

Lowney Chocolate Factory
Name of Property

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Lowney Chocolate Factory
Other names/site number: _____
Name of related multiple property listing:

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

2. Location

Street & number: 150 Oakland Street
City or town: Mansfield State: MA County: Bristol
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Brona Simon February 18, 2016
Signature of certifying official/Title: Brona Simon, SHPO Date

State or Federal agency/bureau or Tribal Government

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

for Alexis Abernathy
Signature of the Keeper

4/12/16
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

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7. Description

Architectural Classification

(Enter categories from instructions.)

20TH CENTURY REVIVALS: Classical Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Craftsman

NO STYLE: Utilitarian

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE: GRANITE, CAST STONE,
RUBBER, SHEET METAL

Narrative Description

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

Summary Paragraph

The Lowney Chocolate Factory is located in the Mansfield Center neighborhood of Mansfield, MA (figure 1). Situated among residences and other commercial and industrial properties, the 14-acre complex consists of seven buildings constructed between 1903 and 1995 (figure 2, sketch map, and data sheet). The complex is an important local example of Late Industrial Period industrial architecture. The most significant buildings in the complex are Buildings 1 and 2. The Classical Revival-style, five-story **Building 1** is set on a raised basement, features a glazed red-brick exterior (photo 1), and includes a prominent elevator tower and a smokestack, both of which are significant character-defining features of the industrial complex. Facing east, the load-bearing masonry building is detailed with brick, segmental-arched lintels, rough-cut granite window sills, brick corbelling, and a six-story elevator tower. The Craftsman-style **Building 2** features granite fieldstone elevations with cast-stone lintels and sills and a rooftop parapet (photo 15). **Building 3** is a utilitarian, concrete-block building (photo 19). Buildings 1, 2, and 3 are all contributing. Buildings 4 and 5 are of modern construction, utilizing sheet-metal cladding and brick, respectively (photos 22 and 23, foreground), and are noncontributing. In addition, the complex contains a Sewerage Test House, Pump House, and Reservoir, of recent construction date and also all noncontributing. The contributing buildings in the complex retain their historic and architectural integrity, despite the replacement of the original windows and doors and later additions and alterations.

Narrative Description

The Lowney Chocolate Factory is an industrial complex consisting of seven buildings located in Mansfield Center on an approximately fourteen-acre lot. The parcel is bounded by a mid 20th-century commercial trucking facility to the north (390 Oakland Street), Oakland Street to the east, an early 20th-century, single-family residence to the south (108 Oakland Street), and the main Amtrak Boston-Providence rail line to the west. The parcel is predominantly level, with the exception of a small,

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manmade knoll at the eastern end along Oakland Street, containing a 100,000-gallon reservoir. The majority of the parcel is developed. In addition to buildings, the parcel contains surface parking, woodland, and grassed areas. The woodland area is at the northern end of the parcel, a small grassed area is at the southern end of the parcel, and mature trees along Oakland Street are interspersed among grassed areas. Paved asphalt parking and driveway areas abut all buildings and Oakland Street at various points, and a former truck scale is at the northern end of the parking area.

The surrounding neighborhood is a mix of late 19th- and early 20th-century residential buildings and mid 20th-century commercial/industrial buildings. To the north, the adjacent parcel along Oakland Street, and to the northwest, the parcels across the railroad tracks on North Main Street, are one- and two-story commercial and industrial buildings of metal-clad or masonry construction. Nearby residential properties to the east and south along or off of Oakland Street are wood-frame, two-story, single-family houses and multistory masonry, or wood-frame, multiunit buildings.

Building 1

Building 1 (photos 1-6, figures 2 and 3) was constructed in 1903 by H. P. Cummings, and designed by the architecture firm of Dean & Main. The building is oriented roughly north to south, with its façade on the east elevation. Building 1 consists of three parts: the original five-story, sixteen-by-eight-bay main block, with a prominent six-story elevator tower at its southeast corner, and two wings extending north and south of the main block. The north wing is two stories consisting of two parts, totaling fourteen bays in length. The south wing is five stories and sixteen by eight bays. The five-story, rectangular, red-brick, Classical Revival-style factory building is supported by a raised brick and rough-cut granite-block foundation serving as the first story/floor. With the exception of the elevator tower and smokestack, which is located at the northwest corner of the main block, the brickwork and detailing is largely the same on all four sides of the main block.

The main block (photos 1-6, figures 2 and 3) features brick elevations laid in a common bond with Flemish headers above the granite-block foundation. The elevations have evenly spaced, brick, segmental-arched window openings, with rough-cut granite sills. Separated by brick piers, the window openings are infilled with modern, simulated, multilight fiberglass infill panels, and/or replacement aluminum awning windows. The panels replaced multilight, double-hung windows (figures 10 and 11). Stepped brick corbelling is in-line with the fifth-story window heads, projecting from the elevation. Rafter ends are visible under the projecting wood cornice with aluminum flashing. The extremely low-pitched, side-gable roof is covered with EPDM membrane roofing. The main entrance to the building (not visible) is located behind the northern 1989 addition, on the north side of the elevator tower.

The seven-story brick smokestack, with brick corbelling at the top, rises through the northwest corner of the main block (photo 3). At the third story of the north elevation is an entrance consisting of a steel door accessing the roof of the north wing. The west elevation of the main block (photo 4) has additional entrances, due to the presence of a steel fire escape accessing each floor.

A prominent, six-story elevator tower projects from the east elevation of the main block, and is the building's most ornamental feature. The three-by-one-bay, six-story, rectangular tower (photo 2) has rough-cut granite quoins flanking the elevator entrance (photo 6). The elevator entrance consists of a pair of steel doors, wood paneling, and a quartet of four-light windows serving as a transom within the brick, segmental-arched opening. Above the elevator entrance are two recessed brick panels extending from the second through fifth stories, with rough-cut granite sills. There are two window openings per panel, each with segmental-arched brick openings and rough-cut granite sills and containing simulated multilight,

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fiberglass infill panels. At the center of the tower are two segmental-arched, recessed brick panels. The lower panel, at the second and third stories, has a rough-cut granite sill and contains a round-arched, brick window with a rough-cut granite sill and multilight fiberglass infill panels. The upper recessed brick panel, extending from the fourth to fifth stories, is separated from the lower panel by a granite panel, with the name "LOWNEY" still barely discernible (as the raised granite letters were ground down after the factory changed owners). Within the upper panel is a rectangular window opening with rough-cut granite lintel and sill. Above the recessed panels are two brick oculi with rough-cut granite keystones, flanking a granite panel with "1903" in raised letters.

The upper level of the tower is comprised of a three-bay arcade, separated from the lower levels by a rough-cut band of granite. The central bay is a round-arched, brick, recessed opening with a rough-cut granite keystone and a multilight fiberglass infill panel. The flanking bays are recessed, round-arched brick panels containing rectangular window openings with rough-cut granite lintels, multilight, fiberglass infill panels, and the band of granite serving as a sill. The arcade is capped by stepped brick corbelling below a band of diagonally laid brick headers. The headers run between the small, four-sided, brick projections extending up into the overhanging eave that rest between the rafter tails. The steeply pitched hip roof is covered with asphalt shingles. The remaining elevations of the top of the tower, while similar to the façade, lack granite keystones in the arches.

The north wing off of the main block (photos 1-3, figures 2 and 3) is two stories tall and is divided into two sections, totaling fourteen bays in length, with differing widths. The first section, consisting of six-by-eight bays, is original to the initial 1903 construction of the building (figures 10, 11). The wing was extended to the north in 1919. This two-story, eight-by-three-bay addition has details that match the original portion. The north wing has a granite-block and brick foundation, as well as brick piers separating evenly spaced window and door openings, with the exception of the connection to the 1919 addition, which creates a wider than usual brick pier between windows. The first story has large, multilight, fiberglass infill panels within brick, segmental-arched openings with rough-cut granite sills. The second story has smaller multilight, fiberglass infill panels within brick, segmental-arched openings with rough-cut granite sills. One 10/10, steel, double-hung sash remains on the west elevation. Some window openings have been partially infilled with vents or with brick or concrete. There are two former entrances (photo 2) on the east elevation of the 1903 section, at each story in the fourth bay. Both are brick segmental-arched openings; the second-story entrance has a large, rough-cut granite sill. Both entrances have been infilled: the first story with brick and a steel door, and the second story with plywood. An entrance is on the first story of the 1903 section's north elevation (photo 3), in an area of brick wall that has been reconstructed and contains a steel door. A second-story entrance, visible on the north elevation of the 1919 addition, consists of a partially infilled, segmental-arched opening with steel double doors above a granite sill. There are two entrances on the west elevation of the 1919 addition: the one at the first story has been partially infilled with concrete block and a steel door, and the one at the second story has been cut into a former window opening surrounded by brick infill, and has a steel door. Stepped-brick corbelling is present below the overhanging eave with rafter tails. These features wrap around the wing (excluding the overhanging eaves on the north elevation), terminating at the west elevation of the 1919 addition, where they intersect with the concrete-block parapet. Along the north elevation of the 1903 section and the west elevation of the 1919 addition, a small section of the brick parapet has been reconstructed using concrete block.

The south wing (photo 5, figures 2 and 3) is five stories tall. It is sixteen bays long by eight bays deep, and consists of two sections. The original 1903 section is one story and is sixteen by eight bays. In 1911, a four-story addition, designed by Lewis Bacon, and with details largely matching the original main block

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to the north, raised the south wing to the present five stories. The south wing varies slightly from the main block in that the southernmost bay of windows on the east elevation is between floors due to the location of an internal staircase. Another difference between the south wing and the main block is the arrangement of bays on the north and south elevations. The north elevation of the main block has the smokestack and seven window bays. The south elevation of the south wing is a symmetrical elevation, with six window bays flanked by two faux window bays, consisting of recessed-brick panels at the upper stories. The west elevation of the south wing (photo 4) has additional entrances due to the presence of a steel fire escape accessing each floor.

Four subsequent additions were added to Building 1 in 1941, 1989, and 1995. In 1941, the two-story, metal-framed and sided Bean House (photo 3, figures 2 and 3), approximately 7,000 square feet, was constructed to the west of the north wing and main block along the rail line. Supported by a concrete foundation, the long, narrow building is two stories at its southern end, with a shed roof covered in metal roofing. The Bean House drops to one story in height to the north, with a side-gabled roof covered in metal roofing.

In approximately 1989, two additions were added to the east elevation of the main block and north wing. The L-shaped northern addition (photos 1 and 3, figures 2 and 3) off of the north wing is a one-story structure (approximately 4,200 square feet), clad in sheet metal and devoid of windows. The northern addition, which wraps around the east and north elevations of the north wing, is topped by a shed roof covered in metal roofing, supported by a concrete foundation, and is accessed by steel doors on the east elevation. The northern addition obscures the principal entrance to Building 1 (figures 10 and 11), which is located on the northern side of the elevator tower at the first story.

The second 1989 addition (photos 1 and 2, figures 2 and 3), off the main block's east elevation, is a one-story brick and sheet-metal-clad structure (approximately 4,500 square feet), supported by a concrete foundation and topped with a slightly pitched shed roof covered with metal. This addition is accessed by glazed steel doors on each elevation, a steel overhead door at the north elevation, and one rectangular sliding window.

In 1995, a two-story, brick and sheet-metal-clad addition (photos 5 and 6, figures 2 and 3) totaling approximately 6,300 square feet and supported by a concrete foundation, was added to the east elevation of the south wing. This addition is devoid of windows, with two glazed, steel doors and one overhead door.

The interior of Building 1 predominantly consists of a large, open floor plan used as factory space, with some areas subdivided into smaller offices, laboratory space, locker rooms, and restrooms. The building is divided on the interior between the main block and south wing by a brick fire wall with sliding metal fire doors. There are varying floor levels in Building 1 due to the construction of different additions over time, mainly at the northern end of the building. Replacement steel doors are used throughout the building. Interior finishes within the basement and first floor (photos 7-9) include brick, concrete, and sheet-metal walls; exposed wood, concrete and steel beams; incandescent lights; brick and concrete floors with steel plating or wood (first floor only); and epoxy laminate flooring present in portions of the main block and north wing. The first floor also contains the steel payroll safe (photo 8). The first floor of the Bean House (photo 9) consists of a concrete floor with sheet-metal walls.

Floor two of Building 1 (photo 10) has brick and concrete walls; exposed wood and concrete beams; wood, steel plating, and epoxy laminate flooring; steel sliding fire doors; and incandescent and florescent

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lights. Floor three of Building 1 is divided into offices in the south wing, with the main block and north wing featuring large, open factory floor spaces (photo 11). Floor three has brick, tile, and concrete walls; exposed wood and concrete beams with barrel-vaulted brick in portions of the ceiling; linoleum, steel plating, and epoxy laminate flooring; and florescent lights. Floor four (photo 12) has been subdivided into offices in the south wing, but is open in the main block, with walls of brick, concrete, and drywall; exposed wood and concrete beams; linoleum, steel plating, and epoxy laminate flooring; and incandescent and florescent lights. Floor five (photo 13) has been divided into offices in the south wing with brick, concrete block, and tile walls; exposed wood and concrete beams; glazed brick and steel-plate flooring; and incandescent lights.

Interior vertical access is by two interior staircases and two elevators. A central staircase (photo 14) is located north of the primary elevator within the elevator tower in the main block, with an additional staircase in the southeast corner of the south wing. The central staircase consists of brick and wood-panel walls, with wood treads and risers, and steel pipe rails. The southeast staircase consists of brick and concrete-block walls, with concrete treads and risers and steel pipe rails. Steel doors separate the staircases from the interior floor spaces. As the floor levels vary between different sections of the building within the north wing where additions had been made, there are short runs of steel or wood staircases. The second elevator is at the west end of the main block. The two elevators are centrally located at the east and west sides of the building.

Building 2

Building 2 (photos 15 and 16, figures 2 and 3) was constructed in 1910. (The designer is unknown.) The one-story plus raised basement, eight-by-eight-bay, Craftsman-style office and shipping building has a rectangular footprint supported by a concrete and fieldstone foundation, and is roughly 9,000 square feet. The main block (excluding connecting passageways) features a mortared fieldstone and cast-stone exterior, with a stepped parapet and a cast-stone cap. Obscured by the parapet, the building's low-pitched, side-gable roof is covered with EPDM membrane roofing and is pierced by four enclosed skylights. The north elevation is connected to Building 1 by two passageways flanking a low, flat roof covered with EPDM membrane. The passageways form a courtyard. The south elevation of Building 2 is connected to Building 3 by a loading dock.

The basement level has rectangular window openings with cast-stone lintels and sills infilled with fiberglass panels, which replaced multilight, double-hung windows (figure 12). First-floor window openings are either segmental arched with cast-stone lintels and sills, or small, rectangular windows with cast-stone lintels and sills. First-floor windows are a mixture of fiberglass infill panels and aluminum awning windows. The principal entrance projects forward of the east elevation, with two fieldstone piers at the roofline. It was altered with the installation of a sheet-metal-clad loading dock in 1995 (to be removed as part of a proposed tax-advantaged rehabilitation). An entryway with fanlight accesses a recessed entrance with a modern, glazed steel door, located to the south of the loading dock. According to a 1915 postcard of the building (figure 12), it historically had a canopied main entrance (in place of the loading dock), consisting of two sets of steps leading to three (one double-, two single-leaf) sets of glazed entry doors with transoms.

Interior finishes in the basement consist of concrete floors, ceilings, and walls; exposed concrete beams; and florescent lights. The first floor (photo 17) has concrete and linoleum-tiled floors; concrete, stone and contemporary wood-paneled walls; exposed concrete beams; plaster and acoustic-tile drop ceilings; and florescent and incandescent lights.

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Building 3

Building 3 (photos 18-20, figures 2 and 3) was constructed in 1942 by the Thomas Mulcare Corporation. The one-story, roughly eight-by-six-bay, 7,800-square-foot, concrete-block storage and shipping building has a rectangular footprint supported by a concrete-block foundation. Unlike Buildings 1 and 2, Building 3 is more utilitarian in design, with no ornamentation. The building has small, ten-light steel windows with brick sills on the east and west elevations, with garage doors on the east, west, and south elevations. On the east and west elevations are angled wood blocks supporting the overhanging eaves, while the north and south elevations have a small fascia board below a narrow eave. The building is topped with a flat roof covered with EPDM membrane roofing. The building is connected to Building 2 at its north elevation by a concrete-and-brick, two-bay loading dock (photo 20).

Garage door entrances on the building consist of wood-panel or steel overhead doors. A sheet-metal door hood shelters the garage door at the south elevation. Two entrances, each with a single steel door, are located on the north and west elevations. Interior finishes (photo 21) include concrete walls and floors, and exposed wood and steel beams. The interior has multiple metal and wood columns throughout the floor plate.

Building 4

Building 4 (photo 22, figure 2, sketch map) was constructed in 1983. The one-story, sheet-metal-clad storage building has a rectangular footprint and is approximately 11,000 square feet supported by a concrete foundation. A utilitarian building, it only has two small, rectangular, aluminum windows: one on the east elevation and one on the north elevation. The east elevation features three entrances with steel doors accessed by concrete steps (northern and southern entrances) and a concrete ramp (middle entrance), as well as two loading docks with overhead doors. All entrances are sheltered by flat metal hoods. The building is topped with a low-pitched, side-gable roof covered in metal roofing. Interior finishes include a concrete floor and concrete and sheet-metal walls; exposed steel beams; and incandescent lights.

Building 5

Building 5 (photo 23, figure 2, sketch map) was constructed in 1987. The one-story, red-brick office building has a rectangular footprint, and is 5,000 square feet supported by a concrete foundation. The exterior has evenly spaced, segmental-arched window openings with brick lintels and sills, and aluminum 1/1 windows. The building has two entrances: a half-round, recessed front (east) entrance with projecting, half-round brick entry surround, fanlight, and glazed-steel double doors flanked by sidelights, and a rear (west) entrance consisting of a glazed-steel door accessed by a concrete ramp and steel handrails. The building has a brick parapet with a metal cap and a flat roof covered in EPDM membrane roofing. Interior finishes include sheetrock walls and acoustic-tile drop ceilings, with carpeted and concrete floors as well as florescent lights.

Pumphouse

The pumphouse (photo 1 at far left, figure 2, sketch map) was constructed in approximately 1995; the one-story, one-by-one-bay, sheet-metal-clad building has one entrance on the south elevation consisting of a steel door, and one window on the north elevation consisting of a two-pane sliding aluminum window. The building is topped by a side-gable roof covered with metal roofing, and is surrounded by wood posts and a concrete barrier to protect it from vehicle collision. Interior finishes include a concrete floor and sheet-metal walls and ceiling.

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Sewerage Test House

The sewerage test house (photo 18 at far right, figure 2, sketch map), constructed ca. 1970, is a one-story, one-by-one-bay, concrete-block building topped with a flat concrete roof. The sewerage test house has a concrete floor, concrete-block walls, and concrete ceiling.

Reservoir

A reservoir (figure 2, sketch map) was constructed ca. 1975, on the site of a previous reservoir dating to approximately 1911. The present reservoir consists of a 100,000-gallon underground tank, topped with a vegetated earthen mound. Water from the reservoir is pumped underground through the pumphouse into Building 1.

Archaeological Description

While no ancient Native American sites are known on the Lowney Chocolate Factory property or in the general area (within one mile), it is possible that sites are present. Environmental characteristics of the property indicate locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient Native American sites. The parcel is predominantly level, with the exception of a small manmade knoll at the eastern end along Oakland Street. A 100,000-gallon manmade reservoir is also located in this area. Small, intermittent streams are located within 1,000 feet of the chocolate factory's southeastern boundary. The headwaters of Robinson Brook and the Rumford River are located within 1,000 feet of the factory's northwestern boundary. Soils in the nominated area are generally well drained and sandy. The majority of the parcel is developed. Given the above information, our current state of knowledge for Native settlement and subsistence in the interior coastal plain of southern New England, and the adverse effect of industrial development on any potential cultural resources that might have been present, a low potential exists for the recovery of significant ancient Native American resources on the Lowney Chocolate Factory property.

A high potential exists for the recovery of significant historic archaeological resources on the Lowney Chocolate Factory property. Since most of the buildings associated with chocolate production survive, most archaeological resources associated with the factory are limited to occupational-type resources (trash areas, privies, wells). Trash areas may include small, individual trash deposits as well as large-scale industrial trash areas.

One of the more interesting potential historic archaeological resources associated with the Lowney Chocolate Factory is the 19th-century Lowney Farm. At least part of the farm might have been located on the nominated property. The Lowney Farm was located adjacent to the factory to the north, along Oakland Street. The farm maintained a large herd of Jersey cows that supplied milk for the milk chocolate. Potential historic archaeological resources associated with the Lowney Farm include a farmhouse, barn(s), outbuildings, and occupational-related features (trash pits, privies, wells). The clubhouse maintained facilities for billiards, bowling, and a locker room. A baseball diamond that supported the company's baseball team was present outside the clubhouse. Stratigraphic and artifact evidence of the baseball diamond may survive.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

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

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
INDUSTRY

Period of Significance

1903-1966

Significant Dates

1903 Building 1 constructed
1910 Building 2 constructed
1911 Building 1, south wing addition
1942 Building 3 constructed

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Francis W. Dean (Building 1)
Charles T. Main (Building 1)
H. P. Cummings, Construction Company (Main Block, Building 1)
Lewis H. Bacon (Building 1, South Wing Addition, 1911)
Thomas Mulcare Corporation (Building 3, 1942)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Initially constructed in 1903, the Lowney Chocolate Factory is a well-preserved example of an early 20th-century industrial complex, and was constructed for Walter M. Lowney, a renowned chocolatier. The town of Mansfield took advantage of rail access provided by the Boston and Providence Line and benefited from an organized effort through the Mansfield Board of Trade (created in 1892), which enticed businesses to establish themselves in Mansfield, including the Lowney Chocolate Factory. The factory served as a center of employment for Mansfield for more than 100 years. The factory meets Criterion A for its association with Mansfield's industrial history and development. Designed by the architecture and engineering firm Dean & Main, with later additions by Lewis H. Bacon and the Thomas Mulcare Corporation, the Lowney Chocolate Factory meets Criterion C as a representative local example of industrial architecture in the Classical Revival and Craftsman styles. The buildings retain their integrity of location, design, setting, materials, workmanship, feeling, and association, and are significant at the local level. The period of significance for this property is from its initial 1903 construction until 1966.

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

INDUSTRY: With the arrival of the railroad in 1835, Mansfield began to grow steadily, with increased commercial and industrial development. During the late 19th century, the town experienced a manufacturing boom due to its rail access, natural resources, and the availability of inexpensive land. These factors, along with a dedicated effort by the Mansfield Board of Trade, enticed Walter M. Lowney to locate his chocolate factory there. Unlike other new Mansfield industries, which primarily manufactured consumer, industrial, or construction products, the Lowney Chocolate Factory produced perishable goods. The factory was supported by its own adjacent dairy farm and nearby employee housing. For more than 100 years, the factory was a center of employment for residents of Mansfield. Cocoa beans were imported from Asia, Africa, and Central and South America, and finished products were shipped worldwide. The success of the factory led Lowney to develop other properties in town, donate land to the community, and become a fixture in local affairs.

ARCHITECTURE: The Lowney Chocolate Factory's contributing buildings (Buildings 1, 2, and 3) are representative local examples of their architectural styles and types. Buildings 1 and 2 are rare examples of early 20th-century industrial architecture in Mansfield. Building 1 exemplifies the Classical Revival style with its brick elevations, rough-cut granite window sills, recessed brick panels, brick corbelling, segmental-arched lintels, and rafter tails at the eaves.

Building 2 is an unusual example of the Craftsman style with its granite fieldstone exterior, cast-stone lintels and sills, and a stepped rooftop parapet and entry portico. Craftsman-style buildings are typically clad in wood or stucco, with stone features limited to chimneys or columns. Craftsman-style buildings with fieldstone bodies are rare in Massachusetts, and particularly rare in industrial complexes.

Building 3 is a simple, mid 20th-century, utilitarian industrial building with multilight steel windows and a concrete-block exterior. Together, the buildings in the complex exhibit the evolution of architectural styles from the early to the mid 20th century.

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Mansfield Historical Overview

Located in southeastern Massachusetts, Mansfield today abuts the towns of Foxborough to its north, Easton to its east, Norton to its south, and Plainville to its west. Initially a portion of the town of Norton, Mansfield was established as an independent community in 1775. Named for William Murray, the English Lord of Mansfield, the town was primarily agricultural, with farms along Colonial-era roads. While farming made up the bulk of the local economy in the Colonial period, a small but growing industrial base became an important part of the community. In the late 18th and early 19th centuries, the town's industrial base consisted of the sawmills and gristmills harnessing waterpower, and ironworks using local bog iron. Limited commerce and industry in the early 19th century included production of cotton yarn and textiles, nails and tacks, and straw bonnet manufacturing. The construction of the Boston & Providence Railroad in 1835 and the Taunton branch (also known as the Old Colony Railroad) in 1836 inadvertently spurred industrial development through the discovery of a vein of coal near the railroad. Mining companies were established to extract the coal, and the area now known as Mansfield Center began to develop, becoming established in the 1850s as the town's railroad depot and center. The opening of the Framingham and Mansfield Railroad in 1870 furthered the town's importance as a transportation hub.

Increased rail access to Mansfield generated commercial, economic, and population growth throughout the 19th century. Roughly every 40 years between the early 19th and early 20th centuries, Mansfield's population doubled. By the mid 19th century, an influx of Irish immigrants totaled roughly 10% of the population. While the town's importance as a rail center grew, new industries were established, including tool and basket making and cutlery; however, cotton production and bonnet making remained the largest enterprises. During this period, agriculture was being eclipsed by industry, but was still an important part of the economy. Mansfield was known for its tomatoes and cucumbers, as well as poultry production. At the Austin Goose Farm in East Mansfield in 1867, roughly 150,000 birds were processed, including 25,000 geese. Like local industry, agriculture benefited from the rail access, which allowed for shipping products to Boston.

By the late 19th century other industries were being developed. In 1888, the Rumsey Brothers from Lynn established a shoe factory, but it closed after a decade of operation. The volatility of the local economy and the decline in rail traffic, upon which the town had become reliant, became a concern for community leaders. After noticing the decline in rail freight traffic, the town fathers of Mansfield formed the Mansfield Board of Trade in 1892. Along with supporting existing commerce and industry, a key function of the board was to entice developers to establish new businesses and factories in Mansfield. Looking to capitalize on the rail access and spur further economic growth, the Mansfield Board of Trade successfully drew the jewelry industry to Mansfield. Another success of the board was the establishment of the Lowney Chocolate Factory in 1903.

The period between 1895 and 1920 was one of industrial revival in Mansfield. New products included taps and dies, stoves and furnaces, jewelry, shoes, and chocolate. Unlike Mansfield's commercial and industrial development in the early 19th century, which relied on locally sourced raw materials, the 1895 to 1920 phase of development capitalized on the town's ample rail access and the availability of land and labor.

Given the industrial success of the community, this period was also one of residential development. By 1895, much of the area now known as Mansfield Center had been platted. In 1915, roughly 20 percent of

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the population in Mansfield was foreign-born, with English, Irish, and Canadian immigrants being the most numerous, along with the introduction of an Italian immigrant population. Following the burgeoning industry, workers were drawn to Mansfield by the opportunities for employment. In 1923, Mansfield's industry had \$7,400,000 in total annual production of a variety of goods.

Industrial development in Mansfield plateaued in the 1920s. Afterward, the community experienced limited economic growth and some industries declined, such as jewelry making, which suffered from stiff competition from neighboring Attleboro shops. Farming, which coexisted with industrial expansion, continued through the early 20th century, during which time the community became known as a source of gladioli. Local poultry production at the Austin Goose Farm also remained in operation into the mid 20th century.

With the rise of the automobile in the post-World War II era, Mansfield changed dramatically. In the mid 1950s, underpasses were constructed to allow vehicle traffic under the Boston & Providence Railroad line. Much of the historic Town Common (some of which was land donated by Walter Lowney) in Mansfield Center was removed to make way for the widening of Chauncy Street (MA Route 106). Some industries in town persevered through the mid 20th century, including the Lowney Chocolate Factory. Today Mansfield is most recognized as a bedroom community suburb of Boston and home to the Xfinity Center (formerly Great Woods), a concert venue. The Boston and Providence Railroad is still active, with commuter rail and the Northeast Corridor high-speed rail service.

Walter M. Lowney, Chocolatier

Walter M. Lowney (1855-1921) was born in Sebec, ME, the second son of William and Eliza Lowney. When he was five, his family moved to a farm in Bangor, ME. Lowney grew up in Bangor, and was educated in its public schools. He married Nettie Bolton of Bangor in 1877 and together, they had three daughters. He began his professional career as a clerk and tailor, but by 1879 had joined the Philadelphia Candy Company. In 1883 Lowney and his family were living in Boston, where he had begun his own confectionery business, the Walter M. Lowney Company, at 89 South Street. Lowney became known for his chocolate bonbons, and within two years of opening, there were 50 employees at his company.

Throughout his professional career he held numerous appointments to professional bodies. Lowney served as chairman of the Executive Committee of the National Confectioners' Association from 1894 to 1897, serving as its president from 1897 to 1899. During his tenure, among the association's activities was consideration of food quality legislation. He was also President of the New England Confectioners' Club from 1896 to 1898. Lowney was also active in local organizations. He was director of the Boston National Bank, a member of the Charitable Mechanics Association and the Boston City Club, director of the Boy's Club Federation, and an overseer of the Bunker Hill Boy's Club in Charlestown.

After the Mansfield chocolate factory was built in 1903, Lowney began to move his family to Mansfield. Initially, they lived on Oakland Street in the summer; in the winter, they lived in Boston, where the Walter M. Lowney Company was located. Ultimately, the Lowneys moved to "The Tavern" on North Main Street, becoming fulltime residents of Mansfield.

"The Tavern" (not extant) was a restaurant and hotel built by Lowney. It was located across North Main Street from North Common. Completed in 1909, at a cost of \$350,000, "The Tavern" was an elegant building with elaborately carved interior woodwork. Lowney dedicated great energy toward his new

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hometown. He was director of the First National Bank in Mansfield, president of the Mansfield Realty Association, and a director of the Mansfield Board of Trade. Lowney became involved in local government and pushed for the town to adopt a town manager form of government, and advocated for infrastructure improvements supporting the development of a sewerage system and treatment plant. In 1917 he donated land to the town, which became Lowney Park (later North Common) at the intersection of Chauncy Street and North Main Street, in front of "The Tavern." Lowney also had an interest in horse racing, occasionally serving as a judge.

Lowney died in 1921 during a trip to Atlantic City, leaving his estate to his wife Nettie. Reports of the day chronicle that the entire town of Mansfield shut down to attend the funeral.

Development of the Walter M. Lowney Company

Walter M. Lowney began his confectionery business, the Walter M. Lowney Company, at 89 South Street in Boston. Lowney's company became known for its chocolate bonbons. A striking difference between Lowney and competitors was the use of light-colored cocoa beans from Ceylon (present-day Sri Lanka) and Java, creating a lighter coating that stood out from the more common, dark chocolate-covered bonbons. Lowney also sold chocolate pre-packaged, allowing for ease of shipping. In addition to chocolate, Lowney sold nuts and various candies. Experiencing quick growth and success, the company moved in 1886 to a larger building at 101-103 Pearl Street in Boston, which served as a production facility and store, and expanded again to include 97 and 99 Pearl Street in 1887.

The company continued to experience exponential growth over the next few years, expanding operations in Boston with additional stores, as well as commencing international business with shipments of chocolate to London, starting in 1888. Lowney and his staff also began to experiment in 1891 with technological innovations such as electricity, telephones, and refrigeration for cooling and dipping chocolate, as well as for safe storage and shipping. Also in 1891, Lowney expanded with the opening of a Chicago office, which supported a building at the 1893 Chicago World's Fair. The building was a reproduction of the temple of Vesta in Rome, and was located in the fair's Court of Honor to sell and showcase Lowney products.

Concerned for the welfare of his employees, in 1897 Lowney shortened the work week, closing at 1:00 PM on Saturdays. In 1898, the company's growth necessitated moving once again, to a larger complex in the North End of Boston at 427-467 Commercial Street (BOS.5244-5247). In addition to extant buildings that the company could utilize immediately, the property had land on which additional buildings could be constructed. The North End complex was expanded in 1900-1901, adding two new buildings, including one for the cocoa and chocolate department. It was this department that would later move to Mansfield. In 1900, Lowney had shipments of his chocolate being sent around the globe. In one shipment, 42,000 pounds of chocolate were sent to the US Army in the Philippines. By 1902, the company expanded its operations to produce its own boxes for storage and shipping, and by 1910 the company was producing more than 10 million boxes annually. In 1906 the company began to sell direct to retailers around the country, and the company continued to grow with the establishment of a factory in Montreal, Canada. During this period Lowney also had another product line, known as the Princess or Bemis line of chocolate, which he eventually discontinued, as it was a cheaper, lower-grade chocolate and he wanted to focus his efforts on producing high-quality chocolate.

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Development of the Lowney Chocolate Factory in Mansfield

In 1901, Lowney constructed a building for the chocolate and cocoa department of the Walter M. Lowney Company at his North End complex on Commercial Street in Boston. However, the new building competed for space with other aspects of the candy business; therefore it was decided to move the cocoa facility elsewhere. The former Williams Farm on Oakland Street in Mansfield was chosen due to the availability of land, its proximity to Boston, and ample rail access. The Mansfield Board of Trade had for several years been courting industrialists, encouraging them to establish themselves in Mansfield to offset the recent decline in rail traffic and boost the local economy.

The construction of the Lowney Chocolate Factory coincided with the late 19th- and early 20th-century industrial expansion in Mansfield. The Rumsey brothers established a shoe factory at the corner of Winthrop and Chauncy streets in 1888. The Bay State Tap and Die Company on Chauncy Street was founded in 1903. The Mansfield Bleachery (flourmaking) was incorporated in 1909, just over the town line in Foxboro. Like Lowney, several other manufacturing and commercial enterprises were forming in Mansfield, taking advantage of available land and rail access.

Lowney formed a subsidiary, the Lowney Chocolate Company, for the chocolate production facility in Mansfield. The Lowney Chocolate Company would be the chocolate supplier for the Walter M. Lowney Company, but would also sell chocolate to other candymakers. In addition to chocolate for producing candy, the Mansfield factory also made powder for hot chocolate, as well as chocolate liquor and chocolate powder for ice cream, restaurants, and for sale at grocery stores.

The first building (Building 1) in the Mansfield factory was constructed in 1903. It was designed by the engineering and architecture firm Dean & Main, which had also designed buildings for the Lowney complex on Commercial Street in Boston. Dean and Main specialized in mill construction and mechanical engineering. The building was constructed by H. P. Cummings, a firm that specialized in industrial complexes. Historic maps (figures 4-9) show the building's expansion in 1911 with a four-story addition designed by Lewis H. Bacon, as well as later additions and additional buildings. (Fire escapes, designed by the Smith Iron Company, were added to the west elevation of Building 1 in 1906.)

In 1910, the Craftsman-style fieldstone building (Building 2) was constructed to serve as offices and a shipping facility. The four-story, south wing addition to Building 1 was completed shortly thereafter in 1911, designed by Lewis H. Bacon. In 1913, the Walter M. Lowney Company absorbed the Lowney Chocolate Company as the two companies merged. Three years later, the Walter M. Lowney Company recapitalized and partnered with the United Drug Company of Boston (later known as Rexall Drug Company). The partnership resulted in the creation of a new ownership entity for the Lowney Chocolate Company property known as United Chocolate Refiners, with the Walter M. Lowney Company being the majority shareholder. The chocolate factory continued to be known as the Lowney Chocolate Company's factory, producing Lowney's trademarked products as well as chocolate for the United Drug Company's soda fountains and shops. As a result of the increased production demand, the north wing of Building 1 was extended eight bays in length in 1919, designed by architect R. B. Oliver. The addition served as the absorption plant as part of the factory's refrigeration process. These buildings represent the extent of the complex while operating under Lowney.

Lowney's tradition of involvement in all aspects of his product continued in Mansfield with the development of a farm. Known as Lowney Farm, it was adjacent to the factory to the north along Oakland

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Street, where a large herd of Jersey cows provided milk for the milk chocolate. Between the factory and farm was a stone clubhouse (built 1905, not extant, figures 5-8) that had billiard tables, a bowling alley, and locker rooms. The complex also had a baseball diamond (not extant) that supported the company's baseball team.

Lowney was respected as a fair employer, and throughout his career he advocated for the welfare of his employees. He introduced an employee profit-sharing plan in 1903. To attract workers to move to Mansfield, Lowney built multifamily staff housing along what is now 708-748 North Main Street and 10 First Street. Six of these buildings still exist approximately a quarter mile to the northwest of the factory. In 1907, he started the first annual Lowney Field Day, a celebration of games and events for employees and citizens. So many people attended that special trains were organized to accommodate them. Lowney employed men and women at his company within the offices and production facilities in the US and Canada. At the Walter M. Lowney Company's North End location in Boston, a number of Italian immigrants were employed. The company provided Americanization classes for the new immigrants, to help them assimilate. The Lowney Chocolate Factory in Mansfield is credited with attracting Italian immigrants to Mansfield. Women frequently were employed in candy manufacturing, wrapping, and packaging, while men were more typically employed in the chocolate production process, as well as at the adjacent Lowney Farm. The company employed both men and women supervisors; however, only men held the managerial positions.

After Walter Lowney died in 1921, the Walter M. Lowney Company continued to operate under the ownership of Lowney's wife, Nettie. In the 1930s the factory property was wholly purchased by the Rexall Drug Company (formerly United Drug Company). Founded in 1902, the Rexall Drug Company was a franchise-based company, which sold its own brand-name products as well as other brands. The company peaked in the 1950s with thousands of stores located across the country, and then went into decline as competitors outpriced them. Under Rexall's ownership, the factory was renamed, becoming United Chocolate Refiners.

During Rexall's ownership, the Bean House addition to Building 1 was constructed in 1941, designed by engineer J. E. Deal. The Bean House was designed to receive bags of cocoa beans shipped by rail and vehicle. After later expansion, the Bean House could hold up to 3,000, 150-pound bags of cocoa beans. Building 3 was constructed in 1942 as a storage building. It too was designed by J. E. Deal, and was constructed by the Thomas Mulcare Corporation.

The chocolate factory was bought by the Welch Candy Company in 1955, and continued to serve as a chocolate production facility. Welch was founded in Cambridge, MA, in 1927 by James O. Welch. Welch bought the Merkens Chocolate Company in 1961, which was based in Buffalo, NY. Chocolate production operations were moved to the Mansfield factory from Buffalo, with the firm continuing under the name Merkens. The firm transferred half a million pounds of equipment to the factory to assist with increased production. By 1962 the employee clubhouse had been converted to office use. It was later demolished. In 1963, Merkens was bought out by the National Biscuit Company (or "Nabisco"). As part of Merkens and later Nabisco, the factory began producing large ten-pound bars of chocolate for candy manufacturers, as well as the chocolate for Oreo cookies. Building 4 was constructed in 1983 and served as the storage building for Oreo cookie chocolate dust. Building 5 was constructed in 1987 to serve as office space.

In 1990, Nabisco sold the factory to Grace Cocoa, who sold it to ADM Cocoa (a subsidiary of the current owner Archer Daniels Midland Company) in 1997, at which point Merkens became a brand of ADM

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Cocoa. Currently the owner of the complex, ADM ceased operations at the factory in 2010. Throughout these changes in ownership, the factory continued producing chocolate from beans sent from a variety of places throughout Africa, South America, and Indonesia.

Chocolate Production at the Lowney Chocolate Factory

The chocolate production process varied over time, as different additions were built at the factory complex and technology evolved. Different types of chocolate also required different additives or methods. Throughout the factory's history, Building 1 served as the production facility for chocolate, while the other buildings served ancillary support functions including storage, shipping, and administration.

In general, the chocolate production process began with cocoa beans arriving by rail. After transfer to the Bean House, they were put into a cleaning machine that removed any remaining fragments or dirt. At the western side of the parcel were rail spurs, which once provided access to the facility for both delivery of raw cocoa beans and shipping of the finished product. The beans were then put into an incubator, which heated the beans, causing their shells to break off and crumble. The remaining pieces (called nibs) were roasted and then pulverized and funneled into vats to be turned into chocolate liquor. The liquor was then compressed in a cocoa press with the cocoa butter partially extracted, flavorings were added, and then the chocolate was molded. While operated by Merkens, the factory produced ten-pound bars of chocolate, chocolate wafers, and chocolate chips.

Building 1 was divided into "hot" and "cold" sections. The section north of the elevator tower, including the original five-story main block and north wing, was designated as the "hot" section, while the south wing was designated as the "cold" section. The "hot" section focused on the production of liquid chocolate from the raw bean, while the "cold" section was devoted to molding, candy manufacturing, laboratory spaces, and packaging. Equipment in the hot section included boilers, vats, the incubator, and the building's power and heating equipment, while the south wing housed the refrigeration equipment. Beans arrived from the Bean House by elevator to the fifth floor of the hot section, with refining proceeding downward, from roasting at the fifth floor to its arrival at the basement in liquid form. Within the cold section were material storage areas, offices, and laboratories (for chocolate development and research), as well as molding, mixing, manufacturing, and packaging areas.

Dean & Main, Architects/Engineers

The architectural and engineering firm of Dean & Main designed Building 1 in 1903. The firm was comprised of partners Francis W. Dean and Charles T. Main. They had offices at 53 State Street in Boston, and specialized in mill design and engineering from 1893 to 1907, after which they each set up their own firms. Dean & Main had previously been one of the designers of the Walter M. Lowney Company complex in the North End of Boston at 427-467 Commercial Street (BOS.5244-5247), which was completed in 1898.

Francis W. Dean (1852-1940) was born in Taunton, MA, and attended public schools there before attending Harvard University. From 1874 to 1882 he was an instructor and tutor at the Harvard Engineering School. For seven years he was then chief draftsman at the Erasmus D. Leavitt Company, which specialized in mechanical engineering. A resident of Lexington, MA, he was active in civic affairs.

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Among his commissions is the Engle-Cone Shoe Company Building (1911) in Boston (BOS.116). Dean also worked as an inventor, designing steam equipment.

Charles T. Main (1856-1943) was born in Marblehead, MA, and was educated at the Massachusetts Institute of Technology, where he later served as an assistant in the department of mechanical engineering. He became a draftsman at the Manchester Mills in Manchester, NH, after which he worked for the Lower Pacific Mills in Lawrence, MA, where for eleven years he was engineer and superintendent. Main was a prolific designer of mills and hydroelectric facilities in the US and Canada. Main designed and supervised the construction of numerous industrial steampower and waterpower plants. Among his largest undertakings were the Wood Worsted and Ayer Mills in Lawrence, MA, and four hydroelectric developments for the Montana Power Company. Among Main's many commissions were the Smith & Dove Flax Mill (1894) in Andover, MA (ANV.458), the Dwight Manufacturing Company (1912-1920) in Chicopee, MA (CHI.E), the Stevens Linen Carding & Hackling Mill (1913) in Dudley, MA (NR, DUD.229, DUD.H), and the aforementioned Wood Worsted Mill complex (1906) in Lawrence, MA (NR, LAW.Q).

H. P. Cummings Construction Company, Builder

The Herbert P. Cummings Construction Company, builder of the 1903 main block of Building 1, was founded in 1879 in Ware, MA. The firm, which is still active, specializes in the construction of industrial complexes, bridges, and hydroelectric facilities. Initially focused in New England, the firm grew to include projects throughout the Northeast. These projects include the Otis Company Worker Housing (1887) in Ware, MA (NR, WAR.68), the William H. Hall House (1879) in Ware, MA (WAR.20), and the Stevens Memorial Library (1890) in Ashburnham, MA (NR, ASB.17). The company began as a construction company and general contractor, but expanded in the late 20th century to include construction management. Today, the firm has three offices in New England.

Lewis H. Bacon, Architect

Lewis Howard Bacon (1857-1941) designed the 1911 south-wing addition to Building 1. Bacon grew up in Ravenna, OH, where he met his wife, Ann Smith Hall (1859-1924). He studied architecture in the office of Samuel Lane, a Cleveland architect, from 1877-1880. He then moved to Boston, and from 1880 to 1886 he was a draughtsman and supervisor of construction for the firm of Sturgis & Brigham, 1880-1886. He established the firm Morrison & Bacon (1888-1892) with George W. Morrison, before starting his own practice in Boston. He resided in Newton, designing his own home at 703 Chestnut Street and later his second home at 627 Chestnut Street. For roughly one year between 1894 and 1895, Bacon worked in partnership with fellow Newton resident H. Langford Warren, a Harvard professor of architecture. Thereafter Bacon partnered with another Newton resident, Clinton Hill, in the firm of Bacon & Hill, until again practicing independently. Only Bacon's name is listed on the plans for the addition to Building 1, suggesting that he was working independently at the time. Bacon was also active in local government, serving as a member of the Newton Board of Alderman. Among Bacon's works are Strong's Block (1896, NR / MHC# NWT.3741), and Engine #6 Fire Station (1917, NWT.3850), both in Newton.

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Thomas Mulcare Corporation, Builder

The Thomas Mulcare Corporation constructed Building 3 in 1942. The corporation was founded in 1934. Based in Cambridge, MA, the company specialized in the construction of commercial and industrial buildings as well as infrastructure projects. The company served as both designer and construction contractor for Building 3. Among Mulcare's works is Russell's Bridge in Maynard/Stow (MAY.910).

Rehabilitation

The Lowney Chocolate Factory has been vacant since 2010. Benefiting from federal and state historic rehabilitation tax credits, the complex is undergoing a rehabilitation that will preserve and adapt the buildings for rental residences, as well as commercial and light industrial uses. The building's key features will be retained, including the exterior masonry with brick, granite, cast stone, and concrete block. The two 1989 additions and one 1995 addition along the east and north elevations of Building 1 will be removed, as will the shed-roofed section added to the west elevation (Bean House) and the one-story, shed-roofed addition to the west elevation of the south wing. The main entrance to Building 2 (east elevation) will be returned to its original configuration with the removal of the loading dock. On the west elevation of Building 2, a portion of its connector to Building 1 along the west elevation will be removed. The section of the connector proposed for removal is a later concrete and stucco addition, and its removal will restore a portion of the historic west elevation. Building 2 will be rehabilitated into commercial space. Modern interior partitions will be removed, and columns, ceiling, and the floor will be repaired. Building 3 will have its loading-dock connector to Building 2 removed, and existing affected masonry on both buildings will be repaired. The removal of the loading dock will restore the historic appearance of Buildings 2 and 3. Additionally, existing window and door openings will be altered to facilitate rehabilitation into residential use. New, historically appropriate windows, based on historic photographs, will be installed within existing openings. Interior, historic masonry partitions and supports will be preserved and reused within the new floor plan.

Archaeological Significance

Historic archaeological resources described above may contribute important information related to the 19th-century settlement of Mansfield, the growth and development of the chocolate industry, the lives of 19th- and 20th-century immigrant workers in Mansfield, and 19th-century dairy farming in Mansfield. The identification of structures, features, and objects associated with the Lowney Farm could contribute important information related to 19th-century settlement in Mansfield, and the origins of dairy farming in the town. Archaeological survey and testing may indicate whether the Lowney Farm was established specifically for supplying milk for chocolate production, or whether it was different from other dairy farms in the town and region.

Additional documentary research, combined with archaeological survey and testing, may also contribute important information related to the chocolate-making process, from the time the cocoa beans arrived to the shipment of finished products. Undocumented sites in the chocolate-making process may have occurred that can be identified and verified archaeologically through the analysis of industrial trash areas, as well as the analysis of foundation remains and associated artifacts and features.

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The analysis of occupational-related features, and outbuilding remains, as well as the study of extant factory buildings, may also contribute important information on the lives and working conditions of immigrant workers at the Lowney Chocolate Factory and in the town of Mansfield. These results would be especially significant for Italian immigrant workers, the most numerous in the area. Important information may be available that indicates why the Italian workers preferred settling in Mansfield, and possible skills the Italian workers had when they arrived. Important information may also be present that describes the conditions of the working environment for the workers and the social, cultural, and economic characteristics of workers, their families, and the working class generally in Mansfield.

Important information may also be available related to the growth and development of 19th-century farming in Mansfield. Additional documentary research, combined with archaeological survey and testing, may contribute important information on the origins of the Lowney Farm. Was the farm started specifically for supplying the Lowney Chocolate Factory, or did the farm originate as a 19th-century farmstead that was adapted for use supplying milk for the factory production? Did the farm produce any of its products for cash and barter? Did the factory consume all of the farm's products, and were other farms enlisted for their production? These are all questions that might be answered with additional historical research, combined with a program of archaeological survey and testing.

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Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MNF. 120, 197-202, 934

10. Geographical Data

Acree of Property 14.2

Use either the UTM system or latitude/longitude coordinates

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|------------------|-------------------|
| 1. Zone: 19 | Easting: 316631 | Northing: 4656426 |
| 2. Zone: 19 | Easting: 316631 | Northing: 4656407 |
| 3. Zone: 19 | Easting: 316796 | Northing: 4656765 |
| 4. Zone: 19 | Easting : 316924 | Northing: 4656693 |

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

The boundary includes the single parcel of land at 150 Oakland Street, Mansfield, MA, encompassing Assessor's Map 30 Parcel No. 39.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is limited to the present parcel of land occupied by the factory, which was historically associated with the Lowney Chocolate Factory.

11. Form Prepared By

name/title: Brian Lever, Preservation Planner, Epsilon Associates, Inc. with Betsy Friedberg, National Register Director, MHC
organization Massachusetts Historical Commission
street & number: 220 Morrissey Boulevard
city or town: Boston state: MA zip code: 02125
e-mail betsy.friedberg@sec.state.ma.us
telephone: 617-727-8470
date: February 2016

Additional Documentation

Submit the following items with the completed form:

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

Photographs

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

Lowney Chocolate Factory
Name of Property

Bristol County, MA

Photo Log

Name of Property: Lowney Chocolate Factory
City or Vicinity: Mansfield
County: Bristol
State: MA
Photographer: Brian Lever
Date Photographed: June 2014
Location of Original Digital Files: 3 Clocktower Place, Maynard, MA 01754
Number of Photographs: 23

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

- 1 of 23: View southwest of east elevation of Building 1 and Pump House.
- 2 of 23: View southwest of east elevation of Building 1.
- 3 of 23: View southwest of north elevation of Building 1.
- 4 of 23: View southeast of west elevation of Building 1.
- 5 of 23: View northwest of south and east elevations of Building 1 and east elevation of Building 2.
- 6 of 23: View west of east elevation of Building 1, detail of elevator tower.
- 7 of 23: View of first floor, Building 1.
- 8 of 23: View of first-floor payroll safe, Building 1.
- 9 of 23: View of first floor (Bean House), Building 1.
- 10 of 23: View of second-floor Building 1 fire door and fire separation wall.
- 11 of 23: View of third floor, Building 1, including fire door and fire separation wall.
- 12 of 23: View of fourth floor of Building 1.
- 13 of 23: View of fifth floor of Building 1.
- 14 of 23: View of central staircase at third floor of Building 1.
- 15 of 23: View northwest of south and east elevations of Buildings 2 and 1.
- 16 of 23: View southeast of west elevation of Building 2.
- 17 of 23: View of first floor of Building 2.
- 18 of 23: View north of Buildings 1, 2, 3, 5, and Sewerage Test House.
- 19 of 23: View west of east elevation of Building 3.
- 20 of 23: View southeast of west elevation of Building 3.
- 21 of 23: View of first floor of Building 3.
- 22 of 23: View southwest of north and east elevations of Building 4
- 23 of 23: View southwest of east elevations of Buildings 1 and 5.

Lowney Chocolate Factory
Name of Property

Bristol County, MA

List of Figures

- 1 of 12: Mansfield Center Neighborhood Locus Map
- 2 of 12: Existing Site Plan
- 3 of 12: Existing Elevations, East and West Buildings 1, 2, and 3
- 4 of 12: 1903 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 10
- 5 of 12: 1911 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 12
- 6 of 12: 1916 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 11
- 7 of 12: 1924 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 11
- 8 of 12: 1924, updated 1946, Sanborn Fire Insurance Map, Mansfield, MA, Sheet 11
- 9 of 12: 1995 Operational Site Plan
- 10 of 12: ca. 1903, photograph (east elevation) of Lowney Chocolate Factory Building 1, 150 Oakland Street, Library of Congress
- 11 of 12: ca. 1907, photograph (east elevation) of Lowney Chocolate Factory Building 1, 150 Oakland Street, Images of America Mansfield Massachusetts
- 12 of 12: ca. 1915, photograph (east elevation) of Lowney Chocolate Factory Building 2, 150 Oakland Street, Mansfield Public Library

Lowney Chocolate Factory
 Name of Property

Bristol County, MA

Lowney Chocolate Factory Data Sheet

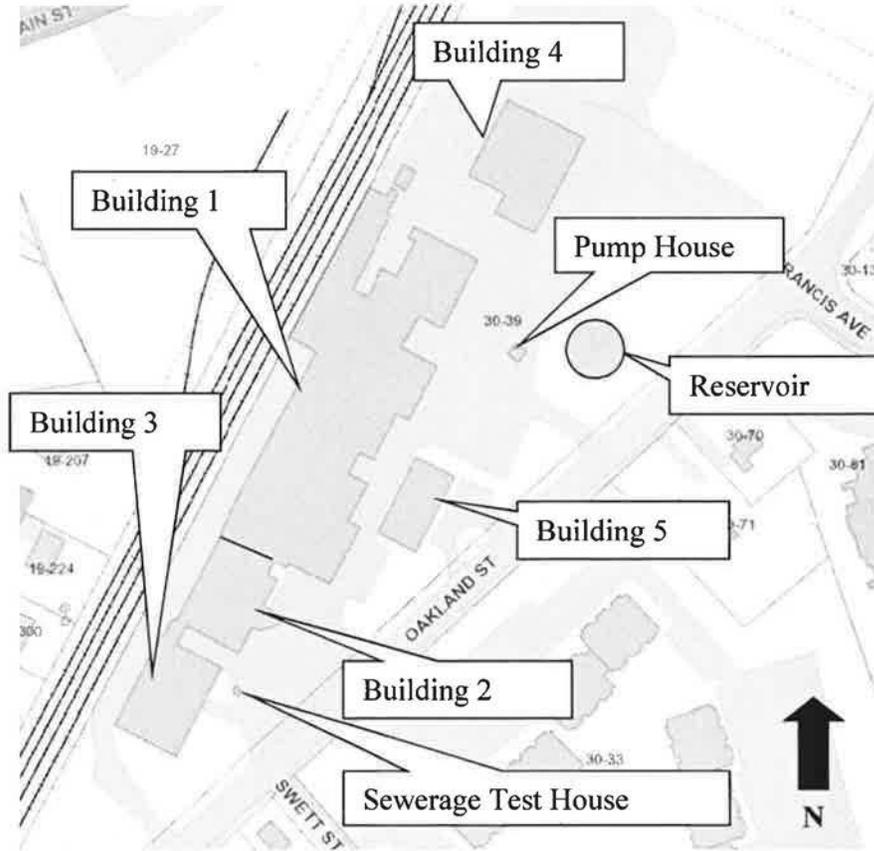
MACRIS#	Building Name	Photo#	Construction Date	Architectural Style	Resource Type	Contributing / Non-contributing
MNF.120	Building 1	1-15, 18, 23	1903/1911/1919	Classical Revival	Building	C
MNF.197	Building 2	5, 15-18	1910	Craftsman	Building	C
MNF.198	Building 3	18-21	1942	Utilitarian	Building	C
MNF.199	Building 4	22	1983	Utilitarian	Building	NC
MNF.200	Building 5	23	1987	Utilitarian	Building	NC
MNF.201	Pump House	1	1995	Utilitarian	Building	NC
MNF.202	Sewerage Test House	18	ca. 1970	Utilitarian	Building	NC
MNF.934	Reservoir	N/A	ca. 1975	N/A	Structure	NC

**Totals: 3 contributing buildings, 4 noncontributing buildings
 1 noncontributing structure**

Lowney Chocolate Factory
Name of Property

Bristol County, MA

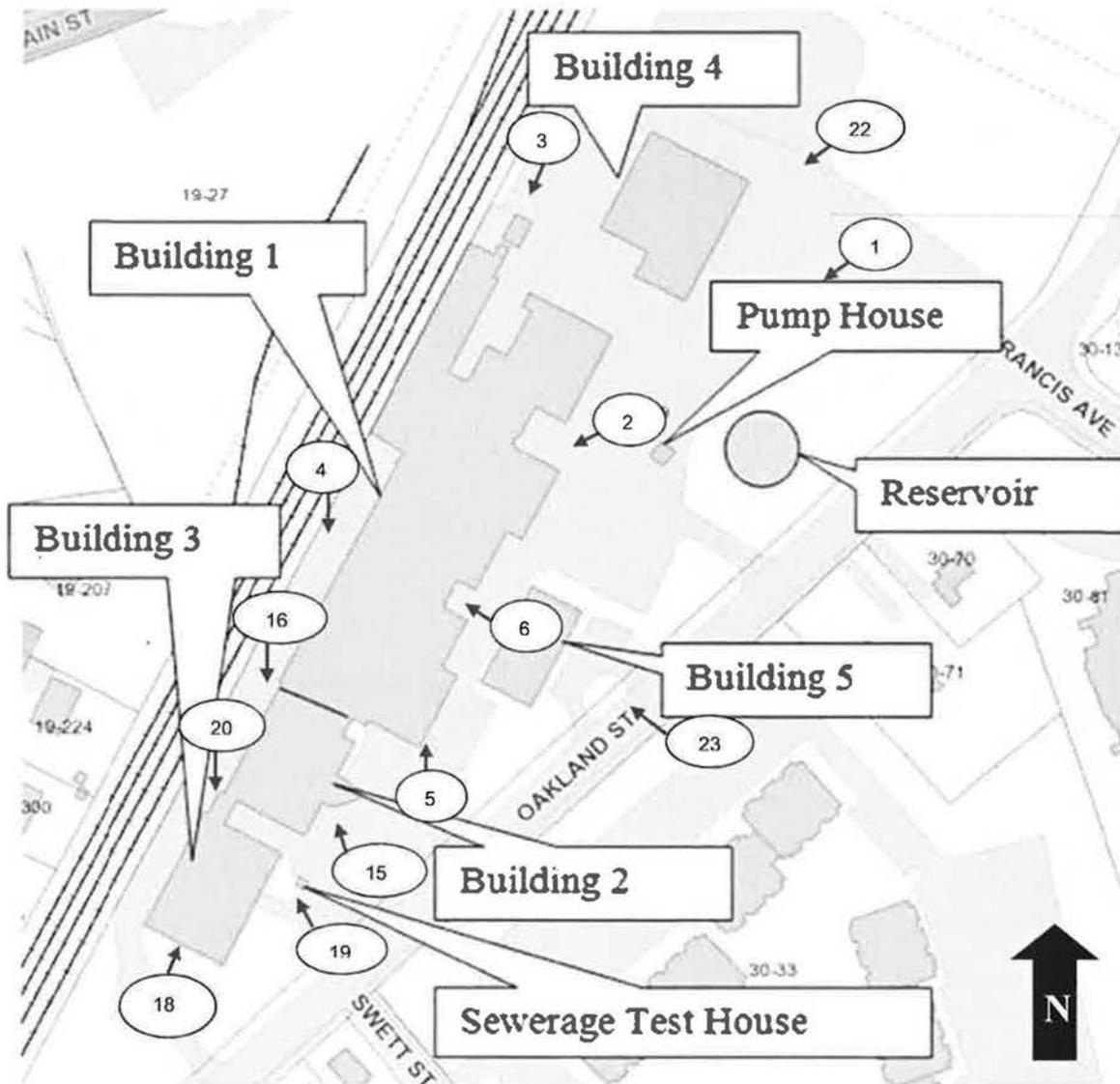
Sketch Map



Lowney Chocolate Factory
Name of Property

Bristol County, MA

Key to Photographs



Lowney Chocolate Factory
Name of Property

Bristol County, MA

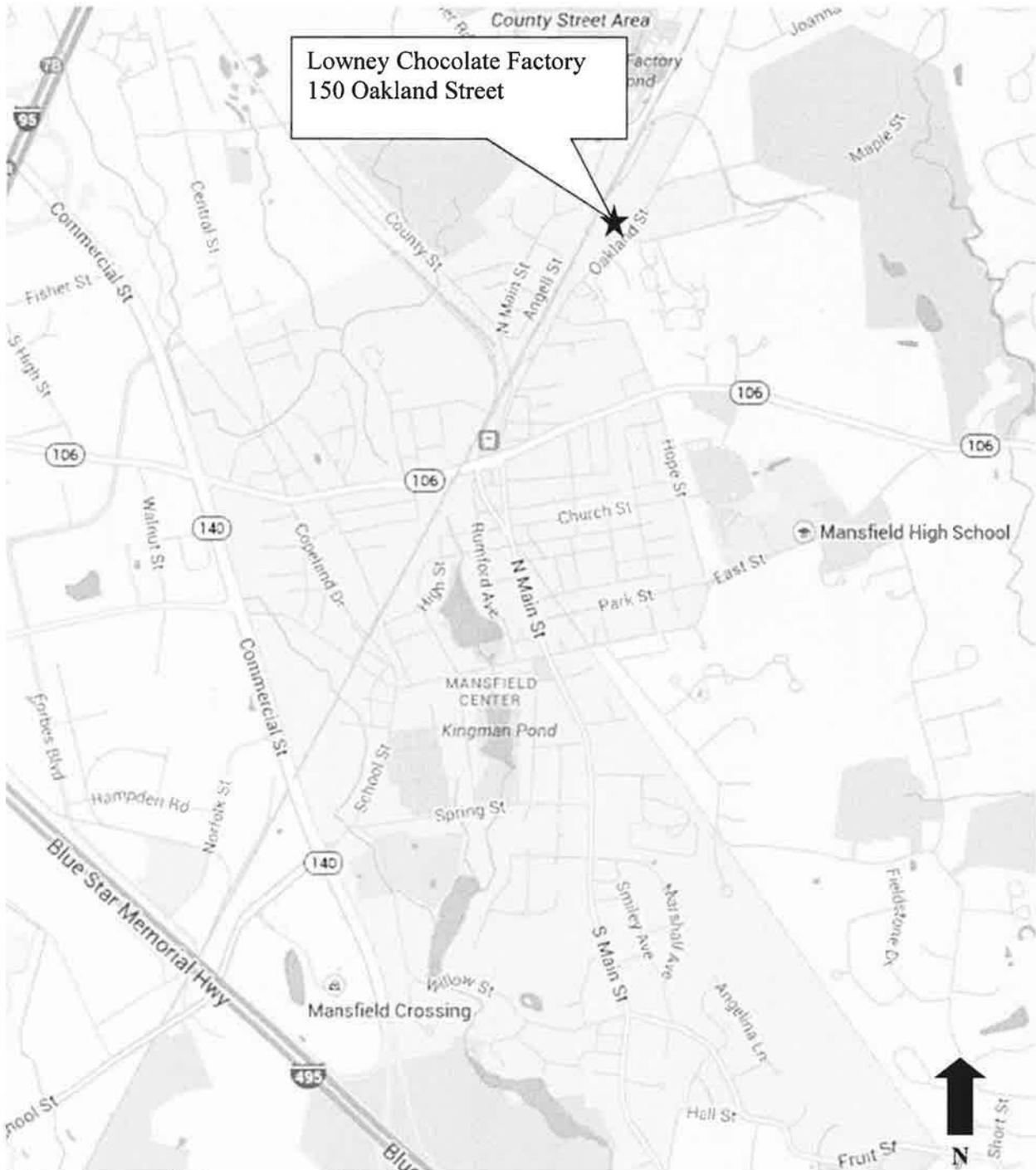


Figure 1, Mansfield Center Neighborhood Locus Map

Lowney Chocolate Factory
Name of Property

Bristol County, MA

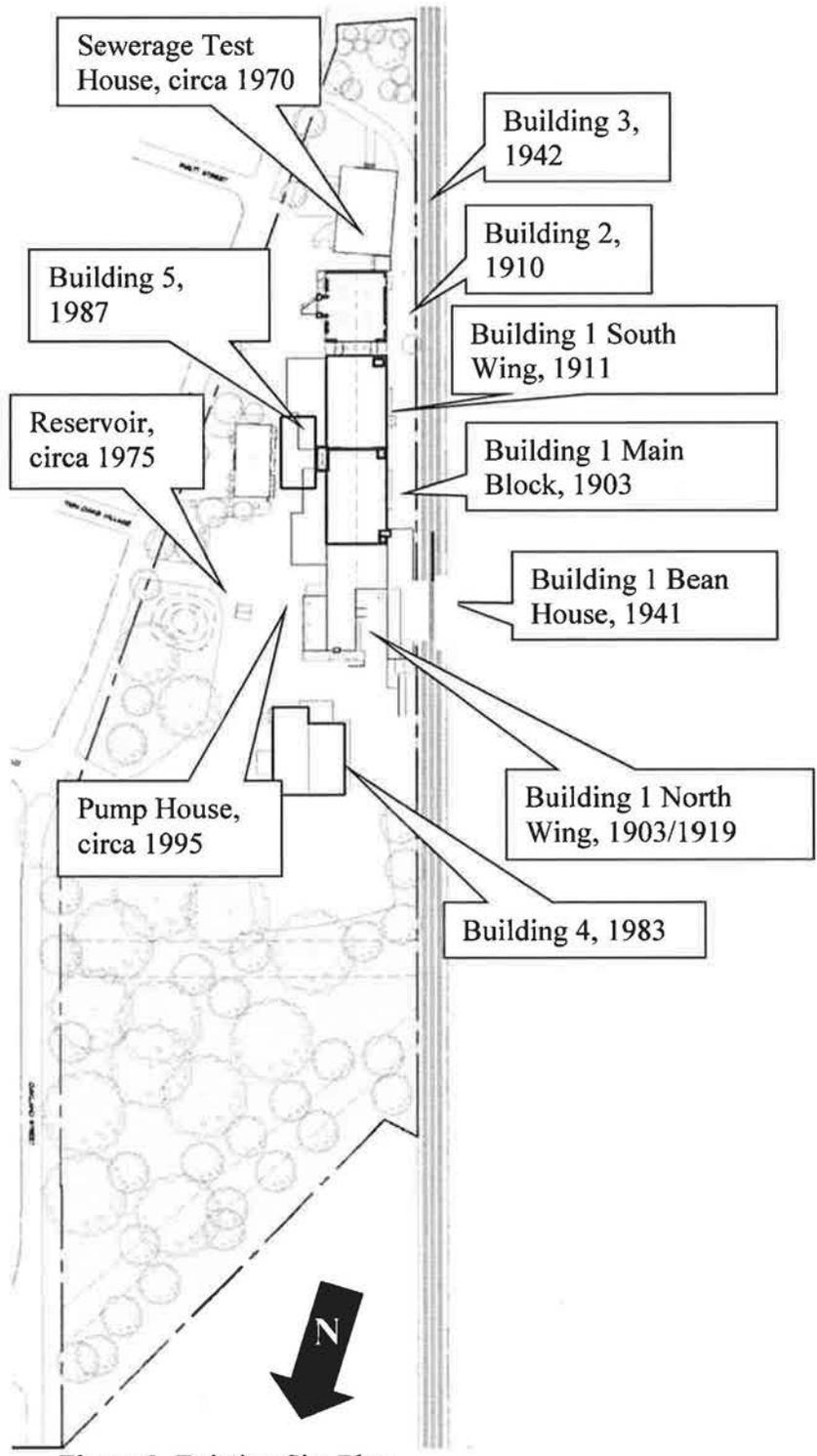


Figure 2, Existing Site Plan

Lowney Chocolate Factory
Name of Property

Bristol County, MA

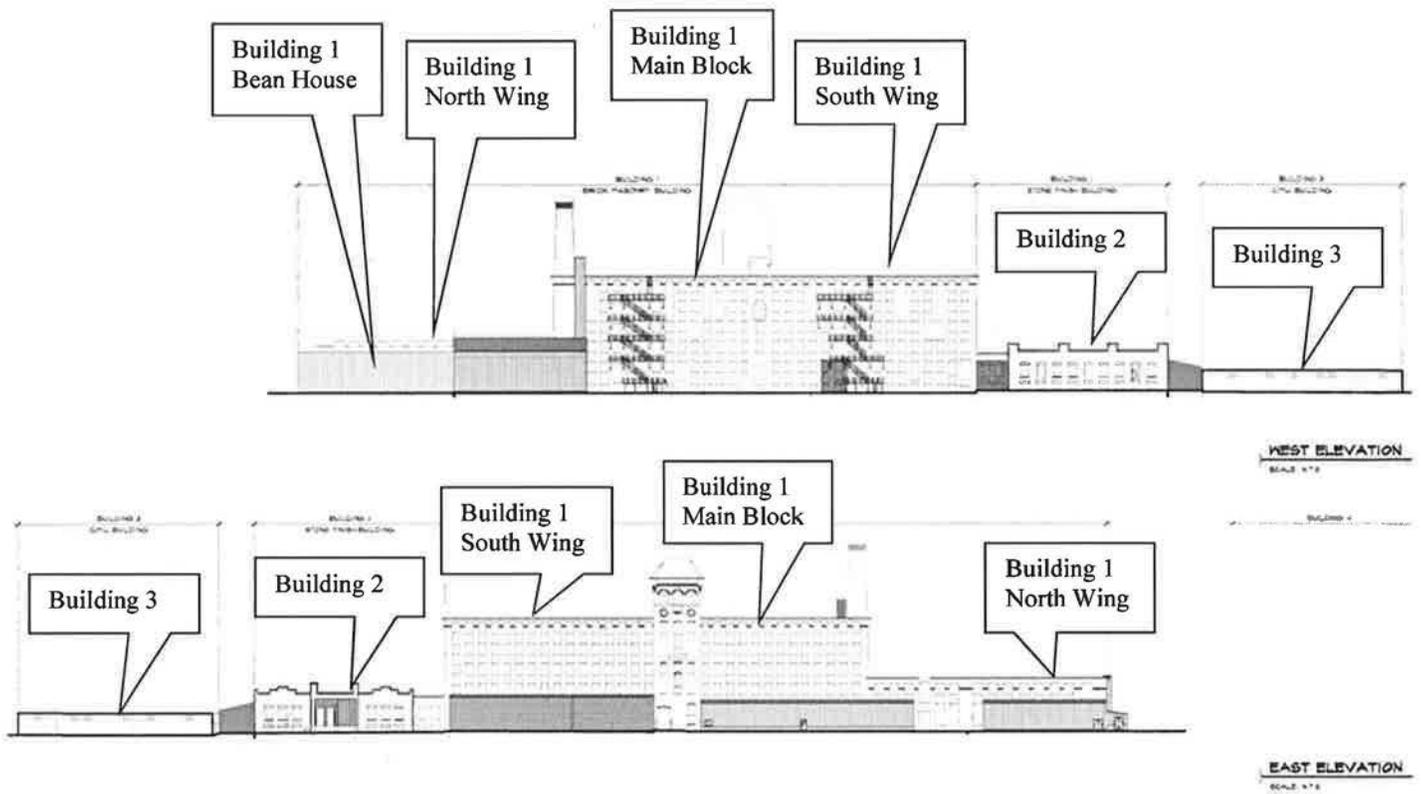


Figure 3, Existing Elevations, East and West Buildings 1, 2, and 3

Lowney Chocolate Factory
Name of Property

Bristol County, MA

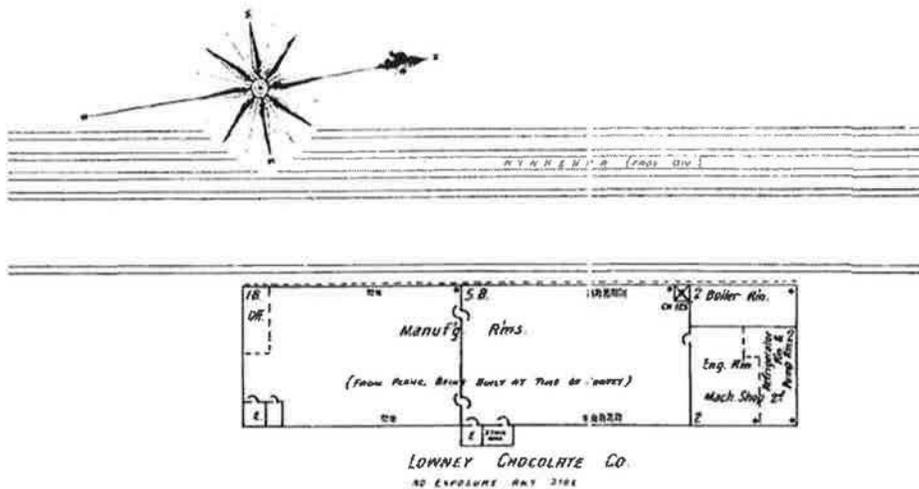


Figure 4, 1903 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 10

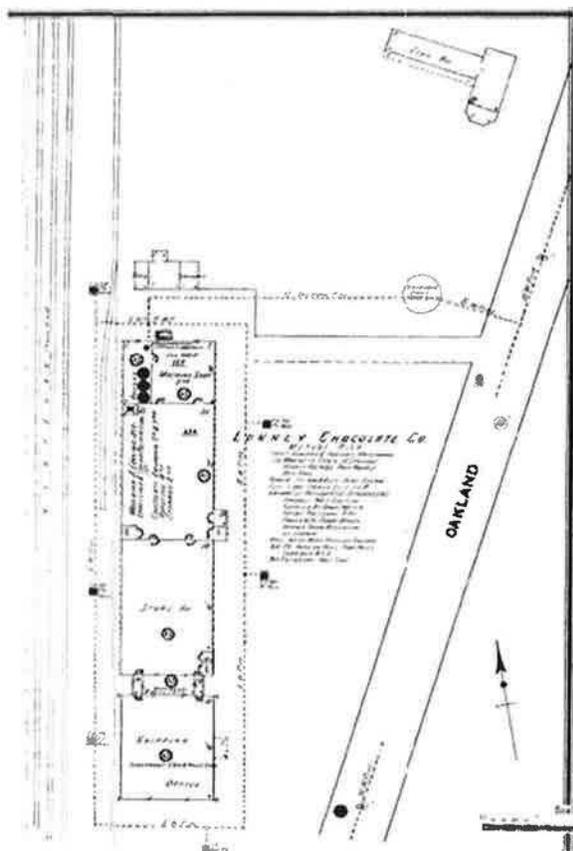


Figure 5, 1911 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 12

Lowney Chocolate Factory
Name of Property

Bristol County, MA

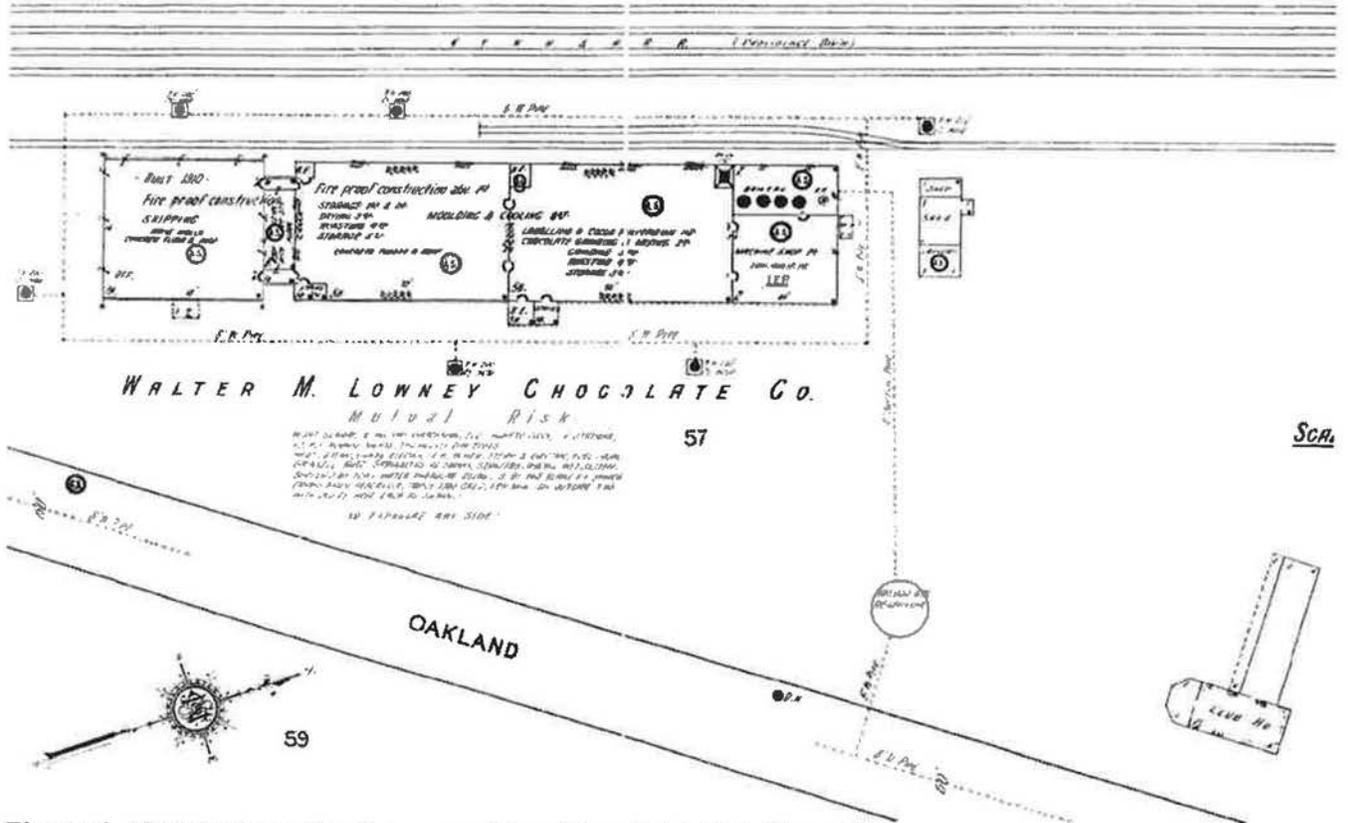


Figure 6, 1916 Sanborn Fire Insurance Map, Mansfield, MA, Sheet 11

Lowney Chocolate Factory
Name of Property

Bristol County, MA

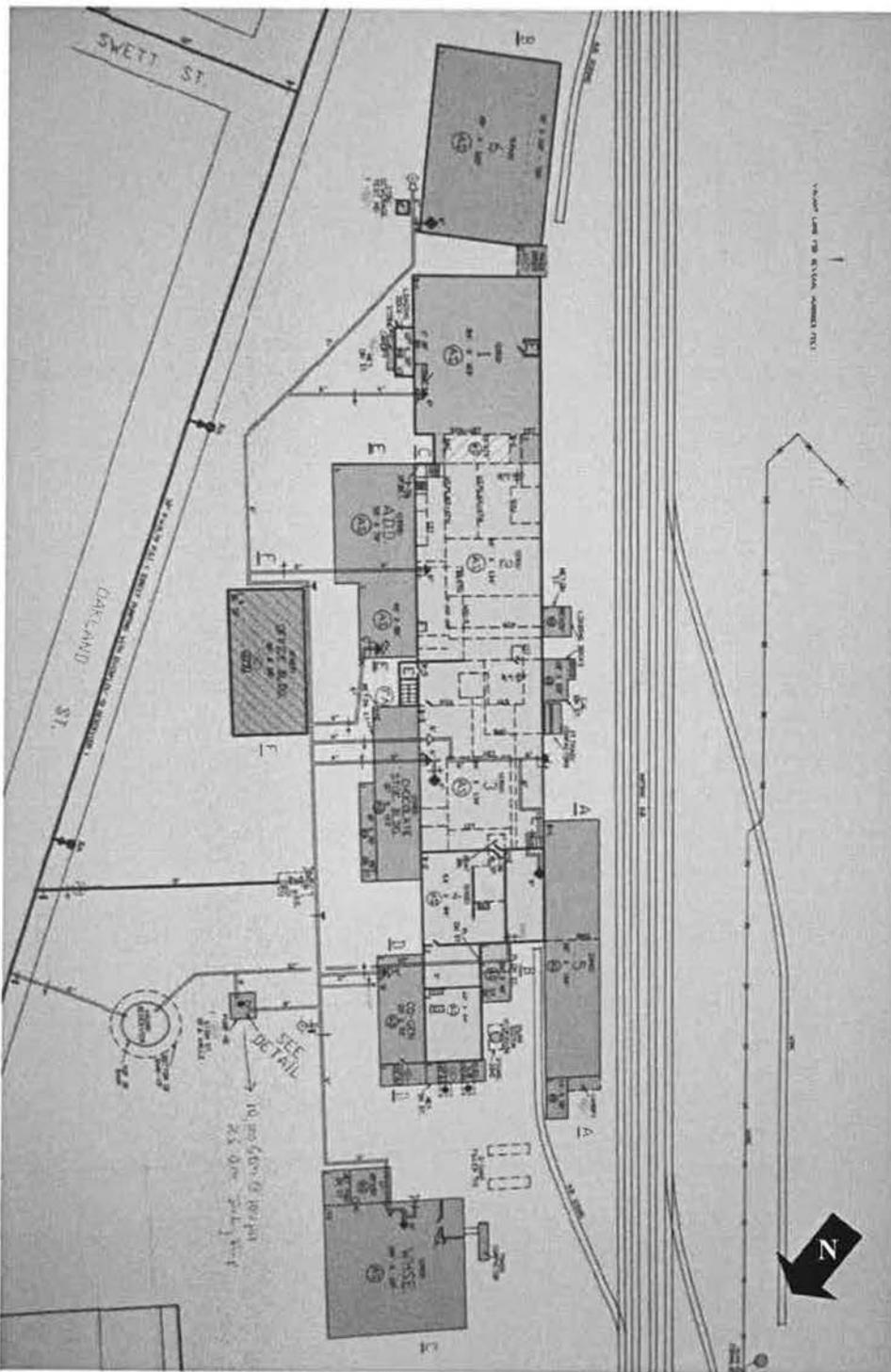


Figure 9, 1995 Operational Site Plan

Lowney Chocolate Factory
Name of Property

Bristol County, MA



Figure 10, ca. 1903, photograph (east elevation) of Lowney Chocolate Factory Building 1, 150 Oakland Street, Library of Congress



Figure 11, ca. 1907, photograph (east elevation) of Lowney Chocolate Factory Building 1, 150 Oakland Street, Images of America Mansfield Massachusetts

Lowney Chocolate Factory
Name of Property

Bristol County, MA

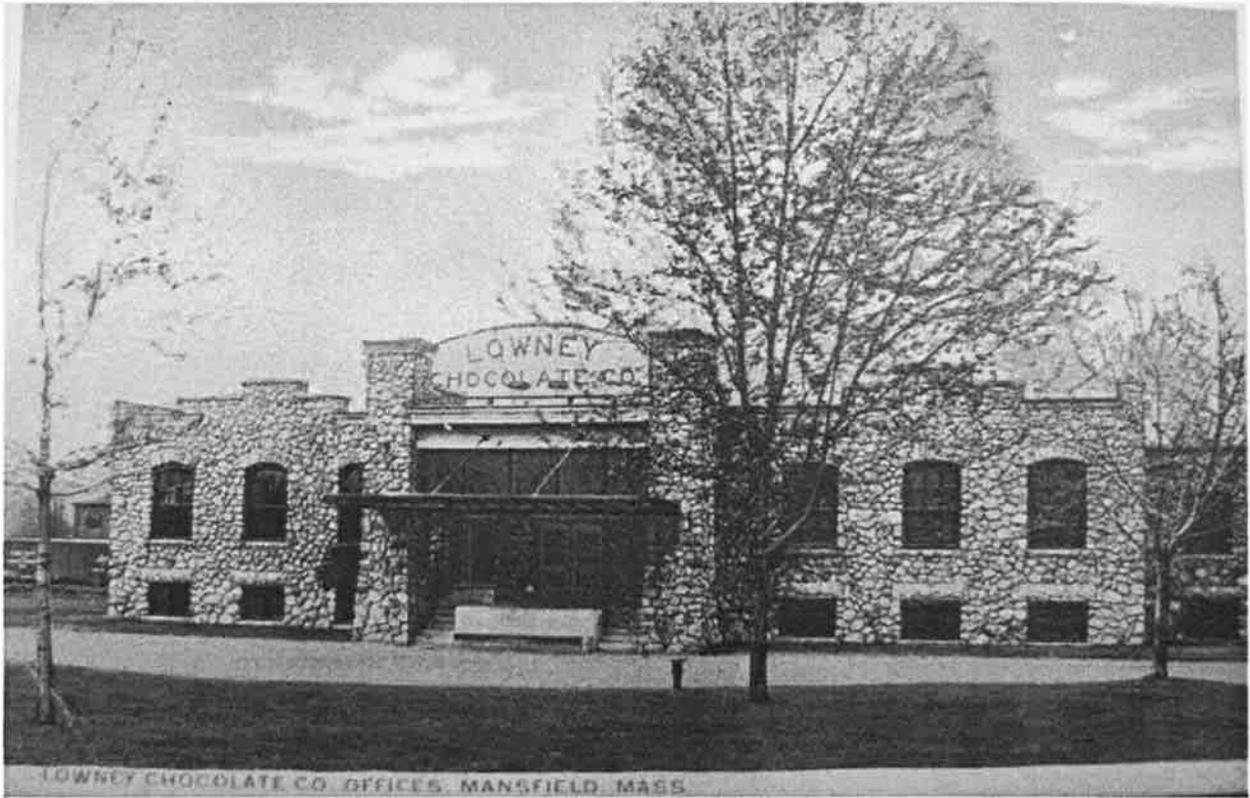
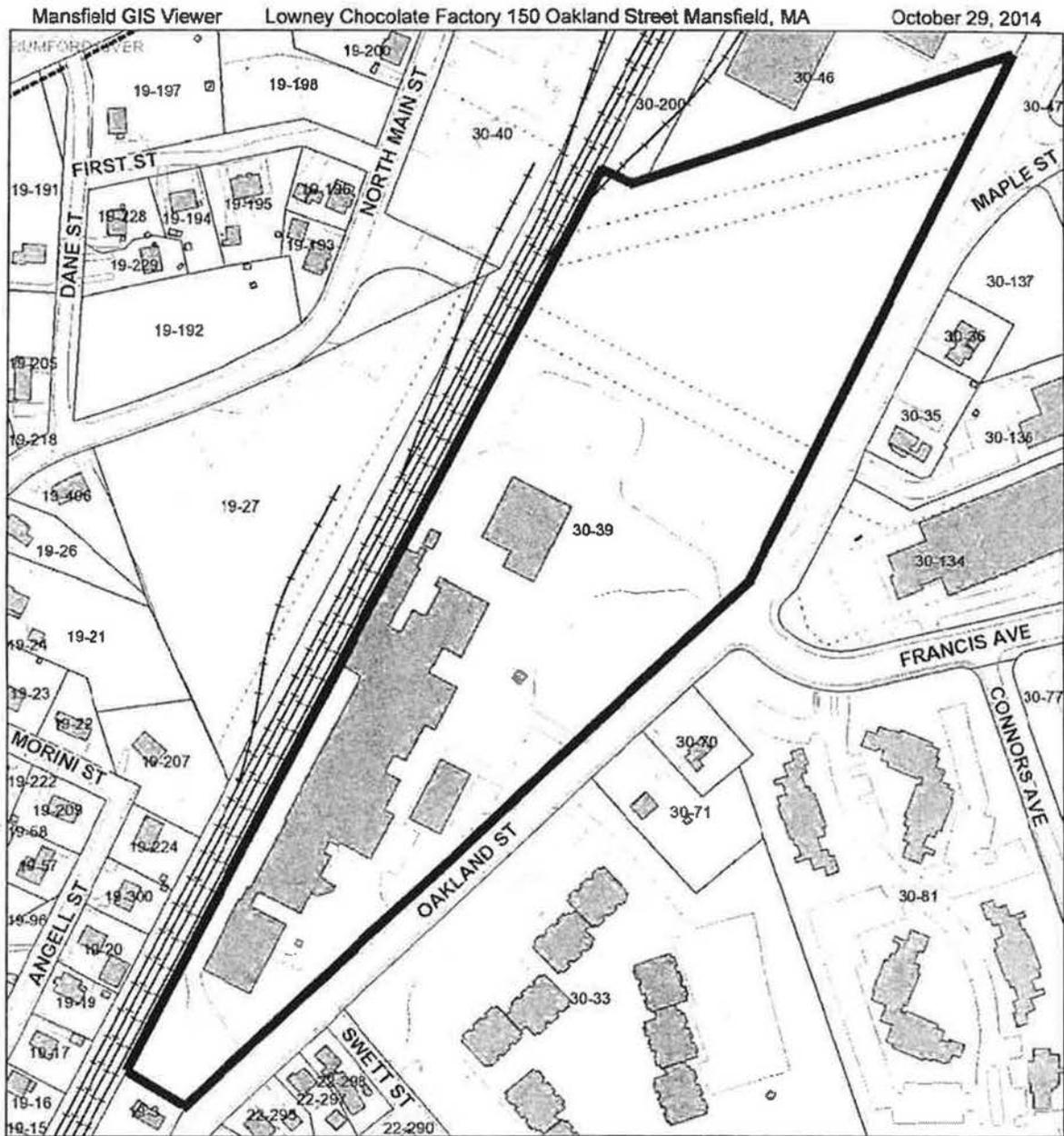


Figure 12, ca. 1915, photograph (east elevation) of Lowney Chocolate Factory Building 2, 150 Oakland Street, Mansfield Public Library

Lowney Chocolate Factory
Name of Property

Bristol County, MA

Assessor's Map







EXIT

SPEED LIMIT
5







SPEED LIMIT 5

STOP

SPEED LIMIT 5



1903

[Redacted]

100





Moser Safe Co.





3-9



FIRE
EXIT



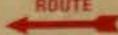
FIRE
EXIT
↓







EMERGENCY
EVACUATION
ROUTE



USE
HANDRAILS



ADM
Cocoa

SHIPPING
&
RECEIVING

NO
TRESPASSING
PROPERTY
OF
ADM COCOA
NOTICE
ALL DISCOUNTS
AND SPECIALS
ARE AVAILABLE AT
ADM STORES

3

4

















WYOMING COLLEGE
UNIVERSITY

NO TRESPASSING
PROPERTY OF
WYOMING COLLEGE

&a20CUNITED STATES DEPARTMENT OF THE INTERIOR
&a30CNATIONAL PARK SERVICE

&a22CNATIONAL REGISTER OF HISTORIC PLACES
&a29CEVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Lowney Chocolate Factory
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Bristol

DATE RECEIVED: 2/26/16 &pW DATE OF PENDING LIST: 3/28/16
DATE OF 16TH DAY: 4/12/16 &pW DATE OF 45TH DAY: 4/12/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000156

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 4/12/16 DATE

ABSTRACT/SUMMARY COMMENTS:

&a4L

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.



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

February 18, 2016

Mr. J. Paul Loether
National Register of Historic Places
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Lowney Chocolate Factory, 150 Oakland Street, Mansfield (Bristol), 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 properties in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Martin Conboy, Mansfield Historical Commission
Russell Barnaby, Chocolate Factory LLC
George Dentino, Mansfield Board of Selectmen
Cynthia Ervin, Associate General Counsel, Archer-Daniels-Midland Corp.
Brian Lever, Epsilon Associates, Inc., consultant
H. Thomas French, Jr., Mansfield Planning Board