIT References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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## 11. Form Prepared By

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## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

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## 13. Other

- \_\_\_\_\_ Maps
- \_\_\_\_\_ Photographs
- \_\_\_\_\_ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



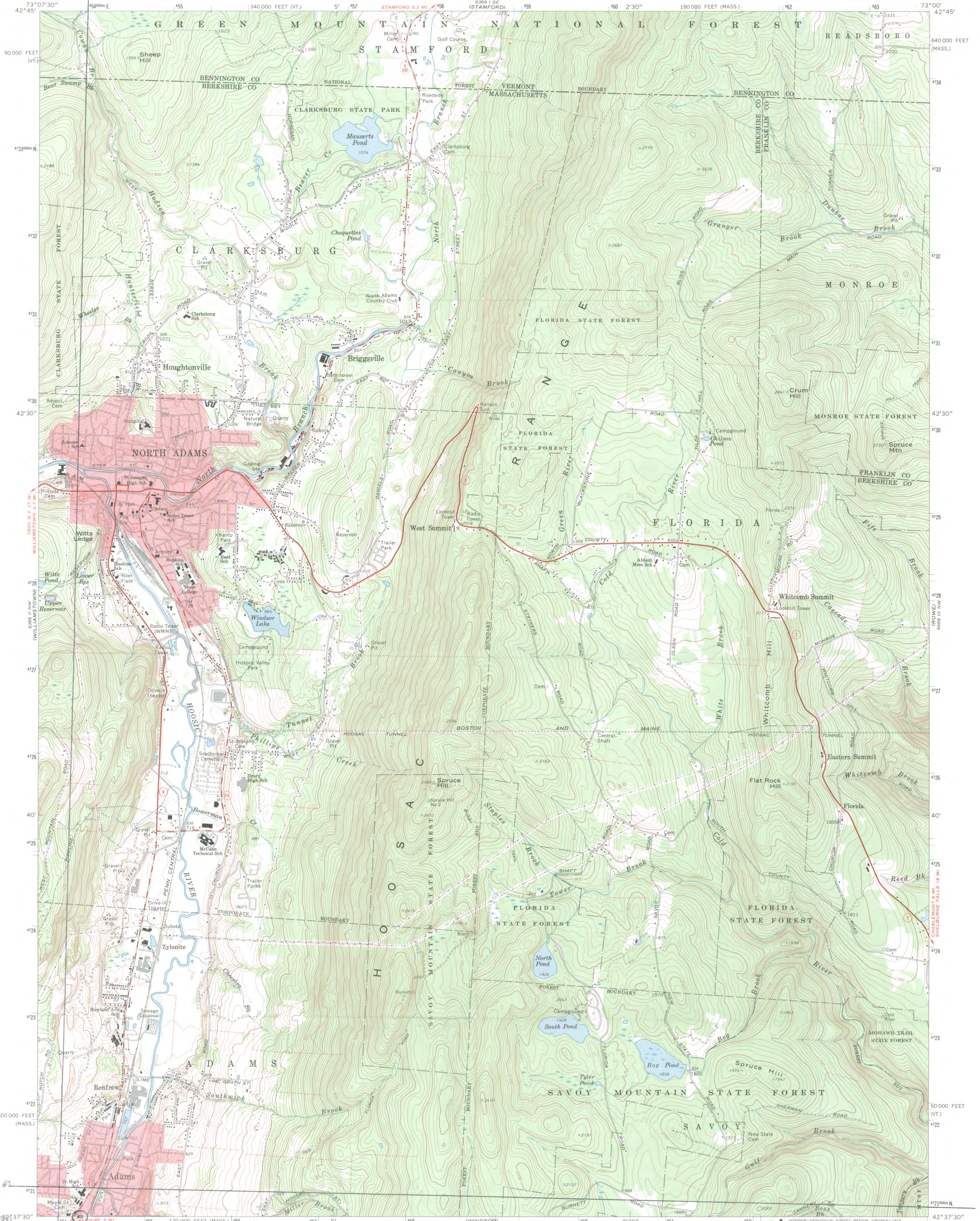
Berkshire Mill #1  
Hoosac Street corner Columbia Street  
Adams, Massachusetts

MAR 3 1982

James J. Leitch January 1979  
Adams Historical Commission, Town Hall  
Adams, Massachusetts 01220

Photograph #1 of 1 (left to right) west  
and south elevations of Berkshire Mill #1  
taken from a position facing northeast

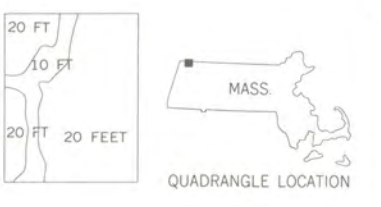
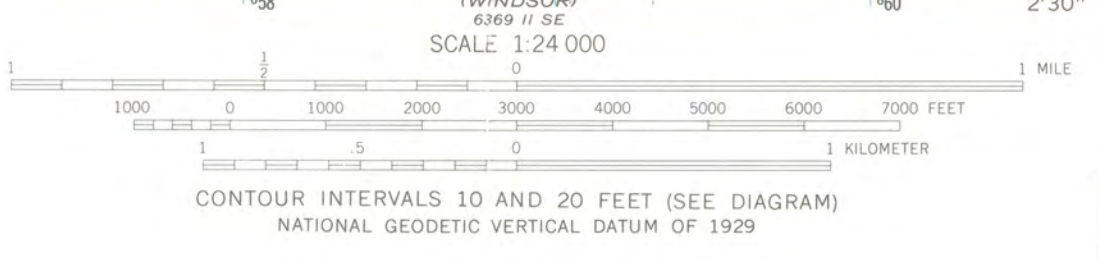
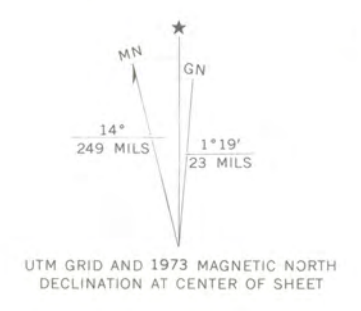
6569 II NE  
(WILKINSON)  
1:25,000



Berkshire Mill #1  
Adams, MA

UTM REFERENCE:  
18/654260/4720883

Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Massachusetts Geodetic Survey  
Planimetry by photogrammetric methods from aerial photographs  
taken 1942. Topography by planetable surveys 1944. Revised  
from aerial photographs taken 1972. Field checked 1973  
Polyconic projection. 1927 North American datum  
10,000-foot grids based on Massachusetts coordinate system,  
mainland zone, and Vermont coordinate system  
1000-meter Universal Transverse Mercator grid ticks,  
zone 18, shown in blue  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U.S. Route
	State Route

NORTH ADAMS, MASS. - VT.  
N4237.5 - W7300.75  
1973  
AMS 6569 II NE - SERIES V814



PLAN OF LAND IN ADAMS

Henry C. Neff Associates, Inc., Surveyors

April 27, 1963

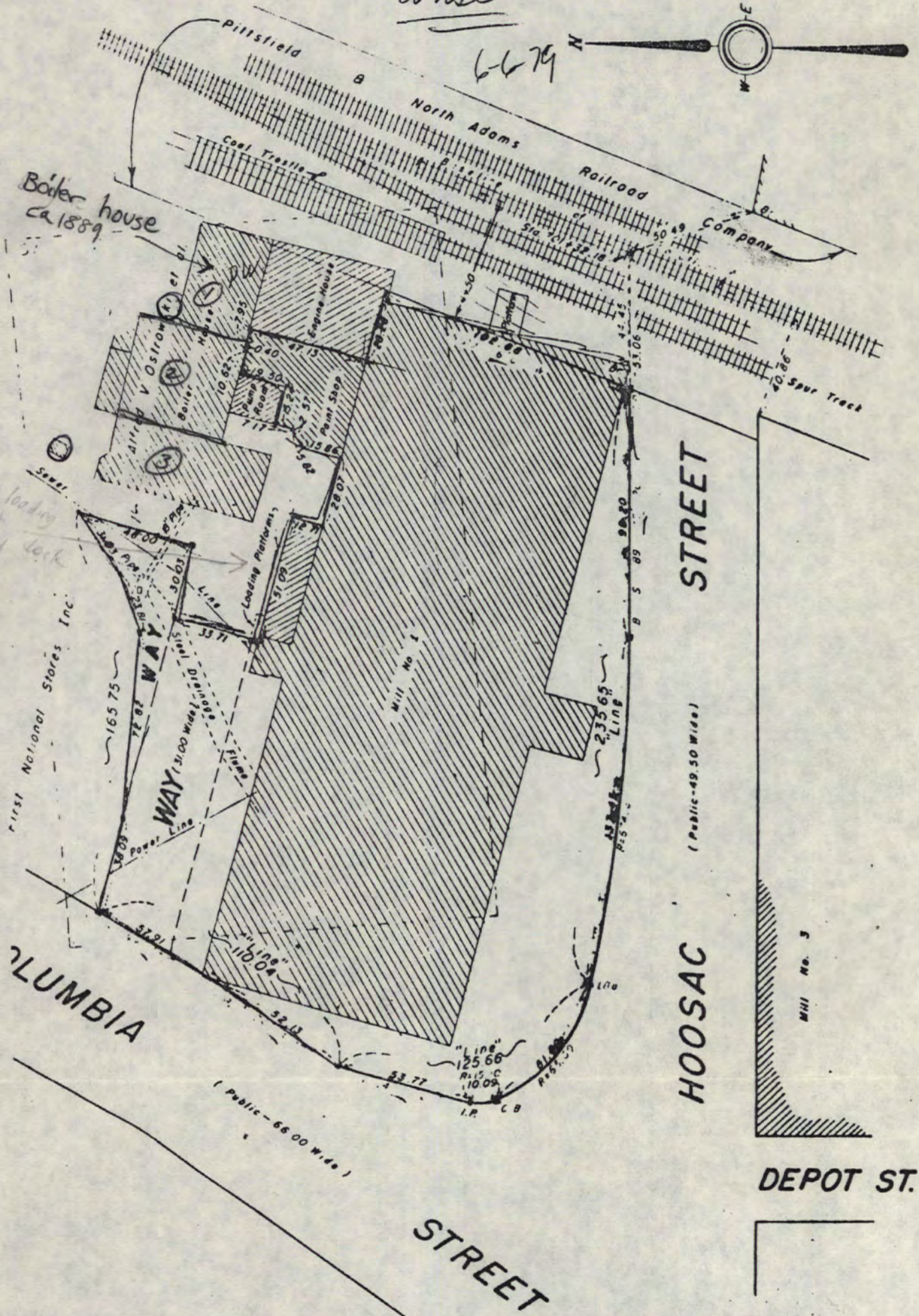
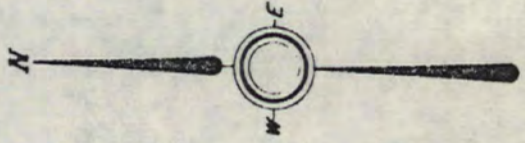
32584A

Sheet 1

Bob Richardson

*Arnold Point  
Wharf*

*6679*



535

STREET

HOOSAC STREET

DEPOT ST.

COLUMBIA STREET

(Public - 49.50 Wide)

(Public - 66.00 Wide)

MAR 3 1963

Copy of part of plan filed in  
LAND REGISTRATION OFFICE  
SEPT. 17, 1963  
Scale of this plan 50 feet to an inch  
C.M. Anderson, Engineer for Court



**MASSACHUSETTS  
HISTORICAL  
COMMISSION**

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

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

**MICHAEL JOSEPH CONNOLLY**  
Secretary of State

February 17, 1982

Ms. Carol Shull  
Acting Keeper  
National Register Division  
National Park Service  
U.S. Dept. of the Interior  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed you will find the following National Register nomination forms:

Adams: Armory Block (local)  
Adams: Barrett Block (local)  
Adams: Berkshire Mill #1 (local - DOE 6/81)  
Adams: Jones Block (local)  
Adams: Mausert Block (local)  
Adams: Pittsfield & North Adams Passenger Station and Baggage and  
Express House (local)  
Adams: Simmons Block (local)  
Lawrence: American Woolen Mill Housing District (local)  
Melrose: Town Center Historic District (local)  
Milton: Belcher-Rowe House (local)  
Needham: Davis-Milis House (local)  
Needham: Joshua Lewis House (local)  
Needham: Townsend House (local)  
Peabody: Nathaniel Felton Houses (local)  
Stockbridge: Glendale Power Station (local)  
Stockbridge: Wheatleigh (state)  
Webster: Main Street Historic District (local-DOE)  
Westfield: Octagon House (local)  
Weymouth: Old South Union Church (local)

All were voted eligible by the State Review Board at their meeting on 2/10/82 and have been signed by the State Historic Preservation Officer. Comments by owners and other interested parties are attached. Owners and chief elected officials were notified of pending Review Board consideration on December 23, 1981.

Sincerely,

*Candace Jenkins*

Candace Jenkins  
Registration Director

MASS 2 1982

ENTRIES IN THE NATIONAL REGISTER OF HISTORIC PLACES

STATE MASSACHUSETTS

Date Entered APRIL 1, 1982

<u>Name</u>	<u>Location</u>
Barrett, P. J., Block	Adams Berkshire County
<u>Berkshire Mill No. 1</u>	Adams Berkshire County
Jones Block	Adams Berkshire County
Pittsfield and North Adams Passenger Station and Baggage & Express House	Adams Berkshire County

Notified

Honorable Edward M. Kennedy  
Honorable Paul E. Tsongas  
Honorable Silvio O. Conte  
  
Mid-Atlantic Regional Office, NPS  
North Atlantic Regional Office, NPS

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