

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee Instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic Historic Resources of Fall River, Massachusetts

and/or common (Partial Inventory: Historic and Architectural Properties)

2. Location

street & number The incorporated limits of Fall River, Massachusetts NA not for publicationcity, town Fall River NA vicinity of 4th Districtstate Massachusetts code 021 county Bristol code 005

3. Classification

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

4. Owner of Property

name Multiple Ownership; see individual entries and district owners' lists

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Bristol County Registry of Deedsstreet & number 441 North Main Streetcity, town Fall River state Massachusetts

6. Representation in Existing Surveys

title see continuation sheet has this property been determined eligible? ☒ yes ☒ nodate _____ ☒ federal ☒ state _____ county ☒ local

depository for survey records

city, town _____ state _____

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Representation in Existing Surveys:

1. Inventory of the Historic Assets of the Commonwealth 1977-1979. 456 structures were identified; this survey was the basis for the Book Historic Fall River (1978).
2. Inventory of the Historic Assets of the Commonwealth 1980-1982. Comprehensive city-wide survey; nearly 7,000 properties were surveyed.
3. HABS - The New England Textile Mill Survey, 1971. Selected mills.
4. Properties already listed in the National Register:

Battleship Cove, including U.S.S. Massachusetts, U.S.S. Lionfish, and U.S.S. Joseph Kennedy, Jr. - entered September 30, 1976.

BMC Durfee High School, 289 Rock Street, entered June 11, 1981.

Fall River Water-Works, Bedford Street, entered December 7, 1981.

Academy Building, 102 South Main Street, entered July 2, 1973.

Carr-Osborn House, 456 Rock Street, entered April 4, 1980.

Lafayette-Durfee House, 94 Cherry Street, entered April 14, 1982.

Unitarian Society, 309 North Main Street, entered May 18, 1982.

Properties deemed eligible:

A. J. Borden Building, 91-111 South Main Street, deemed April 1, 1981.

Barnard Mills, 641-657 Quarry Street, deemed March 11, 1982.

Properties nominated as part of a Thematic Nomination:

Borden Flats Lighthouse.

7. Description

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

Describe the present and original (if known) physical appearance

Location

Fall River is a city of nearly 34 square miles located in Bristol County in south-eastern Massachusetts. The city overlooks the Taunton River and Mount Hope Bay on the west. It is bordered on the north and east by Freetown, Mass., and on the south by Tiverton, Rhode Island and Westport and Dartmouth, Mass.

Topography

The city is situated on a steep granite rise overlooking the Taunton River. The terrain is rolling, with a north-south orientation; soils are generally sandy to gravelly. North and South Watuppa Ponds almost completely divide the city, with principle drainage via the Quequechan River. The Quequechan once flowed steeply from its origin in the Watuppa Ponds over a series of falls into Mount Hope Bay; unfortunately, Interstate Route 195 now bisects the city and conceals most of the river, which is depressed into a pipe under the road.

Political Boundaries

The town of Fall River was incorporated in 1803 from part of Freetown. Known as Troy from 1804 to 1834, Fall River was incorporated as a city in 1854. Its only boundary changes have been the addition of Globe Village and Newville by an 1861 Massachusetts/Rhode Island boundary resolution.

Historic Overview

Local topography profoundly influenced Fall River's growth and informed its physical development. The steep slopes hindered land transport from the town to the Bay, precluding Fall River's development as a major port in the 18th and early 19th centuries. The same steep slopes, however, created a series of falls which made the city an ideal location for the early textile mills of the 19th century. Thus, though the river is no longer generally visible, the vast number of mills on either side of the highway -- the majority constructed of Fall River granite -- testify to the importance of this feature in determining the city's history and configuration.

Fall River's location on Mount Hope Bay became enormously significant as steam power replaced water power in the decades immediately before and after the Civil War. Coal to fire the steam engines could be shipped much more quickly and less expensively to a coastal city like Fall River than to inland Lawrence, Lowell, or Manchester. Moreover, the overnight connection to New York via the Fall River Line permitted Fall River to establish close ties to the burgeoning New York market.

While decay, demolition, and the Western Expressway (Route 79) have by and large removed all traces of Fall River's busy late 19th and early 20th century port activity, much of the rest of the city retains its turn-of-the-century character and configuration. The most intense development (downtown Fall River) occurs between the Taunton River/Mount Hope Bay and the Watuppa Ponds, focusing on the Quequechan River. Over 50 mill complexes dominate this central spine, while a small scale central business district lies near its western end. Dense residential neighborhoods overlay most of the rest of downtown Fall River. Steep Brook, the original town center, is a still-rural village in northwestern Fall River, and land east of the Watuppa Ponds remains lightly developed.

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Settlement Patterns

Native settlement of the Fall River area occurred around the Watuppa Ponds and along the eastern edges of the Taunton and Quequechan Rivers, primarily because of their value as food sources and transportation routes. The latter function continued during the colonial period, augmented by the laying out of the first major thoroughfares, North and South Main Streets and Bedford Street, c.1700-25.

Eighteenth century settlement concentrated in the western portion of the present city, as the land east of the Watuppa Ponds was set aside for woodlots, meadowland, and an Indian reservation. Although Steep Brook (near the present Freetown line) emerged as a village center early in the 18th century, homes were also scattered along North and South Main Streets during the colonial period, and small mills were established on the Quequechan River. Population figures for this period are not isolated for the area which presently constitutes Fall River; however, the number of residents here at the turn of the 19th century was probably less than 300.

After incorporation in 1803, the focus of settlement shifted almost completely to the Quequechan River. By 1830 intense industrial development was established along the banks of the river, and residential and commercial development had settled in a primitive grid north of the river and east of North Main Street. This pattern continued throughout the 19th century and became increasingly urbanized. Industrialization was accompanied by astounding population growth: 320% between 1810 and 1830 (1296 residents to 4158), 644% between 1830 and 1870 (4158 to 26,766), and 366% between 1870 and 1900 (26,766 to 104,863); the foreign born segment comprised as much as 49% of the total (1885).

Development of discrete socio-ethnic neighborhoods (all textile oriented) began during this period and intensified as the century progressed. The upper and middle class residential districts moved northward away from the Quequechan, and workers' neighborhoods were established closer to the mills, along and south of the river. The central business district was well defined by the late 19th century, coalescing after a disastrous 1843 fire.

By the early 20th century, almost all of the structures presently standing in Fall River had been built. Population peaked (128,993 in 1925) and then began to decline as the textile industry moved south in the 1920s. Although this decline precluded much new residential and industrial construction, destruction of the central business district again by fire in 1928 resulted in an unusually large number of new commercial buildings. Today's population stands at about 100,000 people, with the largest ethnic groups being the Portuguese and French Canadians.

Architectural Development: Introduction

Fall River's architecture is a physical reflection of the city's history. The agricultural economy of the 18th and early 19th centuries was very limited in scale and is well represented by a small collection of vernacular domestic structures in the northern half of town. The first stage of the new textile wealth began in the mid 19th century, illustrated by a limited but impressive number of

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Greek Revival and early Italianate structures -- both modest and elaborate -- scattered along the rivers, North Main Street, and the Highlands.

Late in the 19th century, as development and accompanying population growth exploded, most of the present downtown was filled in with later Victorian style buildings: the Highlands with elegant suburban mansions in the Italianate, Mansard, Queen Anne, Stick, and Shingle styles; areas around North Park and Oak Grove Cemetery with middle-class, single and two-family houses, in similar styles but more modest designs; and the central business district with impressive new commercial and institutional structures in the High Victorian Gothic and Romanesque styles.

The turn of the century saw development of Globe Village to the east and the entire area south of the Quequechan River with dense, more utilitarian multi-family housing (tenements and three-deckers), followed by simple Colonial Revival suburbanization in the far northern section of downtown. A few contemporary examples of early 20th century commercial blocks complete Fall River's architectural evolution.

Fall River is essentially a city of the late 19th century. Its period of greatest prosperity and construction occurred in the quarter century after the Civil War, an era which did more to establish Fall River's present appearance than any other. By 1890 the city's character, pattern, and scale were well defined, and (with the exception perhaps of the triple decker) its most significant architectural forms had been introduced.

Foremost among these are the mills that dominate the city. The sprawling complexes, in their homogeneity and ubiquity, testify to the role of cotton textiles in Fall River's history and immediately distinguish the city from other industrial communities. Most of the mills are built of granite, a rare feature in American factory construction; thus Fall River's extensive collection is particularly notable. Because of the profound distinctions between the mills and other building forms, the architectural description which follows is divided into two sections: industrial architecture and non-industrial architecture (residential, commercial, and institutional).

Architecture: Residential, Institutional, Commercial

Almost all of the pre-industrial buildings surviving in Fall River (approx. 12-18) are located in the northern half of town, along North Main Street and at Steep Brook. They are evenly divided between cottages and houses and are, with one exception, (#275) center chimney structures of five bays' width. Most have very simple detailing confined to entrance surrounds with pediments or straight entablatures. Although these buildings are clearly colloquial expressions, given the small number of houses dating from the period, it is remarkable that as many examples have been preserved (#56, 131, 274, 275, 276, 283, 287, 288). The earliest institutional buildings in Fall River -- including three churches and the first and second town halls (1805, Steep Brook, and 1825, a mile south on North Main Street) -- are no longer extant.

As the textile industry became established in Fall River, a great number of houses, churches, and stores were built, especially after 1850. Workers' housing from the

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early industrial period (approx. 1820-70) ranged from a few Greek Revival double cottages to Greek Revival and Italianate two-family houses with both sidehall plans and center entrances, numbers of which were built across the city in the 1850s and 60s. Sidehall plan Greek Revival and Italianate single-family houses are also fairly common. Most of the period's workers' and modest-sized single-family housing follows the Taunton River along North Main Street and the Quequechan River along Rodman Street (#73, 530; Corky Row, Area A).

There are relatively few stylish houses for the first years of the early industrial period, but their number rapidly increased during this era; these are best seen collected in the Highlands District (Area C). Although they are not numerous, a few important Greek Revival houses survive in Fall River: several temple front buildings with porticos along North Main Street (#265, 266, 313), and at least one example (Carr-Osborn House, #369) by Russell Warren in the Highlands District (Area C). Most of these Greek Revival structures are similar to the Carr-Osborn House, with an end chimney and double pile plan, although some do not incorporate a full portico (#268) and others feature the small frieze windows common in coastal Bristol County (#530, 536).

Many well detailed Italianate and high Victorian Italianate villas of the late 1850s and 60s are preserved in Fall River. Most of these are four-square plan, end chimney houses with low hip roofs and belvederes (#529; Highlands District, Area C). A few houses were built of granite (451 Rock Street: Highlands District, Area C). In general, these residences feature standard Italianate details, such as arched windows, bracketed cornices, and entrance porches or hoods.

One of the most important institutional buildings of the period (which does not survive) was the Town Hall of 1845-46, a 2½ story brick Greek Revival structure. At least a dozen churches were built during the mid 19th century -- notable indications of Fall River's increasing diversity. However, only four survive: one vernacular Greco-Gothic Revival structure at Steep Brook (#501) and three notable examples of early Gothic Revival ecclesiastical architecture (the Unitarian Church, #263; First Baptist Church, #259; St. Mary's Church, #499). The only other known surviving public buildings from this period are the N. B. Borden School, 1868, a 2½ story brick Second Empire style structure (#221), and Engine Company #3, 1843, a wood frame Greek Revival fire station (#491).

The earliest commercial buildings of note were constructed in the mid 19th century, primarily near North Main and Bedford Streets. The earliest surviving structure, located in the Downtown District (Area B) is the Mount Hope Block (c. 1845), a four-story, brick Greek Revival building. The most outstanding commercial building to survive is the Fall River Savings Bank, a two-story brick Romanesque Revival building (1867), also in the Downtown District (Area B).

Building construction, which had been on the rise since the mid century, increased dramatically in the late industrial period (1870-1915). Most striking was the increase in the number of multiple-family houses built. The area of dense settlement expanded

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from the areas directly along the Taunton and Quequechan Rivers south to the Rhode Island border and east nearly to North Watuppa Pond.

Multiple-family tenements were the innovative building type of this period, with most of the surviving examples constructed probably between 1870 and 1890. Three-story Italianate tenements and 2½ story Mansard blocks with polygonal bays are typical of this building type in Fall River; numbers of these are found east of North Main Street and in the Corky Row District (Area A). An unusual Queen Anne style block of rowhouses is located across from Kennedy Park (#219). Smaller 1½ story, sidehall plan, single-family houses in the Queen Anne and late Italianate styles are interspersed in these same neighborhoods (#125). In the 1880s and 1890s, large new areas of construction began to develop: at Flint and Globe Villages, blocks of hip-roofed Queen Anne and large Italianate three-deckers were interspersed with single and two-family houses.

More ambitiously detailed designs were also constructed in Fall River in this period, largely in the northern section of town. Suburban neighborhoods of elaborate Second Empire and Stick Style single-family homes were built in the Highlands District (Area C) in the 1880s and 90s, accompanied by substantial Queen Anne, Shingle, and Colonial Revival style single-family houses, which spilled over into areas northward and eastward as well (#70, 142,264). In addition to these single-family houses, many well detailed Shingle Style and Colonial Revival two-family houses were built in the eastern half of town. By the turn of the century, however, the number of such elaborate houses being built had dropped considerably from the peak years of c. 1868-80.

Fall River retains a splendid collection of late 19th century churches and municipal buildings, in particular an outstanding group of four High Victorian Gothic fire stations (1873) by the Boston firm of Hartwell and Swazey (#114,492, and Highlands District, Area C). Other individually notable institutional structures -- innovative in style and monumental in scale -- include the Fall River Waterworks, 1873-75, a Ruskinian Gothic complex (#22; NR 1981); the Bristol County Courthouse, 1895-1910, a granite Richardsonian Romanesque building (#254); the Fall River Public Library, 1898, a well detailed Renaissance Revival building (Downtown District, Area B); the Fall River Armory, 1895, a crenellated Romanesque Revival structure of massive proportions (Downtown District, Area B); and the B. M. C. Durfee High School, 1886, a lavishly appointed Renaissance Revival building (Highlands District, Area C). An interesting group of more modest but contemporary school buildings was also constructed during this period; these are Renaissance and Romanesque Revival inspired structures built of brick (#493, 494, 495,531).

Among the many notable churches dating from this period are: the Central Congregational Church, 1875, a well detailed Ruskinian Gothic church (#353); the First Congregational Church, 1911-13, a very fine rock-faced granite ashlar Gothic Revival structure (Highlands District, Area C); three Victorian Gothic Catholic churches by Patrick C. Keeley (#497, 498,499), and two Catholic churches by a noted local designer, Louis G. Destremps (#233,535)

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Fall River's central business district was briskly developed in the period, with three and four story brick commercial buildings dating from the 1880s and 90s constructed along North Main Street from Bedford to Pine Street and later on South Main Street. Among the finest of these architecturally are the Borden Block (a.k.a. Academy Building; NR 1973), 1875-76 (#534); the Durfee Block, 1887, and the Fall River National Bank, c.1890 (both are included in the Downtown District, Area B), and a flat-iron plan building in Corky Row (Area A). Other three and four story brick commercial buildings were constructed in the period at Flint Village on Pleasant Street (#527).

New construction in general slowed during the early 20th century, but maintained a steady pace; styles were usually more restrained, reflecting the city's faltering economy.

Residential development in this century was extended northward from President Avenue to Mount Pleasant Street and eastward to North Watuppa Pond. Most of these structures are single-family Colonial Revival and Craftsman houses, with some bungalows interspersed. Multiple-family (both two-families and triple deckers) in simple Colonial Revival or Craftsman designs continued to be built in the neighborhoods to the south and east of the central business district (#1). Simple single-family cottages and bungalows were built in small numbers within and at the edge of these neighborhoods.

Institutional construction dropped off sharply in the early 20th century, and the focus shifted from ecclesiastical to school buildings. Among the notable buildings from this period are the Doran School, 1926; the Fall River Technical High School, 1929 (Highlands District, Area C); the Fall River School Administration building, c.1915; the Bradford Durfee Textile School, c.1895-1930; and the Y.M.C.A., c.1920. Most of these are restrained Renaissance or Colonial Revival structures of masonry construction, 2½ stories in height with flat roofs. The most outstanding institutional building of the period is the U. S. Post Office and Custom House, 1929, a handsome two-story neoclassical structure (Downtown District, Area B).

Commercial construction at the city center continued at a steady pace through the 1920s, reflected in three and four story masonry and steel constructed stores with Renaissance and Colonial Revival detailing. Among the best of these -- all located in the Downtown District (Area B) -- are the Burke Block, c.1929, a Renaissance Revival structure with elaborate terracotta trim; the Union Savings Bank, 1928, a neoclassical style building; the Moore Building, c.1929, a yellow brick building with Chicago windows and pressed metal trim; and the Citizens Savings Bank, 1928, a four story Renaissance Revival building faced with ashlar limestone. In addition to these large commercial buildings in the central business district a few smaller, one story commercial buildings are located along North Main Street, Plymouth Street, Pleasant Street, and at neighborhood corner locations; these are comparatively few in number and are mostly frame buildings of the turn of the century.

Very little of the exuberance and creativity evident in Fall River's 19th century buildings can be attributed to professional architects. In fact, most of the residential building stock was designed and built by local carpenter-builders, guided

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by precedent and the prevailing clients' taste. A small number of mill owners' houses were professionally designed, but most of the architects' commissions were for public buildings, churches, and schools. The list of locally, regionally, and nationally known architects who worked in Fall River (see individual entries) includes Russell Warren and Angell & Swift from Providence; Nathaniel J. Bradlee, George Clough, Cram, Wentworth and Goodhue, Hartwell and Swazey, William Emerson, and Shepley, Rutan and Coolidge from Boston; and Patrick C. Keeley from New York.

Of all the building types, the ecclesiastical commissions stand out, with major examples of the work of Patrick C. Keeley (New England's foremost designer of early Catholic Churches; #497, 498, 499) and Shepley, Rutan and Coolidge (Boston; First Congregational Church; Highlands District, Area C) being the most notable. It is also among the churches that one finds the best work of the major local architects, Josiah Brown (#259) and Louis Destremps (#233,535). Public building commissions, especially schools, seem to have been evenly divided between local and outside architects. Although many of the mills were architect-designed, most of the late 19th century mill architects were closer to being engineers, more concerned with function than aesthetics.

Architecture: Mills

By the 1860s and 1870s, Fall River's textile mills had settled into a fairly standard form. Each mill housed a combination of processes whose location relative to each other and to the rate of work were carefully balanced to assure a smooth flow of materials. Stephen Davol's 1846 designs for the Pocasset Mill (no longer standing) were the first to plan the mill as an organic whole, identifying the location of belting, shafting, and material in advance of construction. Such a comprehensive approach to mill design was sufficiently unusual to bring foreign manufacturers to study both the mill and its design.

The first mills -- dating before the 1843 fire -- were usually small, narrow (40 to 50 feet wide), two to three story structures; the only surviving remnant of this type of construction is Oliver Chace's Thread Mill (#17). In contrast, the post-fire mills were usually 300 feet long, 72 feet wide, and five to six stories high (#477, etc). Elaborate stair towers, often at the center of the building but frequently at either end, provided both access and architectural relief to the facades (#77,474,505, inter alia).

With a capacity of 30,000 spindles and 800 looms, each mill employed approximately 325-350 workers and used about 3,500 bales of cotton per year to produce nine million yards of print cloth annually. Typically, the first and second floors of the mills were used for weaving, the third for carding, and the fourth and fifth for spinning. The engines were generally placed in an ell, while the main driving wheel -- from which led all the belts transmitting power to the various departments -- was placed in the basement, thus bringing the source of transmission as close as possible to its work.

Conscious attempts were made to minimize potential fire damage to buildings that had interior wood framing and oil-soaked wooden floors. Floor joists were few and

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large in section to expose minimum surface area to fire and to slow the combustion rate. Joist ends were so shaped that, in the event of collapse due to fire, they would not pull the masonry walls down with them. Sprinklers were installed in the mills as early as 1872. A fire in 1874 at the Granite Mill (#482), which claimed 23 lives, resulted in a major change in Fall River mill construction. Because that mill was built with the usual pitched roof, the workers in the attic were unable to reach the stair tower. After this fire, new mills were built with nearly flat roofs which allowed fire escapes to be built around all sides of even the top story of the mills.

By the mid 1870s, mansard roofs (although still popular for houses) were also being discouraged by the Factory Mutual Insurance Companies because of high fire risks. The newer, nearly flat, slightly pitched roof was in universal use in Fall River mills by the 1880s. These roofs were made possible by the introduction of coal tar coatings or tar paper coatings, with tin or gravel, which effectively made the roof watertight (Quequechan Valley Mills District, Area D, inter alia).

The last variation of mill construction, dating to the early 20th century, produced mills which are clearly identifiable and "modern" in appearance. These mills are even wider than previous ones, have less ornamentation, and are marked by significantly larger windows, often in a T-cross division, to let in additional light (#473, 506, 516, etc.).

Mill complexes could number up to three main mills, each with separate engine, picker and cloth houses and occupying 18 acres or more (Border City, #485; Sagamore, #517 and 518; Hargraves: Quequechan Valley Mills District, Area D; and Durfee, #480). With their associated housing, stores, and schools, they made up and continue to make up the dominant form of Fall River's built environment.

Methodology

The properties included in the Fall River Multiple Resource Nomination reflect the civic, architectural, and industrial development of the city over the past 250 years. While it can be said that the entire fabric of the city illustrates this development, the four districts (Downtown Fall River, Corky Row, the Highlands, and the Quequechan Valley Mills District), 39 mill complexes (nine within districts), 15 churches (three within districts), and 49 other individual structures, complexes, and sites nominated herein have been singled out because of their historical associations, quality and integrity of design, and visual character. The judgement that these properties best represent the significant aspects of the economic, social, and cultural development of Fall River is based on the results of an in-depth, comprehensive historical and architectural inventory of the city (1980-82).

Survey Base and Evaluation

A previous survey (Preservation Partnership, 1977) identified 496 of the most outstanding structures. Over 6,000 additional properties were inventoried in 1980-82, many of which were investigated through primary sources. Work was concentrated on

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surveying and researching all public buildings, churches, schools, mills, and significant commercial structures. Several neighborhoods were researched intensely, resulting in district nominations for the Highlands (Area C), Corky Row (Area A), and Downtown (Area B). Steep Brook (Fall River before 1813) was also surveyed; a district was not appropriate, but six of the most intact houses were nominated to represent pre-industrial settlement.

Although notable workers' and middle-class housing was built in abundance and has been surveyed, the comparatively short project period made impossible a thorough evaluation of such structures individually. Thus, the present nomination intentionally under-represents a significant category of Fall River's housing stock.

Like the survey, this nomination concentrates heavily on the mills, churches, and public buildings and a few key areas of development which best symbolize the city. Those parts of the city not included in the nomination consist primarily of a string of multi-family workers' housing settlements and neighborhood commercial areas, organized around the increasingly dispersed factories.

Although a large number of the mill complexes survive, the adjoining residential neighborhoods have generally lost their continuity and architectural integrity through demolition and alteration. While the bulk of their surviving building stock is undistinguished, these areas -- like the French Canadian Flint neighborhood, Niagara, and parts of the North and South Ends -- do reflect the expansion of the city in the 1880s and 1890s, when immigration and productivity were at a peak. These neighborhoods are distinguished architecturally by their civic structures: Victorian schools (#221, 493, 494, 495, 496, 531), churches (#128, 233, 497, 498, 499, 524, 525), and firehouses (#114, 492), most of which survive intact. Corky Row (Area A) is the most cohesive workers' neighborhood left, although it has also suffered from change.

Organization and Personnel

The Fall River Survey and Multiple Resource Nomination has been undertaken by the Fall River Office of Historic Preservation (William Hargraves, Jr., City Preservation Officer) and funded by the city's Community Development Agency. The Office of Historic Preservation was created in December 1979, and shortly thereafter hired ACT for Massachusetts to prepare a survey methodology and work program for the inventory. In September 1980, Vivienne Lasky was hired as Preservation Planner to direct the project. The survey project was unique in that it was a collaborative venture: most of the staff support came from the local CETA program, which provided 17 researchers/surveyors, while a matching grant from the Massachusetts Historical Commission provided the monies to hire the preservation planner.

Architect files were started, a cataloguing and retrieval system for the survey was set up, and the archives increased. The Fall River Office of Historic Preservation now has a complete run of the city directories, all the relevant atlases, many city documents, and copies of most of the books that constitute the Fall River bibliography.

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Two of the original CETA surveyors -- Bruce Bombadier and Patricia Giza -- were subsequently hired as research assistants. In February 1982, an additional Preservation Consultant, Pamela Fox, was hired in order for the project to be completed within the time frame. She was responsible for the industrial survey and for writing the inventory forms for two districts and a number of individual properties. The high standards and superb quality of the maps is due to Giles Callahan (also a member of the original CETA team) and James Connors, and the bulk of the National Register photographs to Pamela Shields, a student intern from Roger Williams College. Without the 40 people who worked so diligently for two years, this Multiple Resource Nomination would not have been possible.

Other Preservation Activities

The nomination is not, however, the only product. The archives already serve the public, and the survey has generated a good deal of community support. The Fall River Historical Society and the Fall River Preservation Society both shared resources with the Office of Historic Preservation, and a new preservation partnership has been forged. The Fall River Historical Commission has also supported the survey, and its input has been invaluable.

Monthly public hearings have resulted in the placement of close to 400 properties on the Fall River Register of Significant Structures, which affords protection through the use of a demolition ordinance. Thus, many of the properties included in this nomination have already been protected from demolition and their owners made aware of their significance and value.

8. Significance

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

Specific dates *see individual entries*

Builder/Architect *see individual entries*

Statement of Significance (in one paragraph)

Introduction

With its sprawling granite mills, distinct working and upper class residential neighborhoods, and compact central business district, Fall River presents one of the country's best preserved textile manufacturing centers; its story is emblematic of American urban history.

A small agricultural village in 1813, by the end of the 19th century Fall River produced 70% of all the print cloth manufactured in the United States. The vast array of architecture which resulted from this phenomenal growth represents generations of human inventiveness and technological progress, foreign immigration and hard work, capital formation and social unrest. Because the city's built environment so clearly spells out the transformation of the Industrial Revolution in America, it is considered of national importance.

The Multiple Resource Area of Fall River retains integrity of setting, location, design, materials, workmanship, feeling and association; it meets criteria A, B, and C of the National Register. This nomination includes four districts, two individual parks, two burial grounds, and 92 other individual nominations. Nine of these properties are already listed on the National Register, while another is still pending final approval.

Community Development: Agricultural Settlement (c.1700-1810)

The very characteristics which later encouraged Fall River's industrial growth hampered its early development: the granite ledges limited agriculture, the steep grade to the water and unprotected harbor discouraged the trade that characterized other Taunton Valley communities, and the Watuppa Ponds and Mount Hope Bay precluded easy access to Newport, Providence, or New Bedford. The only important highway that passed through Fall River was the Boston to Newport Turnpike. Paralleling the Taunton River, it survives today as North and South Main Streets.

The villages of Fall River (located at the Quequechan Falls) and Steep Brook (near the present Freetown line) were set off from Freetown in 1803 at their own request. The mother town was more than eight miles long, and the villagers in the southwest part found it difficult to get to town meetings. In recognition of its relative importance, the new town hall (no longer extant) was located in Steep Brook, where it remained until 1825. The independent spirit of the age resulted in a fleeting name change for Fall River, which was known as Troy from 1804 to 1834.

The town's limited agrarian economy was supplemented by seaborne commerce. In the early Federal period, "every farmer of importance was a ship carpenter and had his own vessel, usually a sloop of 35 - 40 tons . . . in which he and his family made their trips to Providence, Newport, and even New York." ¹

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¹Fenner, Henry M. A History of Fall River (New York, 1906), p.12.

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The census of 1810 reported that the town of Fall River had more than 1,000 inhabitants; in comparison, New Bedford's population then exceeded 5,000. A map of 1812 records a near-rural community, with perhaps 20 buildings clustered around the junction of Main and Bedford Streets at the village of Fall River (#131), a still distinct village at Steep Brook (#274, 276, 283, 287, 288), and a thin scattering of houses and barns surrounding the two (#56). A few of those very early Fall River houses still stand today; they date from the mid 18th to early 19th centuries, and their owners had family names like Borden, Brightman, Hathaway, Durfee, and Davol (#56, 275, Area H).

Early Industrialization (c1810-1843)

The 1810s saw a shift in the traditional patterns of local development. The maritime trade that previously sustained New England was stagnated by the War of 1812, after which New York began to overshadow New England commercially. Meanwhile, new attempts at manufacturing began to spur development in places where potential water power sufficient to operate machinery existed. With this shift, the village of Troy/Fall River -- where the Quequechan River dropped more than 130 feet in half a mile -- gained the advantage over neighboring towns and the village of Steep Brook.

Although small grist, saw, and fulling mills were established on the Quequechan by 1703, these operated solely for local consumption as part of the agrarian economy. Fall River's character changed in 1813 with the founding of the first great granite textile mills, the Fall River Manufactory and the Troy Cotton and Woolen Company. The former was organized primarily with local capital and relied on the expertise of Dexter Wheeler and David Anthony, who had worked with Samuel Slater at the nation's first successful cotton mill in nearby Pawtucket, Rhode Island. Because of this close relationship to Pawtucket, the Fall River Manufactory (built in 1814) was one of the first mills in America to install cotton-picking machines; in 1817 practical power looms were installed.

The Troy Company was established by Oliver Chace and investors from Swansea, located just across Mount Hope Bay. Its immediate success led the same investors to establish the Pocasset Company, a water power company which rented out space in its mill to a number of cloth manufacturers, including Andrew Robeson, whose Fall River Print Works became the first calico print works in the city. The Pocasset also gave birth to Fall River's first separate textile-machine building firm, Harris and Hawes (1823).

Thus, the pattern of Fall River's industrial development emerged almost from the beginning. A tight-knit group of local families -- early investors, landowners whose property and water rights were utilized, and technical experts with ties to the pioneers in textile manufacturing -- formed the business and social elite who were to control the city's destiny for almost a century. Their names -- Durfee, Davol, Borden, Anthony -- are still part of the city, emblazoned on banks, schools, and mills. As opposed to Lawrence or Lowell, Fall River was developed by local capital which retained control of the means of production.

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The 1820s initiated a period of building and prosperity for Fall River. In 1821 Richard Borden and Bradford Durfee joined members of the Wilkinson family manufacturers in Pawtucket to establish the Fall River Iron Works. Its products included hoops, nails, rolled iron, and castings to serve both the shipbuilding and textile industries. The Iron Works was crucial in the development of Fall River, controlling capital, real estate, and an intensified machinery industry, all important adjuncts to the development of the textile industry. Another important catalyst to development was the Watuppa Reservoir Company (1826). When its dam was completed in 1832, water stored behind it at night could be used during factory hours.

By 1832, Fall River contained 14 cotton manufacturing companies; the largest mill was the Iron Works-controlled Annawan Mill (1825, no longer standing), which supplied over half the print cloth of the Fall River Print Works. A year later, Borden interests built their own plant, the American Print Works, which by the late 19th century, would be the largest in the country (#477).

In order to capitalize the developing textile industry, manufacturers established two banks in Fall River during the 1820s. The Fall River Bank (1825; now located at 49-50 North Main Street, Area B) was first led by David Anthony, also the founder of the Fall River Manufactory, followed by Col. Richard Borden, a principle organizer and treasurer of the Fall River Iron Works. The Fall River Savings Bank (1828; presently at 141 North Main Street, Area B) engaged as its first president Micah H. Ruggles, who also served as agent for the Pocasset Mills.

Two new civic structures symbolically recognized this new economic pattern: in 1825 Town Hall moved halfway to Troy from Steep Brook (no longer extant) and in 1834 the custom house was moved from Dighton to Troy (renamed Fall River at that time).

Fall River's population began to increase steadily during the 1820s, and the residential area northeast of the old town core, at the four corners of Bedford and Main Streets, built up quickly with handsome houses of the late Federal period. A number of these houses from the earliest days of industry remain today, concentrated around Cherry, Rock, and June Streets (#131).

Since the start of its industrial growth, Fall River expanded too rapidly for its own population to satisfy the need for labor. Workers came to Fall River from surrounding towns and from abroad -- mostly England, Scotland, and Ireland at first. In 1840 the population of Fall River was 6738; a third of these were employed in manufacturing (893 in eight cotton manufacturing firms, 100 in the woolen factory, 730 in the three calico printing companies, 250 in the Iron Works Co., and about 90 in the building and repair of machinery). By 1842 Fall River citizens were complaining to the state legislature that they could not compete with the increasing foreign population, which was willing to work in the mills for wages lower than local laborers would accept.

By the early 1840s, Fall River surpassed in importance neighboring Taunton, Freetown, and Somerset -- all greater and wealthier during the earlier agricultural-

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maritime-commercial era. Unfortunately, little remains of this first phase of Fall River's expansion. In July of 1843 "the great fire" consumed 20 acres between Borden and Franklin Streets in the heart of the village. While only one factory was destroyed, the customs house and post office, three churches, two hotels and banks, about 75 mechanics' shops, and 95 houses were lost.

Urban Expansion (1844-c.1870)

With resilience typical of the mid 19th century, though, the Fall River merchants and manufacturers quickly rebuilt the burnt district, raising blocks of brick and stone more substantial and elegant than the pre-fire wooden buildings they replaced. Regrettably, most of those post-fire blocks from the mid 1840s have been lost, some through demolition, the rest in two major 20th century fires. (The third Town Hall, a handsome Greek Revival structure remodelled with a prominent tower and cupola in 1872, was demolished in 1962.) One of the few surviving structures is the Mount Hope Block of 1845 (91-105 North Main Street, Area B), which housed one or more hotels until 1915.

As a result of the post-fire rebuilding, the highest south-facing part of the city became the home of Fall River's newly wealthy mill owners (Highlands District, Area C). The move to a strictly residential neighborhood in the early 1840s was in marked contrast to the pattern a decade earlier, when owners lived close to the factories clustered at the falls and in the heart of downtown. In the lower sections of the Highlands and on the fringe of downtown along North Main Street, substantial temple-fronted mansions (c.1844) stand as the most elegant physical manifestation of the new-found wealth of the mill owning elite (#265, 266, 313, 369). Retardataire and frequently misdated because of their post-fire construction, these houses may be attributable to Russell Warren, the region's most important architect of the period.

In contrast, workers' and middle class housing remained traditionally close to the mills. Modest mid 19th century housing stands in three important areas: near Border City on North Main Street (#73), along the Quequechan on Bedford and Pleasant Streets (#530), and south of the Quequechan in Corky Row (Area A). The latter neighborhood, whose predominant character is created today by the multi-family houses of the late 19th century, retains a good many smaller houses of the late Federal and Greek Revival styles from the 1830s and 40s.

By 1845, the closely knit town consisted of cotton manufacturing supported by a cloth-printing industry, an iron industry, and the beginning of the textile machinery industry. Two technological changes -- in transportation and in power -- propelled growth in the two decades before the Civil War. Integration within the wider New England transportation network became important to the previously inaccessible town. The Fall River Railroad (1845) connected the town to nearby Berkley and thence to Taunton and New Bedford, while the development of port facilities led to the organization of the famous Fall River Line (1847), connecting the town to Providence and New York. Col. Richard Borden

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of the Iron Works conglomerate was a major promoter of both ventures.

Steam overtook water power between 1840 and 1844, with the erection of a new steam-powered plant on the waterfront by the American Print Works, and with the construction of the first steam cotton mill in Fall River, the Massasoit (1843). The city's bayside location gave it an edge over inland cities in obtaining the coal necessary to produce steam power relatively speedily and inexpensively.

The transition to steam resulted in a significantly altered settlement pattern for the city. Mills scattered throughout Fall River to Mechanicsville, Laurel Lake, and the South Watuppa Pond, while mill houses, tenements, schools, and churches clustered around the new mills. The city developed many of the overall patterns -- the general layout of streets, relative locations of industrial, commercial, and residential sections -- which remain as the historical and visual framework of contemporary Fall River. In 1854, Fall River obtained a city charter.

In contrast to other textile centers, Fall River prospered during the Civil War, for two reasons: because the Fall River mills had made substantial cotton purchases prior to the outbreak of war (in anticipation of the short crop in 1861), and because most Fall River mills produced print cloth, whose sale price rose along with the skyrocketing price of raw cotton, keeping constant the margin between the costs of raw materials and finished products, upon which mill profits were based. Not only did the city come through the war years without devastation, but some new mills actually started up. The Union Mills (#479), opened a new factory during the period (1859; 1865), and the Granite Mill, organized in 1863, began operation in 1865 (#482).

Major advances were made in a number of other Fall River industries as well, particularly in textile machinery. These included the introduction (1838) and building of the self-acting spinning mule by Marrel, Davol and Co., development of the Fall River Loom (1845-46) by the Watuppa Co., and construction of a major new loom works in 1868 by Lincoln, Kilburn and Co.

Cultural Dynamism (c.1879 -1920)

It was the decades following the war, however, that saw Fall River's expansion into the pre-eminent textile city in America. Pent-up demand deferred during the war, and the development of the national railroad network expanded the potential market exponentially. Subscription drives to raise new capital resulted in over fifteen new textile companies formed in 1871-72; 20 new mills were built and more than half a million spindles were added, increasing the number by almost 100%. This was the peak of new mill construction and represents Fall River's greatest prosperity. At the same time, clear weaknesses in the economic structure also emerged.

Print cloth dominated production, 90% of the spindles in the city being devoted to this product. The city's first fine goods mill, the King Philip, was completed

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in 1871 (#513), and finishing capacity was increased in 1872 by the organization of the Fall River Bleachery, which took advantage of the pure water of South Watuppa Pond (#507). (The quality of water for manufacturing, rather than drinking, was a prime concern in the construction of the Fall River Water-Works [#22] in 1873.) Indeed, a million spindles a decade were added between 1865 and 1885, so that by 1892 the city of Fall River contained more than 15% of all the spindles in the United States.

Numerous mills remain from this period (see Area D and individual inventory forms for mills). An Englishman's description at the turn of the century reads:

"The cotton mills are the chief attraction of Fall River. There are eighty-one of them, owned by forty-one companies, or corporations as they are called in New England. These mills are dotted all over the city. Some of them abut on to the principle business streets. Many of them are on the shores of the lakes and the river. The mills have made the city, and their presence in all parts of it is a continual reminder of the fact that the city has grown up about the mills.

"All the mills are built of light grey granite, the formation which underlies the whole of the city. They are as handsome in appearance as mill buildings could possibly be, and, generally speaking, are six or seven storeys high. The walls of many of them are overgrown with Japanese ivy. There are no weaving sheds, as there are in Lancashire. All the departments are under one roof, the two lower floors being usually set apart for weaving. The windows on these floors are very high and of double width. One-story, skylighted rooms would not be possible in the climate of New England. In the summer, when the temperature in the sun is often at 120° to 130°, weaving sheds of the Lancashire type would be unbearably hot, while in the winter, for weeks at a time, the skylights would be covered with two feet of snow. When a mill company is engaged only in weaving, the mills are two storeys high, with flat gravelled roofs. All the New England cotton mills are built after this style. The new mills are so wide, high, and well lighted that, although there are twelve or thirteen alleys in the weaving rooms, it is lighter in the middle alleys than in the second or third from the windows in the older mills. All the newer mills have one or two towers, according to the length of the mill. The stairways are in these towers, and the tower rooms serve as the landing or entry for each floor. The towers rise above the mill buildings to afford a place for the belfry." ²

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²Edward Porritt, "The Cotton Mill Towns of New England," The Co-operative Wholesale Societies England and Scotland Annual for 1900. (Manchester and Glasgow, 1900), pp.198-199.

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Real estate values skyrocketed as the new corporations sought great, level parcels for mills and mill-related housing. No longer did the mills need to be sited on flowing water. Now that steam was in use, ponds or even wells could satisfy the demands of industry. Thus, the mills of the 1870s altered the shape of Fall River, giving its present elongated shape and diversity of neighborhoods (#77, 479, 508, 510, etc.). The "era of new mills" laid the foundations for three major new residential areas now very tightly built: Mechanicsville (#77), (in the northwestern part of town), Globe Village (south of Kennedy Park), and The Flint (in the east). These are sprawling areas of quickly built, generally plain, multi-family housing with small commercial strips. Concurrently, development of the smaller, elite Highlands area (Area C) intensified, resulting in a splendidly preserved catalogue of innovative Victorian styles.

The energy of this milieu is also represented in a rich array of public and institutional structures, most of which were designed by prominent architects. The decades between 1870 and 1900 witnessed a burst of handsome and often monumental new schools, fire stations, governmental buildings, waterworks, and churches. The majority of buildings of this type still survive, notable exceptions being the Romanesque Revival style post office and railroad station (see inventory forms for Public Buildings and Churches). Banks, hotels, and commercial blocks followed suit, with substantial Victorian blocks remaining on North and South Main Streets near the present Government Center (#401, 534; Downtown District, Area B). Several landscaped parks and social and charitable institutions complete the picture of the popular culture of this era (#341, 526, 528; Areas E, F, G).

During the period 1870 to 1900, while the number of spindles was increasing from 550,000 to 3,000,000, the number of people in Fall River increased from 27,000 to 105,000. The tripling of the population in 30 years was accomplished largely by immigration. In 1900, fewer than 4% of the city's population were of American parentage. While there were Irish before industrialization, their immigration began in earnest in the 1850s, and by 1875 there were about 9000 of Irish descent in the city. That number more than doubled to 20,000 in 1885. Corky Row, as its name suggests, was the first Irish neighborhood and chronicles the rise of that ethnic group in the labor movement and politics (Area A).

The number of people of English birth or parentage was about 8700 in 1875; 13,000 in 1885; and 22,000 in 1895. French Canadians began arriving in large numbers during the expansion years of 1870 to 1875. In 1875 they numbered 5000; in 1885, 8200; in 1895, 17,000; and in 1911, 36,000. Although there were only 1200 Portuguese in Fall River in 1895, by 1911 there were 10,000. While Poles, Italians, Syrians, Armenians, and Jews arrived during the last wave of immigration before the Immigration Act of 1924, the Portuguese constitute the largest ongoing ethnic immigration.

The life of the typical immigrant mill worker was not an easy one. Though some descendants of early immigrants (notably Irish and English) thrived as small-scale entrepreneurs, the majority worked long hours in difficult conditions for low wages. As mills spread beyond the center city and the number of immigrant

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operatives sky-rocketed, the mill companies constructed more tenement housing for workers. Companies which owned tenements required their hands to live in them, and rents were not cheap.

In 1875 an incomplete tally showed that 21 of the 33 mill corporations owned in excess of 12,000 dwelling units. As late as 1911, only 1.3% of the population surveyed owned their dwellings. The housing provided by the mills was built hastily without much regard to the inhabitants and, as early as 1883, housing conditions were notorious enough to merit attention from the U. S. Senate, whose visit and report were not encouraging.

The City of Fall River was so overwhelmed by the large influx of new workers that its social services could not help in difficult times. Poor working conditions, fluctuations in the economy resulting in cyclical unemployment, and the leadership of militant British union organizers contributed to worker unrest. Employers' cuts in wages, in response to weakened financial positions, led to major strikes in 1870, 1875, and 1879. After the bitter 1879 strike, the State of Massachusetts' Bureau of Statistics of Labor examined the history of strikes in the state and found them to be more frequent and more severe in Fall River than anywhere else in the state.

Fall River did not measure up to early Lawrence or Lowell in terms of financial practices, housing policies, health standards, or work conditions. The Bureau of Statistics attributed the city's problem to the rapid and uncontrolled expansion of Fall River industry in the 1870s. The Bureau cited the interwoven character of the corporate community as the cause of questionable financial practices, resulting in erratic economic conditions, while outside agitators were seen to rouse the workers against the excessively stubborn mill owners. When Congress in 1883 conducted a national investigation into the relations between labor and capital, Fall River's prominence both as an industrial center and as a center of discontent resulted in considerable testimony from the city's public health officials and laborers.

A major turning point in Fall River industrial relations was reached in 1886 when the mill owners, in implicit recognition of the workers' right to organize themselves, met with labor leaders to negotiate an agreement tying wages for textile workers to the price of raw cotton and cotton cloth. This agreement has been cited as a significant breakthrough in labor relations by linking labor costs to a "rational recourse to statistics." By 1900, the skilled laborers of Fall River had won significant concessions from their employers; the conditions of unskilled labor remained more equivocal.

The period from 1890 to 1920 was one of increasing specialization within the Fall River textile industry, as the city yielded to southern competition in the area of simple print cloth production. Labor costs in the non-unionized South were substantially lower than those in Fall River. In addition, use of the Northrop loom (introduced in 1895) permitted Southern print cloth production to compete

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successfully with that of Fall River, where mill owners content to speculate in cotton prices and sale of cloth were reluctant to invest in new equipment. Even when, to cut costs, Fall River manufacturers finally replaced skilled workers with new equipment, this only gave more work to each remaining weaver and precipitated further labor problems. Wages were reduced, resulting in 1904 in one of the largest strikes up to that time, involving 25,000 workers for half a year. It was Fall River's last general strike and presaged the city's decline.

In a last ditch attempt to recapture their supremacy in cotton textiles, Fall River's mills made some efforts to diversify into fine goods production. Between 1907 and 1911, the city's last major period of mill construction produced eight new fine goods mills (#473, 516, inter alia). Although more utilitarian in appearance, these structures complete the full range of mill architecture which is one of Fall River's most striking features.

Fortunately for Fall River, the war years of 1916-1918 temporarily reversed its ebbing fortunes. Military requirements and lack of foreign cloth generated a heavy demand for Fall River's cotton fabrics (#509). By 1920 the city, with more than 100 mills and a population at an all-time high of around 130,000, was the largest concentrated area of textile manufacture in the world: it was a gargantuan industrial center too big to sustain itself.

The optimism of the 1910s produced more mill-related housing than ever before, most of it the characteristic three-storied, multi-balconied apartment houses known as triple-deckers. In every residential neighborhood these handsome, much-maligned houses went up to provide enlightened, comfortable quarters for the workers who poured into the city for jobs. In fact, Fall River is now noted for one of the country's richest concentrations of this particular architectural form (#1). Unfortunately for the triple-deckers, as for their occupants, the optimism that produced them was short-lived, and within a few years they had become the depression-era homes of thousands of disillusioned, unemployed people. Many have since been altered.

Economic Collapse (c.1920-present)

The post-war collapse of prices and intensified Southern competition (overtaking Fall River in plain print cloths, to which the manufacturers had reverted during the war years) signalled Fall River's imminent collapse. The crash in Fall River came in the early 1920's. In June 1924, the New Republic reported, "Today Fall River is a city of misery, want, unemployment, hunger and hopelessness." Of the 111 mills in the city, less than a dozen were operating full-time. In the next four years--all before the great national depression -- Fall River lost more than 1,000,000 or 25% of its spindles.

The Great Depression ended any hopes for short-term recovery. Employment in the mills declined from 32,300 in 1920 to 13,700 a decade later. By 1936, the number of spindles in Fall River had dropped to below a million for the first time since 1871 -- a loss of 75% of the city's textile capacity. By 1939, 73 mills had closed.

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As a consequence of this dramatic decline, the city defaulted into bankruptcy in November, 1930. Fall River's business elite encouraged the State to establish a finance board which virtually governed the city for the next ten years. To cut government costs, city services were pared drastically, with proportionately greatest impact on the poor. The 1934 shutdown of the American Print Works and the 1937 closing of the Fall River Line were symbolic of the depths to which the city had fallen.

To this day, Fall River has had difficulty improving its image as a place to do business and to live, although a modest economic revival was soon evident. Commercial blocks -- though smaller and more restrained than their 19th century predecessors -- sprang up after the disastrous downtown fires of 1916 and 1928 (Downtown District, Area B).

During the Depression, the presence of inexpensive industrial space and cheap labor, as well as a convenient location between New York and Boston, generated employment for piecework garment workers. Apparel production and such related trades as dyeing and finishing today employ about half of the city's industrial population. The old American Print Works plant was converted to a Firestone Rubber Plant in 1937 and employed over 3000 during World War II; after its closing in 1971, the building was occupied by a number of smaller firms, with part of the complex destroyed by fire shortly after the closing. Such a fate has been typical for a number of mills. Despite occasional appearances, the mills of Fall River are not abandoned; they are simply significantly underutilized.

Summary

Fall River is a city with a unique and distinguished past. In 170 years, it has witnessed all the changes, indeed in extremis, which constitute the American experience with industrialization and urban development. The city rose to prominence as the cotton capital of America during the period when textiles were the nation's leading industry. In this context, Fall River provides graphic evidence of the great technical and economic contrasts of the era: where before the Industrial Revolution machines served as the tools of workers, gradually the workers became more the appendages of machines. The change from individualism to mass culture permitted enormous growth and transformed the city in a multiplicity of ways. The architectural legacy of Fall River today forms an impressive and clearly legible record of our past.

9. Major Bibliographical References

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See Continuation Sheet

10. Geographical Data

Acreage of nominated property See individual entries

Quadrangle name Fall River Quad

Quadrangle scale 1:25,000

UMT References Fall River East Quad; Assonet Quad

See Individual Entries

A

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Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

See individual entries

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

state NA code county code

state code county code

11. Form Prepared By

name/title Wendy Frontiero, Preservation Planner, with Vivienne Lasky, Peter Stott, and Sarah Zimmerman

organization Massachusetts Historical Commission date Aug. 26, 1982

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 National Park Service.

State Historic Preservation Officer signature Valerie Ann Talmage

title Acting State Historic Preservation Officer

date Dec. 23, 1982

For NPS use only

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

See Continuation Sheet for Listings date

Keeper of the National Register

Attest:

date

Chief of Registration

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Multiple Resource Area
Thematic Group

dnr-11

Name Fall River Multiple Resource Area
State Massachusetts Bristol County

Nomination/Type of Review

Date/Signature

1. Algonquin Printing Co.

Substantive Review Keeper

Attest

2. American Printing Co. and
Metacomet Mill**Entered in the
National Register**

for Keeper

Attest

3. Anthony, David M., House

**Entered in the
National Register**

for Keeper

Attest

4. Ashley House

**Entered in the
National Register**

for Keeper

Attest

5. Ashworth Brothers Mill

DOE/OWNER OBJECTION**Determined Eligible**

Keeper

Attest

6. Barnard Mills

**Entered in the
National Register**

for Keeper

Attest

7. Belmont Club/John Young House

**Entered in the
National Register**

for Keeper

Attest

8. Blossom, Barnabus, House

**Entered in the
National Register**

for Keeper

Attest

9. Boguslavsky Triple-Deckers

**Entered in the
National Register**

for Keeper

Attest

10. Borden, A. J., Building

**Entered in the
National Register**

for Keeper

Attest

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Continuation sheet

Item number

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

11. Borden, Ariadne J. & Mary A., House
Substantive Review

Keeper

2/16/83 *Paula Ann Dwyer*

Attest

12. Border City Mills

Keeper

12/11/83 *Paula Ann Dwyer* R.S.

Attest

13. Borden, N. B., School

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

14. Borden-Winslow House

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

15. Brayton Methodist Episcopal Church

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

16. Brightman, Hathaway, House

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

17. Bristol County Superior Court

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

18. Cadedy, Squire William B., House

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

19. Cataract Engine Company No. 3

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

20. Central Congregational Church

Entered in the
National Register

for Keeper

2/16/83 *Delores Byers*

Attest

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

21. Chace Mills

Substantive Review

Keeper

2/16/83 [Signature]

Attest

22. Chace, A. B., Rowhouses

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

23. Chace's, Oliver, Thread Mill

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

24. Charlton Mill

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

25. Chase-Hyde Farm

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

26. Children's Home

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

27. Church of the Ascension

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

28. Collins, William, House

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

29. Connell, William M., School

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

30. Cornell Mills

Entered in the
National Register

Keeper

2/16/83 [Signature]

Attest

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National Park ServiceNational Register of Historic Places
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Item number

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Multiple Resource Area
Thematic GroupName Fall River Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

31. Coughlin School

Keeper

2/10/83 Delores Byers

Attest

32. Crescent Mill

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

33. Davol School

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

34. Davol, William C., Jr., House

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

35. Downtown Fall River Historic District

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

36. Durfee Mills

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

37. Earle, John M., House

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

38. Fall River Bleachery

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

39. First Baptist Church

Entered in the
National Register

for Keeper

2/10/83 Delores Byers

Attest

40. Flint Mills

Entered in the
National Register

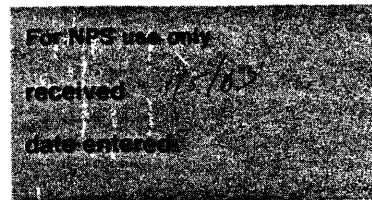
for Keeper

2/10/83 Delores Byers

Attest

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

41. Foster Spinning Co.

Substantive Review

Keeper

2/16/83 Bruce Van Dyke

Attest

42. Globe Yarn Mills

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

43. Granite Mills

Substantive Review

Determined Eligible

Keeper

2/16/83 Bruce Van Dyke

Attest

44. Greany Building

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

45. Hargraves Mill #1

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

46. Hathaway, James D., House

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

47. Highlands Historic District

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

48. Hiker, The, (statue)

Substantive Review

Keeper

RS

Attest

49. House at 108-112 Quarry Street

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

50. Jesus Marie Convent

Entered in the
National Register

for Keeper

2/16/83 Delores Byers

Attest

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area

State MA

Nomination/Type of Review

Date/Signature

51. Kennedy Park

Substantive Review

Keeper

2/16/83 Ann MacDonell

Attest

52. Kerr Thread Mill

Substantive Review

Determined Eligible

Keeper

2/16/83 Ann MacDonell

LOE/OWNER OBJECTION

Attest

53. King Philip Mills

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

54. Laurel Lake Mills

Substantive Review

Determined Eligible

Keeper

2/16/83 Ann MacDonell

LOE/OWNER OBJECTION

Attest

55. Lindsey, William, House

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

56. Massasoit Fire House #5

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

57. Mechanics Mill

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

58. Narragansett Mills

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

59. North Burial Ground

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

60. North Christian Congregational
Church

Entered in the
National Register

Keeper

2/16/83 Delores Byers

Attest

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area

State MA

Nomination/Type of Review

Date/Signature

61. Notre Dame School

~~Substantive Review~~

Keeper

2/16/83 *Samuel Byers*

Attest

62. Oak Grove Cemetery

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

63. Osborn Street School

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

64. Picard, Israel, House

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

65. Pilgrim Mills

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

66. Pine Street School

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

67. Pocasset Firehouse #7

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

68. Prince Henry The Navigator
(statue)

~~Substantive Review~~

Keeper

RS

Attest

69. Quequechan Club

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

70. Quequechan Valley Mills
Historic District

Entered in the
National Register

for Keeper

2/16/83 *Samuel Byers*

Attest

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

71. Read, Nathan, House	Substantive Review	Keeper	2/16/83 Bruce M. Day
	Entered in the National Register	Attest Keeper	
72. Ruggles Park		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
73. Sagamore Mill No. 2		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
74. Sagamore Mills #1 and #3		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
75. Sanford Spinning Co.		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
76. Santo Christo Church		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
77. Seaconnet Mills		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
78. Smith, John Mace, House		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
79. St. Anne's Church and Parish Complex		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	
80. St. Joseph's Church		2/16/83 Delores Byers	
	Entered in the National Register	Attest Keeper	

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area
State MA

Nomination/Type of Review

Date/Signature

81. St. Joseph's Orphanage

Substantive Review

Keeper

Attest

82. St. Louis Church

Entered in the
National Register

for Keeper

Attest

83. St. Mary's Cathedral and Rectory

Entered in the
National Register

for Keeper

Attest

84. St. Patrick's Church

Entered in the
National Register

for Keeper

Attest

85. Stafford Mills

Entered in the
National Register

for Keeper

Attest

86. Union Mills

Entered in the
National Register

for Keeper

Attest

87. Valentine-French House

Entered in the
National Register

for Keeper

Attest

88. Wampanoag Mills

Entered in the
National Register

for Keeper

Attest

89. Winslow, Luther Jr., House

Entered in the
National Register

for Keeper

Attest

90. Woman's Club of Fall River

Entered in the
National Register

for Keeper

Attest

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Multiple Resource Area
Thematic Group

Name Fall River Multiple Resource Area
State MA

Nomination/Type of Review

91. Wyoming Mills **Substantive Review**

DOE/OWNER OBJECTION

Date/Signature
Determined Eligible

Keeper 2/16/87 [Signature]

Attest _____

92. Corky Row Historic District
**Entered in the
National Register**

for Keeper Delores Byers 6/23/83

Attest _____

93. Lower Highlands Historic District
**Entered in the
National Register**

Keeper Delores Byers 1/10/84

Attest _____

94. Bernard's Folly **Substantive Review**

Keeper _____

Attest _____

95. Truesdale Hospital

for Keeper William B. Bush 4/15/86
Attest Betty L. Savage 4-15-86

96. Manley, William M., House
**Entered in the
National Register**

for Keeper Delores Byers 6/26/86

Attest _____

97. Sacred Heart School
**Entered in the
National Register**

for Keeper Delores Byers 3/9/87

Attest _____

98. Border City Mill No. 2
**Entered in the
National Register**

Keeper 6/28/80

Attest _____

Keeper _____

Attest _____

Keeper _____

Attest _____