

Completion Report

Dracut Mill Neighborhoods: Collinsville and Navy Yard

Historic Properties Survey



Prepared for
The Dracut Historic Commission
Town of Dracut
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I. Abstract: Project Summary

The Town of Dracut undertook this survey project to document Dracut's industrial heritage. This survey project is a comprehensive effort to record the town's historic, architectural, and cultural resources. Fieldwork and photography occurred in December 2020, with form preparation occurring during the majority of 2021. The survey concentrated on properties in the Collinsville and Navy Yard neighborhoods.

Brian Knight Research (BKR) surveyed 153 buildings and structures. The consultant prepared twelve Massachusetts Historical Commission (MHC) Area Forms and three individual Building Forms. Before this project, Dracut's historic resources included 165 inventory forms. The survey followed the standards in *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* and in consultation with Peter Stott and Michael Steinitz of the Massachusetts Historical Commission staff.

This report contains a statement of survey objectives and methodology, a narrative history of the industrial, commercial, and social history of the Collinsville and Navy Yard neighborhoods, a bibliography of sources used in preparing the forms, a street index to the forms, recommendations for National Register of Historic Places, and suggestions for further study. An index to the inventoried properties appears in Appendix A.

Other survey products, in addition to this report and the inventory forms, include a map of Dracut inventoried resources locations and a Flash Drive containing digital copies of the forms, this text, the street index, the survey map, and all the photographs that appear on the forms.

Two copies of the survey products were provided to the Dracut Historical Commission and the MHC. The purpose of the survey is to provide information to assist with local and state planning activities. The information from this phase of the Dracut inventory will be included in the Massachusetts Cultural Resource Information System (MACRIS). This digital database will eventually make all of the information available online.

II. Methodology

BKR employed standard survey methodology recommended by the Massachusetts Historical Commission throughout the project, and BKR recorded findings on the MHC historic properties inventory forms.

Survey objectives

Survey objectives included the identification of Dracut's historic resources in the Collinsville and Navy Yard neighborhoods before 1970, the establishment of a historic context for the neighborhoods' development, and evaluating the identified resources according to the criteria for the National Register of Historic Places. The application of the criteria resulted in a list of properties and districts recommended as eligible for nomination to the National Register.

Assessment of Previous Research

The Massachusetts Historic Commission performed a Reconnaissance Survey in 1980. Peter Stott (1985) and Donat H. Paquet (1989) completed surveys in Dracut for the Dracut Historical Commission.

In 2012, Larson-Fisher Associates completed *Historic Preservation Plan & Town-Wide Survey of Historic Resources for Town of Dracut, Middlesex County, Massachusetts*, which included a town-wide which all buildings and structures built in 1965 or before were reviewed, documented, and evaluated. Of the 57 historic resources that were documented and listed in the Massachusetts Historical Commission's

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inventory, only 47 were still extant in 2012. The 2012 survey involved the visual inspection of over 5,000 developed properties in the town, which created a database of 2,017 individual properties.

In 2017, consultants John Clemson, Claire Dempsey, Jennifer Doherty, and Zachary Violette surveyed Town-owned properties and agricultural sites threatened by residential subdivisions. 147 buildings and structures were documented in the course of this project. The resources and priorities identified in the Plan and RFP Scope of Work included many municipal, educational, religious, agricultural, and residential buildings constructed throughout Dracut's history and sited evenly throughout the town. The selection process was driven by integrity and various styles, types, and periods of Dracut's history between 1728 and the early 20th century.

Survey procedures

Documentary research

The consultant conducted a component of his documentary research through the Town Clerk's office and the Dracut Historical Society. Historic atlases and maps, Dracut/Lowell resident and business directories, town histories, and town reports were the principal sources for property research. Historic Maps included Barlow Insurance Surveys, 1880s atlases with footprints, and USGS Maps.

The Town Clerk had many original documents available to the consultant. These included valuation lists, census data, and Town Annual Reports. The Dracut Historical Society's collection of maps and manuscripts provide information for the historic narratives.

Due to COVID restrictions, the Dracut Historical Society was closed to the public. The museum, however, assisted as much as possible. The consultant obtained several maps and plans of the streets in the study area. A resident also wrote an unpublished manuscript of Collinsville.

There were several secondary sources, National Register nominations, and unpublished manuscripts available for research.

Online resources provided newspaper articles (newspapers.com), population censuses (ancestry.com), town directories (ancestry.com), probate records (ancestry.com), genealogical websites (ancestry.com), and records in the Middlesex North Registry of Deeds.

The research focused on establishing construction dates, names, occupations of property owners and/or occupants, and the role of the owners/occupants in the community. Estimates of construction dates were guided by documentary evidence located during the survey process. Much of the data relating to building construction dates were drawn from sources listed on the inventory forms, sometimes combined with a street evaluation of a building's architectural style.

The consultant consulted deeds via the Middlesex County Register of Deeds. The website provides deeds dating through the entire period of significance of the project. For the worker's housing units in Collinsville, deeds were not helpful as the occupants were primarily renters. The deeds were useful for these buildings after the American Woolen Mill divested housing in 1933. The census data on ancestry.com provided useful for the renter information. This was useful when determining the occupants' country of origin, their family size, and their work in the mills.

Federal census records, available online, and the Massachusetts Vital Records online database of the New England Historic Genealogical Society were consulted to develop more information about the property's history. Town directories provided information on owners and occupants.

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Survey Fieldwork

Legal restrictions prevent consultants from entering private property without owners' permission, and as with detailed deed research, survey budgets usually do not allow for interior inspections of buildings. In the case of the Dracut survey, however, largely through outreach by the Project Coordinator, the owners of several properties allowed the consultant to come onto their properties to view features that could not readily be seen from the street. In addition, several owners invited the consultants to view building interiors, an opportunity that resulted in a better understanding of the buildings and the recording of some important architectural features in the description sections of the inventory forms.

BKR documented each resource from the public right of way. The consultant took ¾ pictures of the buildings as well as street views. The Local Project Coordinator coordinated with the mill owners to enter the properties to view the interior features.

Maps

The Town of Dracut provided survey maps featuring streets and building footprints. These served as working documents as well as the final survey map. The online Assessors Parcel Map via Vision Government Solutions provided excellent mapping capabilities for the location maps on the MHC forms.

Criteria for property selection

The Local Project Coordinator and consultant chose properties associated with the two mill neighborhoods – Collinsville and Navy Yard. These properties include industrial buildings including mills, powerhouses, boiler rooms, dams, canals, and penstocks. Also, the survey included any housing units associated with the mills, a period from 1856 to 1955. The core of the residential housing was built between c.1895 and c. 1938. Buildings prior to these dates were also selected. With the closing of the mills in 1955, BKR did not document mid-20th century buildings and post-World War II subdivisions.

The initial property list mirrored potential districts suggested in the 2012 and 2017 reports. The consultant reviewed the properties, resulting in removing some properties that were not associated with the mills. The consultant also added several properties – most notable is the housing on Parker Avenue and Lakeview Avenue.

There are no existing National Register properties in the survey areas. There were a few survey forms for properties in the area. These were the primary mill buildings for both the Beaver Brook and Merrimack Mills..

III. Explanation of Products and Accomplishments

Inventory forms

149 forms were written during the project: eleven Area Forms, three individual resource forms, and one object form. The project was completed by Brian Knight. In order to attain the project goals in an efficient manner, the Area Form format was used for the documentation of some groups of related properties. Area Forms of this type provide overviews of small neighborhoods and typically include a brief description of resources on several properties, as well as a historical narrative about how the group of buildings developed over time. At the end of each Area Form, an Area Data Sheet provides a concise list of the contributing resources within the documented area.

Each inventory form includes at least one photograph, and many, especially Area Forms, include multiple photographs. One photo print that meets MHC's archival standards has been attached to each form filed with the MHC, and the same print has been provided to the Dracut Historical Commission for the town survey file. Other pertinent information such as Assessor's map and parcel number, building material,

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style, builder or architect (if known), date of construction, degree of alteration, setting also appears on Page One of each form. Detailed statements of architectural and historical significance follow on continuation sheets. A brief bibliography of sources consulted is part of each form and always includes any historical maps on which a building or structure is shown.

Construction dates. The dates given on the form reflect the completion of a building or structure when known. In some instances, general construction dates are given in spite of the fact that local tradition, or an earlier survey form, may attribute a specific date. The Dracut Assessor's Office records show construction dates that appear to be unreliable for many 20th century resources, and were not utilized for this survey.

MHC identification numbers.

Properties surveyed in this project were plotted by identification letter or number on a large base map provided by the Town of Dracut. The numbering sequence worked out in conjunction with the Massachusetts Historical Commission staff assists in the identification all of the Dracuts' historic resources in the state-wide computerized database for historic properties - MACRIS (Massachusetts Cultural Resource Information System), as well as in the local file. MACRIS numbers have a three-letter code for each town that appears in front of the number. Dracut's code is DRA which is separated from the number by a period (e.g., DRA.2).

Each resource that was discussed explicitly on an inventory form was given its identification number. Generally, properties in one locale were given consecutive numbers. As of the end of this survey project, the identification numbers for all individual buildings documented in Dracut now range from DRA.1 through DRA.298. This numbering system includes properties for which numbers had been assigned previously.

Each Area Form is identified by an alphabetical designation, currently ranging from Area A through Area AK. Each discussed resource located within an area has an individual identification number, and is listed on the Data Sheet that accompanies the Area Form.

Assessor's map and parcel documentation; survey form maps.

The town Assessor's map-and-parcel number for each property is part of the survey information, and appears on Page One of the form, on the Area Form Data Sheet, and in the Survey Street Index. It is anticipated that the data will help coordinate Dracut's preservation planning. The surveyed properties can easily be mapped to show the distribution of historic properties throughout the town. With the exception of most area forms, locator maps used in this survey project were generated online.

Application of National Register criteria.

The National Register criteria were applied to each property, and potential eligibility was noted on Page 2 of the survey form. When applicable, the reasons for eligibility were explained on an accompanying National Register Criteria Statement sheet. Seven areas and two individual properties were found likely to be eligible for the National Register listing. Some properties that are individually eligible may also be eligible as part of a district. Some otherwise significant buildings were disqualified from individual National Register eligibility because of architectural alterations that have diminished their integrity, the most common changes in siding, windows, and doors. Some of these, however, were found to be eligible as contributing resources to a potential National Register district.

It should be noted that these recommendations are the opinion of the consultant only and do not guarantee that a property will be found eligible by the MHC or upon nomination to the Register. A list of National Register Recommendations is attached, and consultation with the MHC is recommended before proceeding with the preparation of a National Register nomination.

Other survey products.

The Bibliography for the survey will prove useful to people wishing to research the town's historic resources in further detail.

The attached Street Index (List of Inventory Forms) includes the forms for properties written during the current project. Properties and resources documented previously but not surveyed this year are listed on the MACRIS list for Dracut. Dracut's MACRIS list will be expanded and revised to include this inventory project.

The MHC is in the process of making all survey forms available online. When the Dracut forms are entered into the MHC database, the complete form, including photographs and maps, will be available in a PDF format.

IV. Index of Properties Surveyed

The following areas and individual properties were inventoried during the survey project. MHC area code letters or inventory numbers not included here have already been assigned to other historic resources in Dracut by the MHC. A list of all properties in Dracut inventoried through summer 2020 will be available through the MHC website (www.sec.state.ma.us/mhc). The MHC expects to make the Dracut inventory forms and photographs available online as well.

V. National Register of Historic Places Context for Collinsville and Navy Yard Neighborhoods

Industrial History of Dracut

Early Dracut industries used Beaver Brook for water power to process agricultural products. With its source in Derry, NH, communities such Lowell and Lawrence, Forge Village, Graniteville, North Chelmsford, Dracut, North Billerica, Andover, North Andover, Methuen, and Amesbury used the Merrimack River and its tributaries extensively. Located relatively close to Boston's major port, these mills produced items that shipped across the world. The mills were usually not located near the coastline or urban areas to effectively tap the rivers. The rail system allowed for quick transport of raw goods into the factory and finished products out.

John Varnum most likely built the town's first gristmill, sometime before 1710, near the Pawtucket Falls. The falls provided "an abundance of power," and Varnum chose not to build an expensive river spanning dam but rather a wing dam that extended "a short distance into the river, and a few rods above the end which rested on the shore which formed a triangular space in which water enough would collect to furnish power to operate a saw or gristmill."¹

In 1770 James Martin of Dracut sold to Ezekial Hale farm, a dwelling, and a blacksmith's shop, located along Beaver Brook. Hale then built a grist mill and a fulling mill for finishing homespun and woven woolen cloth. Moses Hale, the son of Ezekiel Hale, purchased his father's property in 1789. Ezekiel Hale, Jr. sold the property in 1793.

In 1791, there were five identified mills within the Dracut area. These were most likely fulling mills and a gristmill.

The first kind of a mill to be built would be a gristmill for converting their grain into meal, malt, and flour. Later, as they found time and means to build better houses in place of the buildings constructed of logs, sawmills were required, and surplus lumber not needed for their own use was rafted down the river and sold.²

There were two mills at the lower dam on Beaver Brook, below Pleasant Street. By 1824, Merritt Wilder acquired mill privileges on the west side of Beaver Brook and erected a textile mill. Three years later, Wilder purchased land on the east side with the right to erect a second mill. Wilder then sold Theodore Hamblett the right "to erect a mill or other building at the easterly end of the dam."³ Hamblett erected a sawmill and established a wheelwright business until the Woolen Mill Company (owners of the west side) "removed the dam, filled the raceways, and no traces of mills or dam remain." Joseph Butterfield Varnum gained possession of the west side in 1828. In 1840, Varnum sold the west side property to Perez O. and John H. Richmond, who used the site for paper manufacturing until approximately 1855. The Woolen Mill Company later purchased the mill building to use as a storehouse. This building burned in 1870.

Early 19th century mills used wheels to convert falling water into energy to drive machinery. Boston merchant Francis Cabot Lowell brought an English design of the power loom to the United States. Following Lowell's cotton cloth mill in Waltham, Massachusetts, the textile industry in America rapidly expanded. New England towns adopted the "Waltham System" of production, transforming the regions

¹ Coburn, Silas Roger, *History of Dracut, Massachusetts, called by the Indians Augumtoocooke and before Incorporation, the Wilderness North of the Merrimac. First Permanent Settlement in 1669 and Incorporated as a Town in 1701* (Press of the Courier-Citizen Company: Lowell, Massachusetts, 1922)

² Ibid.

³ Ibid.

from an agrarian economy to an industrial economy. The first Lowell mills opened in 1823, and within twenty-five years, Lowell was the most significant industrial center in America.

Following the successful development of Lowell and Lawrence's mill towns, "the textile industry expanded in the smaller towns along the tributaries of the Merrimack."⁴ By 1843, the Ames family owned several acres along Beaver Brook, a small textile mill, a slaughterhouse, and a wheelwright shop.⁵ In 1875, two of the mills from 1791 remained in operation.⁶

There was a heavy concentration of manufacturing in New England. While New England accounted for 8 percent of the US population, it was home to more than 20 percent of its manufacturing workers. Over 40 percent of the region's labor force worked in manufacturing (compared to 20 percent nationally).⁷ In addition to water power availability, the concentration of Boston-based machine shops and skilled labor contributed to these textile mills' presence.⁸

New England's manufacturing sector was dominated by the textile industry, which "employed more than one-third of all manufacturing workers in the region, while leather and leather products—dominated by footwear producers—employed another 14 percent of the region's manufacturing labor force."⁹ In 1880 more than one-half of all textile workers in the country and over 40 percent of leather and leather products workers were employed in New England. Nearly 80 percent of New England's textile manufacturing capacity, for example, was concentrated within an arc of land roughly 20 to 60 miles from Boston.¹⁰

Dracut's earliest known manufacturing establishment was the Beaver Brook paper mill (off Lakeview Avenue). This mill started as a fulling mill and gristmill and converted to a paper mill in 1839. The financial panic of 1857 marked the end of the initial industrial era and "ended a period of economic prosperity and caused a sudden downturn of the economy and a general recession that left many struggling until the onset of the 1860s."¹¹

The Collinsville and Navy Yard mills attracted the plethora of immigrants arriving in the United States. Primarily English and Scottish immigrants worked in the mills as carders, spinners, weavers, and cordwainers.

Lowell would eventually surpass Dracut as the region's economic center, helped by a series of annexations during this time. In 1850, Dracut's population reached 3,503, but after Lowell annexed the

⁴ Molloy, Peter, *The Lower Merrimack River Valley: An inventory of Historic Engineering and Industrial Sites*, University of Michigan Library (January 1, 1976)

⁵ Duda, Rebecca, "Dracut—not Lowell—is "Spindle City," *Discovering the Historic Merrimack Valley Blog, The Lowell Sun*, January 29, 2019.

⁶ French, Plan of Dracut, 1791; F. W. Beers, County Atlas of Middlesex, Massachusetts, Dracut map copy on file at Dracut Historical Society.

⁷ Kuznets, Simon and Dorothy Swaine Thomas, eds. *Population Redistribution and Economic Growth: United States, 1870-1950. Vol. 1* (1957); Rosenbloom, Joshua L. *The Challenges of Economic Maturity: New England, 1880-1940*. University of Kansas and National Bureau of Economic Research, 1998.

⁸ Rosenbloom, Joshua L. *The Challenges of Economic Maturity: New England, 1880-1940*. University of Kansas and National Bureau of Economic Research, 1998.

⁹ Ibid.

¹⁰ Heckman, John S. "The Product Cycle and New England Textiles." *Quarterly Journal of Economics* (June 1980).

¹¹ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

Centralville section of Dracut, the population dropped to 1,881 by 1860. By 1870, the population rebounded to 2,078, but Lowell annexed Pawtucketville in 1874, reducing Dracut's population to 1,116.¹²

John Tighe Jr., a first-generation Irish-American, headed an 1880 Dracut household. He had seventeen boarders who worked in the "Woolen Mills," of which six were Irish immigrants, seven were first-generation Irish Americans, and three were natives of New Hampshire. Tighe's tenement house had two Irish servants (both women). Lawrence Tighe, a 70- year-old laborer, and his wife Julia lived next door. They were both Irish immigrants and most likely John Tighe's parents as he was double-counted as being in both households. They also kept boarders who worked in the woolen mills, including Irish immigrants or first-generation Irish-American. The next listing was of a home headed by Canadian immigrants that included three other Canadian immigrants who worked in the woolen mills and their three children born in Massachusetts.¹³

Many of the Dracut mill workers were immigrants, and their presence affected the town's social life in many ways. Thousands of French Canadians, seeking New England's manufacturing centers' economic opportunity, crossed the porous border into the United States between 1880–1890.

Mills concentrated on long-fiber worsted goods during the Civil War. American textile companies imported European machinery, which propelled the growth of worsted production until the depression of 1893. At this time, mills "ceased production because of the reduction of protective tariffs, and the rising popularity of imported goods."¹⁴

Between 1880 and 1920, there was an influx of foreign workers who impacted New England's demographics.

In 1920 over one-quarter of the region's population was foreign born, about twice as large a fraction as for the entire country ... Focusing only on the foreign born understates the impact of immigration, however, since the children of immigrants are counted among the native-born population. By 1920, 62 percent of New Englanders were either foreign born or had at least one parent who was an immigrant. In comparison, the corresponding figure for the country as a whole was just 38 percent.¹⁵

Both the Collinsville and Navy Yard neighborhoods retained a large concentration of diversified ethnic groups. Greek immigrants, fleeing the 1897 war with Turkey, represented the most extensive collection of immigrants, followed by Armenians, Lithuanians, Russians, Germans, Austrians, Poles, Portuguese, and Italians.¹⁶ Nearly all of these immigrants worked in the mills and lived in tenement housing on Mill Street and Primrose Hill Road.

The United States placed a tariff on hosiery in 1897 as a way to address fierce European competition. As a result, both the Collinsville and Navy Yard adjusted their output and created fine linens. Despite these advances, mills shut down for several weeks at a time due to lack of demand.

¹² Northern Middlesex Council of Governments, *Dracut Master Plan, Shaping the Future*, May 27, 2020.

¹³ Larson Fisher Associates, *Historic Preservation Plan & Town-Wide Survey of Historic Resources For Town of Dracut, Middlesex County, Massachusetts*, November 2012.

¹⁴ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

¹⁵ Hutchinson, E. P. *Immigrants and their Children, 1850-1950*. (John Wiley & Sons: New York, 1956)

¹⁶ Larson Fisher Associates.

The 1890s forced many textile companies to adjust. The Depression of 1893 – 1897 and southern competition had a tremendous impact on the New England woolen industry. Small specialized textile manufacturing companies joined larger consolidated companies, which decreased risk for investors and enabled manufacturers to modernize equipment more efficiently. The American Woolen Company formed the most extensive consolidation of textile companies in New England in 1899. The consolidation movement effectively revitalized the New England woolen and worsted industry. The Wilson-Gorman act reduced tariff rates, and the shift in consumer preferences away from heavy woolen fabrics to worsted and other light fabrics also impacted the industry. The mid-1890s were referred to as "...without any reservation or qualification whatsoever...the most disastrous period in the history of the American wool manufacture."¹⁷

In the early twentieth century, technological advances and high protective tariffs enabled woolen industries to remain profitable despite labor activism and recessions. During World War I, the US government reinforced the woolen industry by taking over the wool market for military use.¹⁸ After World War One, the woolen and worsted industry declined. The lack of government demand for woolen goods, the introduction of the synthetics industry, the Great Depression, and strikes caused Dracut wool manufacturers to sell their mills or shift to the production of newer synthetic textiles.

The mills of the Merrimack Valley continued to suffer during the twentieth century. The mills competed against lower-cost producers in other parts of the country.

"The region's poor transportation links to the growing interior population and limited natural resource endowments meant that it was poorly positioned to compete in many of the rapidly growing manufacturing industries."¹⁹

World War I temporarily revived the New England textile industry, but demand collapsed following the war due to introducing new synthetic fibers and intensified international competition.²⁰ Restrictions on immigration also impacted the labor pool. The Great Depression ushered in a period of decline. Losses mounted steadily after 1930, and the companies found it increasingly difficult to finance needed improvements. The depressed economy impacted textile mills, which were "operating with old and often obsolete equipment," making them "among the more vulnerable to the resulting drop in product demand."²¹ There were several Works Progress Administration projects, employing 308 local workers. In 1938, WPA funds assisted with work on the former worker's housing streets of Alder/Spare and Water/Middle/Mill. The Federal Government provided Dracut \$20,000/ month for labor and \$2000/month for food.²²

By the 1950s, ninety-five percent of the woolen-worsted industry moved to the South, and "as the textile industry moved out of the area, such related industries as the textile machinery makers, bobbin and

¹⁷ S. D. North, as quoted by Arthur H. Cole, *The American Wool Manufacture* vol . 1 . (1926)

¹⁸ Fields, Jenny R. and Alyssa L. Wood, *Weybosset Mills Complex Historic District (Providence, Rhode Island)*, United States Department of the Interior, National Park Service, 2007.

¹⁹ Rosenbloom, Joshua L. *The Challenges of Economic Maturity: New England, 1880-1940*. University of Kansas and National Bureau of Economic Research, 1998.

²⁰ Wright, Gavin. "Cheap Labor and Southern Textiles, 1880-1930." *Quarterly Journal of Economics* (November 1981)

²¹ Rosenbloom, Joshua L. *The Challenges of Economic Maturity: New England, 1880-1940*. University of Kansas and National Bureau of Economic Research, 1998.

²² Town of Dracut Town Reports, 1880-1940, Dracut Town Hall, Dracut, Massachusetts.

spindle makers, wool scourers and cotton bleachers also suspended operations or moved.²³ Urban disinvestment and decline followed on the heels of the 1955 closure of the Beaver Brook Mill. The cessation of mill operation left behind the mills, wheelhouses, canals, and tenements as reminders of the Collinsville and Navy Yard neighborhoods' manufacturing heritage.

Navy Yard History

The Merrimack Woolen Mills is on the Beaver Brook at Pleasant Street in the Navy Yard neighborhood. The 2.08-acre site was a former cotton and woolen mill which operated from approximately 1739 until the 1960s and used the abutting waters of Beaver Brook to power mill operations. Currently, there are thirteen interconnected buildings constructed between 1860 and 1952. The current owner of the property, Tucard L.L.C. (Tucard), has renovated several of the buildings and is currently leasing space to commercial tenants.²⁴ The site consists of a mill complex of eleven distinct interconnected mill buildings. The facilities are numbered 1 through 20. Most of the property is paved, with Beaver Brook and a wooded area located along the site's northeastern portion.

Late 18th -Early 20th Century Navy Yard Mills

Ephraim Hildreth owned 1,300 acres of land on the east side of Beaver Brook, which included the Navy Yard neighborhood. In 1710, Hildreth sold to Ebenezer Goodhue 16 acres extending from the falls to the Merrimack River. By 1739, Hildreth and Goodhue had built a mill on the east side of the brook. It was there until at least 1892.²⁵ Josiah Richardson became a part-owner of the mill and sold it to Ezekiel Hale of Newbury in 1762. In 1770 James Martin of Dracut sold to Ezekiel Hale additional land, including a farm and a blacksmith's shop, located along Beaver Brook. Hale then built a grist mill and a fulling mill for finishing homespun and woven woolen cloth. Moses Hale, the son of Ezekiel Hale, purchased his father's property in 1789. Ezekiel Hale, Jr. sold the property in 1793.

In 1814, Jabez, Woodward, Artemas, and Sewall Stanley of Bristol purchased the property and erected a mill building to manufacture cotton goods, and then later, woolen goods. This mill failed in the 1820s, and its creditors granted a five-year lease to Charles Stott, Joseph Garnett, Robert Whittaker, and a Mr. Fitten who manufactured woolens. John and Thomas Nesmith purchased the mill in the late 1820s and manufactured flannels. In 1838, Darius Young purchased the property, and in 1839, the Chelmsford Company purchased the flannel factory and gristmill.

Baldwin Woolen Company

The Baldwin Woolen Company of North Chelmsford established a mill on the existing site in 1840. Baldwin most likely built the existing stone buildings. By 1856 a small village had arisen in this mill's immediate neighborhood consisting of millworkers' dwellings and businesses.

Elliot Mills

²³ Molloy, Peter, *The Lower Merrimack River Valley: An inventory of Historic Engineering and Industrial Sites*, University of Michigan Library (January 1, 1976)

²⁴ Young, Catherine OSC, *POLREP #1, Navy Yard Mills Site*, United States Environmental Protection Agency, 2012.

²⁵ Coburn, Silas Roger.

In 1853, the Elliot Mills Company purchased the property for \$75,000. The company consisted of Harlan Pillsbury, Jonathan Tyler, James Waterhouse, and Joseph Farrington.

Merrimack Woolen Company

In 1854, Elliot Mills Company sold the property to Thomas Barrows of Dedham and William Hilton of Boston. John Nesmith became a partner soon after. By 1858, the mill was under new ownership and became the Merrimack Woolen Company, owned by Nesmith, Thomas Barrows, and Walter Hastings. Joseph and Alfred Chase were in charge of manufacturing cloth, and they received a percentage of the manufactured goods sold by the commission house. The existing buildings were "old and not fitted for the increasing business, and a more modern building was required to produce better results."²⁶ The company purchased the Pearson Mills at Collinsville, removed the cotton machinery, and installed the wool machinery. With this purchase, the company could build a new Navy Yard mill without disrupting its manufacturing schedule.

The company demolished the wooden mill and built the primary four-story brick building in 1862, with other brick parts of the complex going up later. The Navy Yard neighborhood was initially a deep valley infilled with sand. When the wooden mill

Was demolished, and the foundations of a new one were being prepared, it was necessary to drive piles into the ground to a great depth until the original bedrock was reached, as the glacial drift was unsuitable for foundations.²⁷

In 1863, the Chases left the business, and Edward Barrows, the son of owner Thomas Barrows, became the principal agent. By early 1864, the company was organized as Merrimack Mills of Dracut.

An October 1864 fire " destroyed the buildings and a two-story house which stood on the opposite side of the highway."²⁸ The total damage was between \$200,000 and \$300,000. The company transferred its operations to the Collinsville Mill while they built a new complex. The Collinsville Mill ran "night and day, and the work of clearing away the ruins commenced without delay."²⁹

The new building, constructed in 1865, was an early example of "standard mill construction." It is four stories high, 172' x 51', with a stair-water cistern tower in the center of the building. It has a shallow pitch roof and iron cornices.³⁰

Baldwin added new uncoursed granite rubble buildings in 1865 and 1866, and the company produced cassimere woolen cloth and employed 250 people. The 125' x 40' picker house was three stories with a shallow pitch roof. It had brick and stone firewalls at 20-foot intervals. The one-story, 150' x50' storehouse parallel to Pleasant St., was also of stone construction with firewalls at 60-foot intervals. 20th-century mill buildings replaced the original boiler house, engine house, finishing building, and smithy.³¹ Production of cassimere goods increased following the American Civil War. Cassimere is a woolen cloth variation made of medium-fine woolen yam woven into intricate patterns.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Molloy, Peter.

³¹ Ibid.

Following the rebuild, the new machinery of the mills "with the favorable conditions of the times were productive of great success."³² The Merrimack Woolen Company "maintained an active independent business for nearly five decades, which spurred a great amount of new development in the community, particularly around the mill complex along and adjacent to Pleasant Street."³³

The newly updated mill ran successfully for eight years, with periods of interrupted service. In 1868, the mill shut down for several weeks due to a lack of demand. In November 1873, "as the result of dissensions among the stockholders," the plant released laid off its employees immediately after the mill depleted its yarn inventory.³⁴ In 1874, a special committee of L.J. Stiatsny, Edwin Ludlow, and C.P. Talbot offered the mill for sale. Stiatsny represented Bauendahl and Co. of New York. Ludlow was from New York, and Talbot was from Lowell. One of the mills was

A modern built brick mill of four stories and a basement, 170 by 51 feet, with L110 by 50 feet, with water and steam power; 12 sets of the most approved woolen machinery, in perfect order, and all other necessary buildings and appurtenances for the manufacture of first-class woolens; agents and boarding houses, and comprising one of the finest properties in the United States.³⁵

The property was sold at a public auction in December 1874. The superintendent's house and the tenements were located in the parts of Dracut that Lowell had annexed. This was most likely Pawtucketville, which Lowell annexed in 1874. The auction also included the c. 1865 lower mill, which was located a few rods from the Lowell/Dracut border. George Brayton of New York purchased the property for \$121,000. A year later, Leonard J. Stiastny of New York purchased the mill property for \$133,000.

Several years of inaction followed. Property in the village decreased in value. Families living in tenement houses obtained employment in other places and removed from town. Others who had purchased homes sold at a sacrifice or found employment in the Lowell mills and remained.³⁶

Solomon Bachman

Solomon Bachman leased the Navy Yard mills in 1876. The mill made primarily shawls with a stock of wool, cotton, yarn, and shoddy. It was powered two water wheels and one 180hp Corliss steam engine. In 1877, the mill complex consisted of:

- A four-story, 175 by 51-foot brick and stone main building. The basement housed the water wheels, stone setting, fulling and gigging. The second floor had a carding room plus access to the engine room and the finishing house. Third floor was for self-acting mule spinning, warping, spooling and twisting. The fourth floor was for self-acting mule spinning.
- A three-story, stone picker house. The building contained store rooms, dry rooms and picker room.
- A two-story brick finishing house with connections to the main building. The first-floor was for finishing and the second floor was beaming, dressing and spooling.
- A one-story brick boiler house.

³² Coburn, Silas Roger.

³³ Larson Fisher Associates.

³⁴ Coburn, Silas Roger.

³⁵ "Splendid Woolen Mills for Sale," *The Boston Post*, Boston, Massachusetts, April 10, 1874.

³⁶ Coburn, Silas Roger.

- A one-story brick engine house with access to the main building and boiler room.
- A one-story, stone Machine Shop and Blacksmith Shop.
- A one-story storehouse with access to the wool store house.
- A one-story stone wool storehouse.
- A one-story brick office.
- A one-story, wood frame dye house.
- A one-story, brick gas house.
- A one-story brick scouring house.

Bachman purchased the property in 1880 for \$120,000. By 1881, there were 200 employees at the mill. Soon after the purchase, a fire started in the picker room, damaging the packing room.³⁷ The fire department saved the main mill building from destruction. The two-story stone picking and drying building were "separated from the main mills by a narrow driveway, and from the wool sorting building on the other side by a blank wall."³⁸

In June 1887, the Dracut and Collinsville mills temporarily closed "indefinitely ... for lack of orders, owing to a dullness in trade."³⁹ The lack of orders stemmed from an earlier strike when many orders went to other mills.

In 1889, there was a fire in the storeroom, causing approximately \$2,000 in damage. A year later, there was a fire in the picker room, causing minimal damage.

In 1890, the mills had 356 employees, and the mill produced "dress goods, cloakings, shawls, etc."⁴⁰ The mill had "not been obliged to suspend work at any time during the last 13 years," and the demand "has kept the machinery in motion on many hours of overtime."⁴¹ Despite the increased workload, the weavers went on strike, protesting their decreasing wages and increasing hours during that time span. At the time of the February 1890 strike, Bachman announced that the company would not "accede to the demands and proposes to discharge all who do not return."⁴²

There were additional strikes in March 1894. This strikes were in anticipation of the enabling of the Revenue Act or Wilson-Gorman Tariff of 1894 which slightly reduced the United States tariff rates and increased foreign competition. Like the strikes in 1890, they were protesting a reduction in wages. On the morning of March 12th, "the lively little town was quiet" as "300 operatives, rather than work under a scale of wages, involving a cut down, ranging from 12 to 43 percent, remained with their families in the comfort of their homes."⁴³ The mills "were closed tight . No noise could be heard about them save the roaring made by the water fall just above the bridge."⁴⁴ Not only did August Fels, the manager, demand a reduction in wages but he also called for an increase in the work day hours. Fels could also guarantee five months of work, leaving the workers looking for new employment during the upcoming summer. Only five workers crossed the picket line that morning. One worker spoke:

³⁷ *The Boston Globe*, Boston, Massachusetts, January 13, 1881.

³⁸ *The Boston Post*, Boston, Massachusetts, January 14, 1881.

³⁹ "News of the Morning," *Fall River Daily Evening News*, Fall River, Massachusetts, June 15, 1887.

⁴⁰ *The Boston Globe*, Boston, Massachusetts, February 16, 1890.

⁴¹ "Dracut Weavers Strike," *The Boston Globe*, Boston, Massachusetts, February 16, 1890.

⁴² "Strike of Weavers at Dracut," *Fall River Daily Evening News*, Fall River, Massachusetts, February 15, 1890 .

⁴³ "Merrimack Woolen Mills are Silent Today," *The Lowell Sun*, Lowell, Massachusetts, March 12, 1894.

⁴⁴ *Ibid.*

The reduction is from 12 to 45 percent. We made shawls, beavers and dress goods in the mill. Shawls for which we received 45 cents for weaving have been reduced to 22 cents; shawls for which 30 cents were paid will be 18 cents and shawls for which 35 cents were paid will be 21 cents if we accept the new schedule.⁴⁵

It was felt that the strike would not last very long as the workers were unorganized, for the "community is almost like a family" and "few had the resources to fight out a strike."⁴⁶ By March 22, 20 workers had crossed the picket line and returned to work and Fels offered a plan for a less drastic reduction plan.

In 1896, the mill closed for a month with "the intention to form a new company to manage this mill."⁴⁷ August Fels (President) and E.A. Smith (Director) led the new company.

In 1896, Bachman formed a new company, the Merrimack Woolen Mills Co., with a capital of \$250,000 and the Bachman family retaining most of the stock.

After the death of Bachman in 1898, the property was sold at auction. The mill, "which is full of historical associations, having been successfully operated since the beginning of the last century, has been thrown on the market simply to settle the estate of the late S. Bachman."⁴⁸ In 1902, Charles Robinson purchased the mill at auction for \$68,000. Robinson also operated mills in Maine and New Hampshire. August Fels was the treasurer and manager. Later in the year, E. G. Morrison and Arthur G. Meyer purchased the property.

During the summer of 1900, a fire ravaged the mill's wooden building. The fire broke out in two parts of the former dye house. Described as incendiary, the fire destroyed the building that was relegated to storage uses.⁴⁹

Due to the effects of the depression of 1897, the Merrimack Mills closed down c. 1900 and reopened in January 1902. C.F. Robinson of Windsor, Maine, and E.G. Morrison of Tilton, New Hampshire, represented the new mill owners. In 1907, mills throughout New England shut down due to a lack of business. There were strikes at the Merrimack Mills in 1907, 1908, and 1911. There was a success in 1912 when mill workers throughout New England received a five percent pay increase, including the 500 workers at the Merrimack Mills.

During the winter of 1906, there was a fire at the Merrimack Woolen Mill. When the fire company arrived, "the fire was burning fiercely through a large belt opening."⁵⁰ Upon bringing the hose up the fire escape, the fireman found the door blocked by wool piles. They eventually got a hose through a rear window and extinguished the fire. The mill workers assisted the fireman but "pouring tons of water into the building, doing no good but to wet down everything."⁵¹

In November 1907, workers from several departments were laid off due to a lack of orders. The mill then shut down for a whole month. When the mill prepared to open in the middle of December 1907, the weavers went on strike, further delaying the mill's opening. The strike stemmed from the mill's

⁴⁵ "Strike at Dracut," *The Boston Globe*, Boston, Massachusetts, March 12, 1894.

⁴⁶ "Will Probably Be Short," *The Berkshire Eagle*, Pittsfield, Massachusetts, March 13, 1894.

⁴⁷ "Lowell," *The Boston Globe*, Boston, Massachusetts, August 4, 1896.

⁴⁸ *The Charlotte News*, Charlotte, North Carolina, December 13, 1901.

⁴⁹ "Fire Record," *Fall River Daily Evening News*, Fall River, Massachusetts, August 13, 1900.

⁵⁰ Town of Dracut Town Reports, 1880-1940, Dracut Town Hall, Dracut, Massachusetts.

⁵¹ *Ibid.*

conversion from wool to cotton and the number of looms. The increase in looms actually decreased their rate of pay.

During the 1911-1912 Massachusetts gubernatorial campaign, Republican candidate Louis Frothingham, as well as Elmer Stevens and John White, gathered in front of a crowd of approximately 50 Merrimack Woolen Mill employees.⁵²

During World War One, the United States Government ordered 5,000,000 wool blankets with the Merrimack Mills. The number of blankets "meant that 25% of all American soldiers overseas had a blanket manufactured in Dracut, and not one of them was ever rejected by the US Army Quartermaster—every blanket met the specifications set forth by the Army."⁵³ At the time, the mill had 100 looms and employed 450 people, and workdays could be as long as 21 hours, and Sunday was the only day the mill closed.⁵⁴ The Lowell Sun commented on Dracut's contributions to the war effort:

"In all the years to come, next to the heroic young fellows who risked their lives as sons of Dracut going off to war. That sturdy and enterprising little town will probably have nothing to adorn her civic history and indicate her share in that war work better than to be able to say, "One of our industries wove a half-million perfect blankets for the knights of democracy fighting overseas."⁵⁵

In 1918, the Merrimack Woolen Mill hired JER Carpenter to build a three-story mill building.⁵⁶ James Edwin Ruthven Carpenter Jr. studied at the University of Tennessee and the Massachusetts Institute of Technology. He then studied at the École des Beaux-Arts in Paris. With offices at 681 Park Avenue in New York City, Carpenter designed several New York City high luxury high-rise residential buildings in the 1900s.

By 1919, Morrison and Meyer had overseen many improvements. Approximately 400 operatives were producing finished products consisting of overcoating, cassimeres, and cloaking, "a line of goods for which the mill is specially equipped and for the production of which the managers provide the latest machinery."⁵⁷ The owners added new buildings, replaced the metal smokestack with a brick chimney, and installed new wire fences around the property.⁵⁸

During the summer of 1920, the mills were temporarily shuttered due to a decrease in demand. The production stoppage led to a decrease in wages and, eventually, a worker's walkout. In 1925, a decline in demand led to a reduction in the number of hours the mill remained open.

M.T. Stevens

Captain Nathaniel Stevens started the J.P. Stevens and Company in 1813 in North Andover, Massachusetts. In 1885, the company's name changed to M.T. Stevens & Sons, incorporating in 1901. In 1899, John P. Stevens formed a partnership commission house to sell M.T. Stevens & Sons' products. The company was named J.P. Stevens and Co. By 1903, J.P. Stevens and Co. was the selling agent for the woolen mills owned by M.T. Stevens and Sons Co.: Andover (Marland Mills,) North Andover, MA (Stevens and Osgood Mills), Franklin, N.H. (Franklin Mills), Southbridge, MA (Hamilton Woolen Mill)

⁵² "Frothingham Tours Towns Around Lowell," *The Boston Globe*, Boston, Massachusetts, October 238, 1911.

⁵³ Duda, Rebecaa, "The little mill that could—500,000 blankets for WWI Doughboys thanks to the Merrimack Woolen Company," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 14, 2018.

⁵⁴ Ibid.

⁵⁵ Ibid.

⁵⁶ Building Inspection Cards, Massachusetts Archives, Boston, Massachusetts.

⁵⁷ Coburn, Silas Roger.

⁵⁸ Ibid.

in and Haverhill, MA (Penntucket Mills). The Stevens Company also owned a textile mill in Roanoke Rapids, North Carolina. In 1946, J.P. Stevens and Co., Inc. merged with M.T. Stevens and Sons Co. and Slater-Carter-Stevens, Inc. The resulting corporation continued under the name of J.P. Stevens and Co., Inc.⁵⁹

There was a strike in early October 1931, with approximately 300 employees leaving their work post to protest a 10 percent wage cut. This walkout coincided with a 2,000-worker strike at the American Woolen Company's Lawrence Mill. In addition, the workers at Stevens and Osgood Mill, another M.T. Stevens company, also went on strike. The Dracut mill workers briefly returned to work by accepting the reduction but went back out on strike. Approximately 30 people crossed the picket lines, returning to work in company y automobiles.⁶⁰ By October 27th, workers from Lawrence joined the picketers outside the Dracut mill.⁶¹ The strike ended three days later.

The Stevens Mill made woolen dress goods and dyed and finished their fabrics.

In 1940, the Ralph E. Runels Construction Company, General Contractors and Consulting Engineers, of Lowell, Massachusetts, built building #10. This was a four-story multi-colored brick structure.⁶² The company offered "Industrial, Commercial and Public Buildings Dams, Bridges and Power Plants Alterations and Repairs."⁶³

Runels, a graduate of the Massachusetts Institute of Technology, was a descendent of a granite cutting family. His father, Charles Runels, furnished the cut granite for the post office building in Lowell and the Aiken Street Bridge's piers across the Merrimack River. His grandfather was responsible for developing Lowell buildings such as "Davis Square, now Gallagher Square, where he erected several business blocks and also built the Runels Building, now Fairburn Building in Merrimack Square."⁶⁴

Freeman C. Hatch Jr. designed the Dye House. Hatch was a mechanical engineer who worked directly for M.T. Stevens at the mill.

The lumber companies stocked sawed lumber and ship's knees in the area awaiting high water, waiting to be floated downriver to Newburyport. The appearance was similar to a Navy Yard, "the name by which the neighborhood would come to be known to this day."⁶⁵ In 1901, Timothy Leary petitioned the town "to change the name of 'Navy Village' to some more appropriate name regardless of any family name.:⁶⁶

There was a strike at the mill in 1951. The Textile Workers Union of America CIO coordinated a 70,0000-person regional strike and set up a picket around the Navy Yard plant. Stevens requested state police protection for the workers who crossed the line. J.P. Stevens sold the property in 1971 to Theodore Burtt. At the time, the property consisted of nine buildings encompassing 220,000 square feet. In the

⁵⁹ J.P. Stevens and Company, Inc. records, 1879-1989, bulk 1933-1960, Clemson University Libraries.

⁶⁰ "Strike Renewed in Dracut Plant," *The North Adams Transcript*, North Adams, Massachusetts, October 26, 1931.

⁶¹ "Lawrence Strikers Augment Picket Line," *The North Adams Transcript*, North Adams, Massachusetts, October 27, 1931.

⁶² Merrimack Woolen Mills Photographs, 1940-1944, Collection Number: 6782 P, Kheel Center for Labor-Management Documentation and Archives, Cornell University Library.

⁶³ *Lowell, MA City Directory*, (R.L. Polk & Company: Lowell, Massachusetts, 1946)

⁶⁴ Conklin, Edwin P, *Middlesex County and its People; a History*, (Lewis Historical Publishing Company: New York, New York, 1927)

⁶⁵ Larson Fisher Associates.

⁶⁶ Town of Dracut Town Reports, 1880-1940, Dracut Town Hall, Dracut, Massachusetts.

latter part of the 20th century, the property was adapted for use by a variety of commercial tenants, which are housed there today.

Navy Yard Neighborhood Subdivisions

In addition to the mills building worker's housing, speculators purchased large lots of land and subdivided them to make affordable housing units.

Hamblett Square

The land around Hamblett Square (DRA.M) comprising these houses once belonged to brothers George Eugene Hamblet (1847-1900) and Charles A. Hamblet (1810-1890), who purchased large parcels from Alfred Richardson in 1849. Charles A. Hamblet was born in Dracut and married Julia Richardson in 1837. In 1889 he lived at 140 Pleasant Street, next to his brother at 115 Sladen Street. Both Charles A. and his wife died in 1890. George Eugene Hamblet's son, George Hamblet, sold off parcels of land during the late 19th century. In 1900, Ida and his wife lived on their farmstead with one employee/boarder (Figures 2 and 4). The street name is given as "Hamblett" with two 'T's,' but the gravestones of the Hamblets and archival records spell the surname with a single 'T.'

Upland-Swain

John Ames (1821-1899), a Dracut lumber dealer, built most of the houses in the Upland Swain Street Area (DRA.U) for Navy Yard's growing labor pool between 1885 and 1892. In 1875, most of the land in this area was part of the C.J. Swain farm. Charles J. Swain (1846-1881) was a carriage maker, and his farmstead was located in the vicinity of #34 Upland Street. Ames eventually owned the property that now comprises the Upland-Swain area. He sold individual lots "with buildings thereon" to buyers.⁶⁷ By 1889, there were seven Ames houses on Upland Street. Other houses were built up to 1915. He was president of the Lowell and Dracut Horse Railroad Company. He also supplied the land for the Dracut Town Hall and installed a water system for the Navy Yard neighborhoods. He married Almira Hamblet (1822-1903) in 1849. His son, John H. Ames (1853-1937), assisted his father in building the homes. In 1905, Ames presented a petition to the Massachusetts legislature proposing that Lowell absorb the Navy Yard village. In 1936, the Town of Dracut seized Ames' Dracut holdings due to nonpayment of taxes.

Parker Avenue

In 1890, Lowell's Percy Parker (1857-1923) subdivided this land (DRA.Q) into 24 building lots. At this time, 50, 54, and 62 Parker Avenue were built. Parker was a prominent citizen of Lowell who had extensive holdings in Dracut, including the Bassett Mills paper mill. He was the son of Colonel John Milton Grosvenor Parker (1824-1889) and a grandson of Perley Parker (b. 1797) and Sally Hill Grosvenor. His father was the quartermaster of the 6th Massachusetts Regiment during the Civil War and later the surveyor and postmaster of New Orleans.⁶⁸

Percy Parker attended the U.S. Military Academy at West Point and attained the rank of Colonel in the army. He served on frontier duty during the Indian uprisings from September 30, 1879, to April 29, 1880, with headquarters at Fort McDermitt, Nevada, when he garrisoned at Angel

⁶⁷ MCRD: 206:45, 1889.

⁶⁸ Clemson, John D., "Parker Avenue School," Form B, Dracut, Massachusetts Historic Commission, Boston, Massachusetts

Island, California, until his resignation from the army on July 8, 1882.⁶⁹ In 1893, he was Assistant Quartermaster General, with the rank of Colonel, on the staff of William E. Russell, Governor of Massachusetts, and Assistant Inspector General on the staff of Governor Frederic T. Greenhalge.⁷⁰

Parker was President of the Middlesex Safe Deposit and Trust Company, Director of the Old Lowell National Bank, Director of the Traders and Mechanics Insurance Company and Trustee of the City Institution for Savings, President of the American Bolt Company of Birmingham, Alabama; and President of the Columbian National Life Insurance Company of Boston, Massachusetts. He was a member of the Loyal Legion, Sons of the Revolution, Order of Indian Wars, and various Masonic Orders.

Percy Parker lived a busy and useful life. He was an honored citizen, beloved in the community which he adorned, and his gentle, retiring disposition won for him instant and constant friendships. He was very widely known, particularly throughout New England, through the many and widespread interests with which he became identified.⁷¹

In 1890, a town meeting appropriated \$8,000 to construct a new schoolhouse in the Navy Yard, and Parker offered land on Parker Avenue, directly across the street from his proposed subdivision. By September 1890, when Osgood & Snell produced a plan of Parker's subdivision (Figure 1), the new school was already depicted as part of it. The new school opened in 1891. When it burned in 1923, the present Parker Avenue School was erected on the site (77 Parker Avenue, DRA.102). In 1895, Parker donated 10,000 square feet of land for the construction of a new Dracut town hall.⁷² However, the town did not accept the gift, and the town hall was built elsewhere.

Starting in the 1880s, Parker began to buy up land on the southwest side of Beaver Brook. This land was known as Old Meadow Road and New Meadow Road. An 1874 Pawtucket Mill survey showed the area as undeveloped. Parker first developed Parker Avenue and then parts of School Street.

Merrimack Investment Association

The land in the School Street Area (DRA.T) belonged to Joseph B. Varnum. Upon his death, he left the land to the Evangelical Congregational Society (E.C.S.) of Dracut. In 1894, the E.C.S. leased the land to the Merrimack Investment Association (M.I.A.) of Lowell and Dracut, which laid out building lots (Figure 1). By 1897, there were 52 building lots. Between 1894 and 1912, the agreement between the E.C.S. and M.I.A. dissolved, and the E.C.S. began selling lots. Only a few houses, located on School Street, were ever built.

⁶⁹ United States Military Academy Association of Graduates, *Annual Report of the Association of the Graduates of the United States Military Academy at West Point*, New York, (Seamann & Peters, 1921)

⁷⁰ Ibid.

⁷¹ Ibid.

⁷² Duda, Rebecca, "Small schoolhouse–Big history–Percy Parker and Parker Ave School," *Discovering the Historic Merrimack Valley, Lowell Sun*, May 27, 2017.

Lakeview Avenue

The properties along Lakeview Avenue (DRA.N)belonged to larger estates belonging to Carlos Goodhue and Horatio Fox. The town did not lay out Lakeview Avenue until after 1875, when Henry Goodhue (1825-1888) owned all lands between Beaver Brook and Sladen Street. In 1889, the land was still undeveloped, but, the Lowell & Dracut Electric Street Railway ran from Centralville, Lowell to Collinsville and "Willow Dale Grove." The company, the first trolley line in Lowell or Dracut, began operation in 1889. In 1891, they merged to become Lowell & Suburban Street Railway Company. Willowdale Grove was on "Tyngs Pond," today's Mascuppic Lake. Willow Dale, established in 1857, offered a hotel, restaurant, dance pavilion, and summer cottages, among other things. Lakeview Park, established in 1889, provided patrons many things to do during the summer, such as a dance hall, summer theatre, restaurants, and amusement rides. It seems highly likely that Lakeview Avenue was named for the amusement park established in 1889 at the end of the streetcar line from Lowell. The street railway company owned Lakeview Park until 1921; the trolley line was replaced by buses in 1935. In 1897, the estate of Horatio Fox (1813-1895)was divided into 15 0.13 acre building lots that fronted Lakeview Avenue (Figure 3). Fox originally purchased the land from Henry Goodhue. While the Streetcar line was clearly a benefit for Lowell workers desiring a weekend holiday on the lake, it must have changed both Collinsville and the Navy Yard immeasurably. Development along Lakeview Avenue was made possible by the streetcar line, and all of the houses along Lakeview Avenue were constructed as a result. In December 1927, representatives from the M.T. Stevens inspected the Merrimack Woolen mill and put an offer on the company.⁷³ The company immediately expanded the complex.⁷⁴

⁷³ *The Boston Globe*, Boston, Massachusetts, December 20, 1927.

⁷⁴ Pendergast, John. *Images of America - Dracut*. (Charleston, NC: Arcadia Publishing, 1997); Dracut Reconnaissance Survey of the Town of Dracut's Historic Resources; Paquet, *Photographic History*, p. 106-107; Plan Showing Land & Buildings in Dracut, Mass. Owned by Textile Realty Co., October 1933, Plat Book 58, page 19, recorded January 6, 1934, Middlesex North Registry of Deeds, Lowell.

Collinsville History

Late 18th and Early 19th Century Collinsville

Joseph Hamblet of Pelham, N. H., owned a farm and water power in this area before 1753. Hamblet operated a gristmill and sawmill on both sides of Beaver Brook until 1773 when he sold his property to his son John. In 1789, Isaac Parker purchased "18 acres of land, a house, and barn, a gristmill and seven-eighths of a sawmill on the east side of the brook."⁷⁵ Cyrus and Charles Wilson operated Wilson's Mills in the late 18th century. In 1842, Josiah and George Ames purchased land on both sides of Beaver Brook. The Ames sold the mill property to John H. Pearson of Boston but retained the farm and farm buildings and continued to conduct their wheelwright business.⁷⁶

John H. Pearson

The Ames family kept the farm and wheelwright shop and sold the textile mill to John H. Pearson (1788-1862) of Boston. Pearson was a prominent and wealthy merchant in Boston, but he was born in Wilmington, MA. He established a cotton thread mill on the northern section of Beaver Brook. The mills were likely investments for Pearson, who had extensive trade with the south. Pearson's son, George Howard Pearson (1822-1870), was the agent at the mills.

Pearson increased the dam's water flow and bought water rights from Nathaniel Varnum and Marcus L. Colburn. He bought new equipment and increased the height of the dam. Pearson also built a 3-story wooden mill on the north side of Lakeview Avenue. It was a 60 by 40 feet, four-story wooden building. It produced duck cloth (linen) and fancy table cloths. In 1851, Pearson added two stories of stone. The four-story stone building had clerestory roofs and a central lantern above a stair tower -- a design characteristic of many of the early textile mills in New England.

Pearson hired Scottish immigrants John and Peter Lawson from Lowell to be the mill's superintendent. The Lawson Brothers settled in Lowell, where they worked in the textile industry. The Lawsons hired Scottish sisters Martha and Elizabeth Little. Since the mill spent vast amounts of money on importing thread, so the Little sisters established a thread-making facility in Dracut and the facility gained the "notable distinction as the place where the first spool of thread ever produced in the United States was made."⁷⁷

Mrs. Martha Little Davidson spooled the first spool of cotton thread ever wound in America in the first thread mill ever erected on this side of the Atlantic. The first mill was erected by a Scotch capitalist from Boston. It was a crude affair run by water power and calculated for little else than the process of spooling, the thread being imported in hanks almost a finished product from the mills in Scotland. While this industrial adventure was backed by Boston capital, it was John and Peter Lawson, two brothers, Scotch emigrants, who were the moving power of the enterprise and under whose management it was conducted. It was for work in this mill and to teach the trade to a force of employees that Martha Little, then a maiden of 26 years, and her sister, Elizabeth,

⁷⁵ Coburn, Silas Roger.

⁷⁶ Ibid.

⁷⁷ Duda, Rebecca, "Dracut—not Lowell—is ‘Spindle City,’" *Discovering the Historic Merrimack Valley Blog, The Lowell Sun*, January 29, 2019.

personally known to Messrs. Lawson, were sent for to Paisley, Scotland, then the world's greatest center for thread manufacture. A three months' sail from Liverpool brought them to Dracut. Mrs. Davidson was the first to operate a spindle in the new factory, and in the month of June 1844, through her hands, the infant thread industry produced its first spool.⁷⁸

By 1856, there was a small village of 8 to 10 houses with a few businesses. "The small size of this settlement suggests that the number of employees was not great and that many of them came to work from rural parts of the town. By the end of the Civil War, Dracut began to see the community industrialize much faster than before the war."⁷⁹

Michael Collins

Pearson, though his son George, ran the mill for two decades until his death when the property was sold to Leonard J. Stiastny (1834-1881). Stiastny represented directors John A. Smith, Edward Barrows, and Mr. Hastings, who also owned the Navy Yard's Merrimack Woolen Mills Company. The new owners removed the cotton machinery and moved machinery from the Navy Yard mill, transitioning the facility from cotton to cassimere manufacturing. This mill operated for about ten years, followed by three years of vacancy.

In 1875, Stiastny offered both of his Dracut mills for lease. Michael Collins (1839-1922) reopened the mill under a lease in 1876, and "about that time the village proper contained about half a dozen houses and a large boarding-house."⁸⁰ Collins purchased the mill and water rights on the northerly stretch of Beaver Brook in 1880, converting the operation to woolen production. The mill had six sets of cards and 22 looms and 125 employees in 1880.⁸¹

Collins was born in Dudley, Massachusetts, on June 6th, 1839, to Stephen and Anastasia Collins. His grandfather, John Collins, was a woolen manufacturer near Dublin, Ireland, and emigrated to Worcester in 1830. Collins' father, who arrived with his father as a sixteen-year-old, was a wool-dyer in various New England mills.

Michael Collins attended schools in Lowell and spent one year at Holy Cross College in Worcester. During the American Civil War, he served for three months with the 3rd Battalion of Rifles, a Worcester regiment led by Major Devens.

Following the war, Collins returned to Massachusetts and started work as a wool dyer in Fitchburg as well as other Massachusetts and Rhode Island mills. In 1867, Collins partnered with his father and younger brother to form Stephen Collins and Sons. They established their first woolen manufactory in Gilsum, New Hampshire, producing "about 100,000 yards of doeskin, beaver, and tricot annually." In 1871, the younger brother, John, assumed full control of the enterprise.

⁷⁸ Coburn, Silas Roger.

⁷⁹ Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, December 2, 2017; Larson Fisher Associates, *Historic Preservation Plan & Town-Wide Survey of Historic Resources For Town of Dracut, Middlesex County, Massachusetts*, November 2012.

⁸⁰ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁸¹ Ibid.

Michael Collins then partnered with a man by the name of Collins. They formed Collins, Dillon, and Company with a woolen mill with approximately 40 laborers in Springfield, Vermont. He briefly returned to his brother in Keene before engaging in another woolen mill enterprise near Harrisville, New Hampshire.

Collins moved to Dracut, to a neighborhood known as "frogtown." In 1881, the Collins Mill employed approximately 125 people and used Moscow Beavers and seven sets of cards, 2,880 spindles, and 39 broad looms.⁸² At the time, the mill was a wooden structure, "a landmark of that section for more than a generation."⁸³

In 1884, Collins started a major expansion of the facility, constructing new buildings of brick. He erected a 3-story brick mill complex (212' x 58') on the south side of the street from the original mill. He enlarged the existing 75-foot-long canal that powered the mill for over 100 years, constructed a flume to carry water under the roadway, built a weave shed (165' x 70'), and installed new machinery. He moved most of the machinery from the old mill into the new one and started to run in February of 1885. The plant at this time contained 72 looms and ten sets of cards.⁸⁴

Between 1880 and 1900, Dracut's population doubled from 1595 to 3253.

It was under Collins's ownership that the mill prospered, and the neighborhood flourished. At the height of its production, the Collins's mills produced 230,000 yards of cloth annually and employed 260 workers.⁸⁵ The mill produced kerseys and "other fine grades of cloths."⁸⁶ The mill also made chinchilla, beaver overcoating, and worsted cassimeres.

In 1888, the mill maintained a stock of wool, shoddy, and cotton and was powered by both water and steam. The buildings were "of good construction, in good repair, neat and orderly."⁸⁷ In 1889, a flood submerged most of Collinsville, and the village was "a scene of desolation and misery."⁸⁸ A severe rainstorm caused excessive flooding and damage to the railroad, village, and mill, plus the loss of a mill employee's life.⁸⁹

As the mill prospered, the Town of Dracut invested in the infrastructure, adding ten kerosene street lamps in 1892; widened the bridge over the Beaver Brook in 1894; upgrading to gasoline lights in 1899, and constructing a polling center in 1902.

Labor Conditions

In 1886, there was a strike at the Collinsville mill. The mills reopened with all the workers returning to work "except ten weavers who headed the recent strike."⁹⁰ In June 1887, the Dracut and Collinsville mills

⁸² *Textile Manufacturers' Directory of the United States*, (R.R. Street & Company: Chicago, 1881)

⁸³ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

⁸⁴ *A Sketch of the Mills of the American Woolen Company*. (American Woolen Company: Boston, 1901)

⁸⁵ Duda, Rebecca "Collinsville, Collies, and Costellos," *Discovering the Historic Merrimack Valley Blog*, *The Lowell Sun*, February 9, 2015.

⁸⁶ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

⁸⁷ *Beaver Brook Mill, Barlow Insurance Survey*, #9470, Osher Map Library, University of Southern Maine, Portland, Maine.

⁸⁸ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

⁸⁹ *Ibid.*

⁹⁰ *The New York Times*, New York, New York, February 26, 1886.

temporarily closed "indefinitely ... for lack of orders, owing to a dullness in trade."⁹¹ The lack of orders stemmed from an earlier strike when many orders went to other mills.

The mills were a dangerous place to work. In 1880, Timothy O'Leary was caught in a belt, and he had his arm amputated.⁹² In 1889, a worker from Methuen died when he fell into the roller in the gig room.⁹³ In 1901, five men were injured in the extractor room.

In 1892, the Collinsville mill workers went on strike. The Lowell Woolen Weavers Union supported the strikers by providing \$1 a week. Collins threatened to throw the workers out of the housing unless they returned to work.⁹⁴ He also applied to have fifteen police officers guard the approaches to the mill. During the strike, Collins addressed questions about the housing units:

It has been claimed that the tenements furnished by me were poor, but the general health of the people of Collinsville, about 600 in number, shows that attention is given to the sanitary conditions both in the mills and in the houses.⁹⁵

Collinsville

Throughout his ownership, up to 1899, Collins gradually improved the mill buildings and waterworks and also built tenant houses and at least one larger apartment building or boarding house for his employees. The worker's housing was known as "The Village." He laid out new streets and built company stores. The first two developments were along Mill Street and Primrose Hill Road.

Collins installed a Federal Post Office inside the mill, where Collins served as postmaster. He encouraged large family "picnics" and gatherings. He even sponsored a baseball team and provided the team with colorful uniforms. The town built the Collinsville Grammar School in 1891 (DRA.33). The following year, Collins installed an artesian well for the schoolhouse. The schoolhouse received honorable mention at the 1893 World's Fair as an "ideal country school and grounds."⁹⁶ With a large Irish population working in the mills, Collins built St. Mary's Catholic Church, 1868 Lakeview Ave (DRA.51), for \$2,000 in 1884. Collins also donated a local hall for the local temperance society to meet, the Collinsville Union Mission, later known as the Collinsville Union Church, 2087 Lakeview Ave (1897, DRA.45).

With the donation of John Brown, the community built the Collinsville Union Mission Church (2065 Lakeview Avenue) in 1896. The church was primarily Methodist, but people of all denominations attended services.

In 1893, Collins added 3-stories and a bell tower that stood seven stories to the 1884 mill. After completing the new addition, the factory added 32 new looms and nine sets of cards, making a total of 104 looms and 19 sets of cards.⁹⁷ The building now had 213' by 60' in total area. In 1895, he added a new weave shed (128' x 94'), a boiler room, and a dye-house. He also added approximately 50 tenement houses. That year,

⁹¹ *Fall River Daily Evening News*, Fall River, Massachusetts, June 15, 1887.

⁹² *The Boston Post*, Boston, Massachusetts, January 22, 1880.

⁹³ *The Boston Globe*, Boston, Massachusetts, July 18, 1889.

⁹⁴ *The Boston Globe*, Boston, Massachusetts, November 29, 1889

⁹⁵ *The Boston Globe*, Boston, Massachusetts, December 12, 1892.

⁹⁶ Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name."

⁹⁷ *A Sketch of the Mills of the American Woolen Company*.

The machinery is of the best and latest designs known to the art, and in their appointments the Collins Mills are all that mechanical engineering can suggest. The machinery is operated by both water and steam power, and a force of three hundred and fifty hands is employed in the works. The product of the Collins Mills comprises Meltons, Ladies' Cloths, and Cheviots, and the specialties of the Company are Beavers and Beaver Cloaking of superior quality and finish. In all the markets of the country, the output of this great concern successfully competes with all makes of this line of goods, and the immense trade built up by Mr. M. Collins, the proprietor, is a just tribute to his business worth, energy, and judgment.⁹⁸

Collins was named postmaster for the post office built "to serve the ever-growing neighborhood around Collins' mill, which came to be known as Collinsville."⁹⁹ In 1895, Michael Collins was considered "one of the most successful and enterprising among the list of successful manufacturers of this section."¹⁰⁰ Collins also added workers' housing units in the Primrose Hill Road Area (DRA.S) and the Mill Street Area(DRA.P).

1899 Fire

In 1899, a fire destroyed the mill, and Collins rebuilt the site. He hired architects Francis W. Dean and Charles T. Main, who had offices at 53 State Street in Boston and specialized in mill design and engineering from 1893 to 1907. Dean & Main designed the 1898 Walter M. Lowney Company complex in the North End of Boston and the National Register-listed property 1897 Lowney Chocolate Factory in Mansfield (1897).

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. He was then chief draftsman at the Erasmus D. Leavitt Company for seven years, specializing in mechanical engineering. A resident of Lexington, MA, he was active in civic affairs. 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 steam power 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 Massachusetts commissions included the Smith & Dove Flax Mill (1894) in Andover, the Dwight Manufacturing

⁹⁸ Goodfellow, W. H., *The industrial advantages of Lowell, Mass. and environs: South Lowell, North Chelmsford, South and East Chelmsford, Chelmsford Center, Dracut, Billerica, North Billerica, Ayer's City, Collinsville and Willow Dale* (W.H. Goodfellow: Lowell, Massachusetts, 1895)

⁹⁹ Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name."

¹⁰⁰ Goodfellow, W. H.

Company (1912-1920) in Chicopee, the Stevens Linen Carding & Hackling Mill (1913) in Dudley, and the Wood Worsted Mill complex (1906) in Lawrence.¹⁰¹

Dean & Main initially designed a four-story building in 1900. This is the present-day E. Butterworth building. By 1941, it was a two-story building. The first floor was for wool working and shoddy, the second floor for shoddy, and the third and fourth floors for storage. The first and second floors were designed to accommodate fifteen workers. There were stairs and an elevator, both enclosed by a brick wall. It had automatic sprinklers.

When the mill was operational again, it was known as "the largest individual woolen manufacturer in the US"¹⁰² Collins's mills employed 260 mill workers at its peak. It produced approximately 230,000 yards of cloth annually.¹⁰³

American Woolen Mill

Collins sold the mill to the American Woolen Company(AWC) in 1899, and it became known as the Beaver Brook Mill. At the time, the mill had 11,500 spindles. Founded in Lawrence, Massachusetts, in 1899, the American Woolen Company was one of the world's largest wool manufacturers, operating over 60 mills and employing more than 40,000 people.

Incorporated in March 1899, William W. Wood (1858-1926), treasurer of the suffering Washington Mills of Lawrence, conceived the idea of the American Woolen Company. After the death of his father, Wood found full-time work in his hometown of New Bedford, Massachusetts as an office boy in the Wamsutta Mills. He then worked in the offices of several textile mills in nearby Fall River. Several years later, Wood then worked at the Washington Mills in Lawrence, Massachusetts.¹⁰⁴

Frederick Ayer, James Phillips, Jr., and Charles Fletcher, owners of woolen and worsted mills, joined Wood. A descendant of New England's earliest settlers, Ayer was one of the wealthiest men in New England. Ayer formed the J.C. Ayer Company in Lowell with his brother. The company specialized in the manufacture and sale of patent medicines and invested in other Lawrence textile mills. These investments failed, with the company losing two million dollars after the fall of the Bay State Mills. Ayer,

Suspicious of a scheme for collapse by the firm's selling house, purchased the mills at auction, tore them down, sold the old equipment, and built a new modern mill, known as the Washington Mills, in their stead. When Ayer went looking for qualified men to run the mill, he found William Wood.¹⁰⁵

While Ayer owned the mill, Wood ran the day-to-day operations. During this time, Wood also married Ayer's daughter, Ellen, making their bond even stronger. Attempting to repair the damage caused by the 1894 tariff laws, Wood worked 16 to18 hour days in an attempt to improve the company's debt. After the repeal of the tariff laws, Washington Mills showed a profit.

Taking advantage of his successful efforts, Wood enlisted the backing of his father-in-law (and approached eight other mill owners. The mill industry suffered from overproduction, competition, and poor

¹⁰¹ Lever, Brian and Betsy Friedberg, *Lowney Chocolate Factory National Register Nomination (Mansfield, Massachusetts)*. United States Department of the Interior, National Park Service, 2016.

¹⁰² Duda, Rebecca, "Michael Collins-the man who gave Collinsville its name."

¹⁰³ Ibid.

¹⁰⁴ Epsilon Associates, "Wood Worsted Mill Area Form," Massachusetts Historic Commission, Boston, Massachusetts, 2005.

¹⁰⁵ Ibid.

management. In addition, the main shareholders, often family trusts, received high dividends rather than making capital improvements.

Including the Washington Mills, the consolidated entity consisted of the Fitchburg Worsted Company (Fitchburg), Beoli Company (Fitchburg, Massachusetts), Saranac Worsted Mills (Blackstone, Massachusetts), Fulton Worsted Mills (Fulton, New York), National and Providence Worsted (Providence, Rhode Island), Riverside Worsted (Providence, Rhode Island), and Valley Worsted Mills (Providence, Rhode Island).¹⁰⁶ The AWC was "founded upon the principle of strict cost accounting for every phase of the manufacturing process," and the company "initially assembled eight mills, ultimately controlling 60 mills by 1923, all but three in New England."¹⁰⁷

William Wood's formed the AWC "to consolidate and combine a number of worsted manufacturing facilities into a single well-financed and managed operation. This business trend became more popular during the late 19th century as the "bigger is better" philosophy behind the newly formed conglomerates translated into a less overall business competition and better prices. At its pinnacle, the AWC had a workforce of 40,000 and controlled 20 percent of the nation's woolen textile market, earning more than \$100 million in total profits. It was considered to be a "manufacturing empire and a quasi-monopoly" and had "enough fat to sustain it for decades."¹⁰⁸

Although the AWC was the driving entity behind all the mills in the conglomerate, Wood carefully kept each mill complex separate from one another to avoid a drain on the overall company's bottom line. When a new mill was constructed or added to the firm, profits from the new enterprise were kept separate from the AWC in order to carry over profits to pay off debts incurred for construction or equipment purchases. As such, each mill complex was under the AWC but was an autonomous entity.¹⁰⁹

The AWC concentrated "on producing the lowest-priced woolens and worsteds, including its specialty, blue serge. American Woolen dominated the staples market and reaped enormous profits in the uniform business during World War I. The firm's 60 mills competed against 799 mills nationwide, over 500 of these in New England, and accounted for one-sixth of the industry's gross product."¹¹⁰

The American Woolen Company "made extensive improvements and more than doubled the capacity of the plant ... containing 39 sets of cards, 16,960 spindles, and 168 looms and having eighty-two tenements. There has been no practical change in the nature of the product, consisting chiefly of beavers and kerseys since Mr. Collins first assumed control of the mill."¹¹¹

The historic wood and stone mill, known as *The Old Mill*, formed the Beaver Brook Mill's nucleus for storage, wool-scouring, and carbonizing machinery. In April 1900, a fire destroyed the wooden portion of the building. The fire and subsequent water destroyed most of the stock and two new wool pickers in the

¹⁰⁶ Fields, Jenny R. and Alyssa L. Wood.

¹⁰⁷ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo, *Sawyer Mills National Register Nomination* (Dover, New Hampshire), United States Department of the Interior, National Park Service, 1989.

¹⁰⁸ Cole, Arthur H. "A neglected chapter in the history of combinations: The American wool manufacture." *Quarterly Journal of Economics*, 1923; Roddy, Edward G. 1982. *Mills, mansions, and mergers: The life of William H. Wood*. (Merrimack Valley Textile Museum: North Andover, Mass: 1982); Saunders, Dero. *The twilight of American Woolen*. *Fortune* 49 (November 1954)

¹⁰⁹ Epsilon Associates, "Wood Worsted Mill Area Form."

¹¹⁰ Gloss, Christopher W. and Valery Mitchell and Woodard D. Openo.

¹¹¹ *A Sketch of the Mills of the American Woolen Company*, (American Woolen Company: Boston, 1901)

basement. The AWC replaced the mill with a five-story, 140' x 73', 51,205 square feet building "of modern design."¹¹² The new facility also manufactured shoddy.

In 1902, weavers at the American Woolen Company mill in Olneyville, Rhode Island, prompted similar strikes in Dracut. The Collinsville weavers went on strike for a week. The American Woolen Mill threatened to evict the tenants out of their tenements if they did not return to work. In 1907, the weavers went on strike once again, for they did not work with a two loom system. They returned to work shortly after that when the American Woolen Company stated that they had no intention of changing the loom system.

In September 1905, a fire destroyed the five-story mill building, which originated in the preparatory room. The building was "devoted to scouring, drying and picking, and operatives also handled raw material preparatory to its entering and finishing department."¹¹³ The fire threatened to cross the street and impact the weaving mill, finishing rooms, and dye house.¹¹⁴

In addition to making improvements on the industrial plant, the AWC built several housing units for its workforce c.1905. These were the Mill Street Area (DRA.P) and Alder-Spare Street Areas (DRA.K). The AWC favored the Colonial Revival Style house with a gambrel form for its worker housing. The AWC used a similar form building for the "New Village" housing area for the Assabet Mills in Maynard, Massachusetts. Following a similar timeline to that of Dracut, the AWC acquired the Assabet Mills in 1899 and expanded the plant exponentially, including over 180 housing units. Most were rented to mill employees until 1934, when AWC sold its residential holdings. In March 2000, consultants Karen Davis and Joan Rockwell Associates identified the c.1903 "Type M. Gambrel Duplex" for this complex. This building type is almost identical to the houses on Spare and Alder Streets. There were 25 examples of this archetype in Maynard. The standard form was 1½ stories, eight bays across with two street entries, each approached by a flight of steps. Two-bay dormers pierced the lower slope of the roof immediately above each entry; a chimney rose above the roofline a few feet from each of the end walls. They were originally clapboard-sided and had "nearly flat, prominently projecting canopies supported by massive scrolled brackets (about 6 feet long)" above each of the entries. There are sim 1906 "Type M" Gambrel duplexes constructed for the AWC's Puritan Mill in Plymouth.

In 1912, the mill switched production from men's and women's dress goods to blankets, causing the layoff of 50 employees. As soon as the mill came up to the full operation of the blankets, it was expected that the mill would rehire the laid-off workers.¹¹⁵ In 1914, it was "in question whether the Beaver Brook Mill at Collinsville will resume active operations, after a lengthy period of depression or not; but business is picking up, and the working force is becoming gradually increased."¹¹⁶

During World War One, the AWC profited. When the American government took control of all wool production, the company purchased an abundance of wool ahead of time. In 1916, when wool became scarce and expensive, the company had ample stores. As soon as the US entered the war, William Jr. was sent off to Washington to secure contracts with the government, eventually landing the most extensive single textile order in US history at that time at \$50,000,000. This contract and the backlog of orders kept

¹¹² Ibid.

¹¹³ *The Boston Globe*, Boston, Massachusetts, September 16, 1905.

¹¹⁴ Ibid.

¹¹⁵ *Evening Herald*, Fall River, Massachusetts, October 11, 1912.

¹¹⁶ *Fibre & Fabric: A Record of American Textile Industries in the Cotton and Woolen Trade, Volume 59*, Boston, Massachusetts, 1914.

AWC in full operation throughout the war.¹¹⁷ In a 1917-18 company report, the American Woolen Company noted that "the government took over all the wool in the United States ... and redistributed this wool to manufacturers of cloth for military purposes."¹¹⁸ In January 1918, there was a national shutdown of mills as an effort to conserve resources.

In 1919, the American Woolen Company further noted that "the cancellation of government contracts with no civilian orders insight left a great deal of our machinery idle," but that the opening of a new product line in February 1919 "at attractive prices" helped stabilize the market. The company did not reach full production until August 1919. It did recover by the end of 1919 because of the "unprecedented demand for fine wool and cloth made of fine stock" and an increase in foreign countries' orders.¹¹⁹ The AWC was also unsuccessfully sued for violating the Lever Act and allegedly profiteering during the war years.

Wood's efforts also stabilized the New England woolen industry. The company built up enormous cash reserves following World War I, the last great boom period for the woolen industry in the northeast. Surplus investment capital enabled American Woolen to survive many lean years after 1924 and a succession of economic reverses.

In 1920, the AWC's Primrose Hill Road development was part of the Federal census. The houses on Primrose Hill were not given a street number but rather an "x," perhaps denoting that they were part of the AWC's property. There were seven different rented units at the lower part of Primrose Hill Road denoted on the census. There were approximately 16 people who worked in the woolen mill. These positions included laborer, weaver, stripper, card stripper, and carder. Their nationalities included Italy, Syria, Lithuania, Ireland, Greece, and the United States. The household sizes ranged from three to ten. The largest household consisted of Italian immigrant Domenic Tyler who lived in one of the units with his wife, Philomena, and their eight children. Domenic and Philomanda came to the United States together in 1899. Their children ranged in age from three months to sixteen years old. In the adjacent unit, Greek immigrants Aristides and Lambrene Curtis lived with their six children. Aristides (1883-1965) was born in Thessaly, Greece, as was his wife. He came to the United States in 1910, with his wife and two oldest children arriving three years later. The remaining children were born in the United States.

In 1921, Beaver Brook Mills' 700 workers produced bed blankets and 38 card sets; 134 broad looms; 14,056 spindles; 6 boilers; and two water wheels.¹²⁰

The AWC turned a profit until 1924 when losses totaled \$6,900,000 and marked the beginning of the end of the AWC.¹²¹

Wood's business model was based on the "bigger is better" philosophy. However, with a sudden change in the market for finer materials, marked by the economic upturn of the 1920s, created a glut in the market for woolen goods, which had become less desirable.¹²²

In 1926, Wood resigned as president of the company, and he took his own life in Daytona, Florida. Andrew G. Pierce Jr. took over as president of the A.W.C. Pierce sold off three plants and closed 27

¹¹⁷ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

¹¹⁸ *American Woolen Company Mills*, (American Woolen Company: Boston, Mass, 1921)

¹¹⁹ Ibid.

¹²⁰ Ibid.)

¹²¹ Dixon, Taya, Epsilon Associates with Betsy Friedberg.

¹²² Ibid.

altogether. By 1929, AWC's stock prices plummeted because "southern competition, with its tax subsidies, lower-priced land, lack of labor laws, cheap, abundant labor, and proximity to raw materials, was also one of the major causes of the rapidly declining industry."¹²³ The Beaver Brook workers received a pay cut the following year.

In 1931, a new president moved all offices to Manhattan, and the new directors created the Textile Realty Corporation, which began to sell off the mills Pierce had closed. The Beaver Brook Mills remained operational, employing approximately 300 people in 1931. It was known as a conversion plant.

As the country entered into the darkest days of the Great Depression, the Beaver Brook Mill faced labor strife. In 1932, there was a strike due to wage reductions, and it was reported

That the machinery of the Beaver Brook Mill in Dracut, Mass., where a strike of 300 employees exists, will be removed to Hartland. It is known that considerable stock in the process of manufacture was removed from the Beaver Brook Mill last week in trucks which headed for the direction of some northern point."¹²⁴

In 1935, the workers went on strike again. At this time, the AWC ended its paternalistic relationship with the surrounding mill village, selling the houses to employees. Starting with selling their mills in Winooski, Vermont., many mill workers became homeowners for the first time in their lives. In 1933, AWC arranged with the Textile Realty Company and began divesting 43 worker houses and the large multiple-unit building.¹²⁵ In the early winter of 1933, several of the properties on Spare and Alder Street were put up for auction. Soon after that, the Town of Dracut officially incorporated both Alder and Spare Roads, changing the latter from Spruce Street.

The company suffered reversals between 1924 and 1938, losing money in all but one of those years. Prosperity returned during the years just before World War II and lasted through the immediate postwar period. Finally, except in the Korean War year of 1951, the company lost millions of dollars between 1949 and 1954.¹²⁶

The manager of the Beaver Brook Mills in 1937 was M.B. Bowman.

In 1940, the American Woolen Company's Dracut properties were valued at \$156,750. It had the following buildings with values: old weave shed (\$8000), new weave shed (\$8,000), office (\$2000), brick mill with conveyer housing (\$45000), boiler & engine house (\$4000), picker house (\$1500), dye house (\$2000), brick storehouse (\$1500), garage (\$10000, large chimney (\$2500), machine shop(\$5000), new brick mill (\$9500), picker house (\$5000), boiler house and chimney (\$2000), large storehouse (\$18,000), shipping and packing house (\$4500), garage (\$400), storehouse (\$1500) and four boilers (\$10,000). The company also owned a block storehouse and a dwelling on Mill Street and land and a dwelling on Lakeview Avenue.

¹²³ Dixon, Taya, Epsilon Associates with Betsy Friedberg, NR Director, MHC, *Wood Worsted Mill National Register Nomination*, United States Department of the Interior, National Park Service, 2010.

¹²⁴ Dana, William B., *Commercial and Financial Chronicle*, Vol. 135, No. 3511, October 8, 1932.

¹²⁵ Pendergast, John. *Images of America - Dracut*. (Charleston, NC: Arcadia Publishing, 1997).

¹²⁶ Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986; American Woolen Company. *Annual report*. New York: American Woolen Company, 1954.

In 1955, a fire ravaged the top floor of the five-story building. Following the fire, the company had a gigantic fire-sale of all of its blankets.

In 1955, AWC's parent company was forcibly taken over by Textron, forming Textron American. This conglomerate sought to fund further diversification by using the assets of American Woolen to finance acquisitions. Textron liquidated all of its New England mills within two years of the 1955 merger. The merger nearly "delivered the coup de grace to the New England woolen textile industry."¹²⁷

Dracut's once-thriving textile industry resulted in empty mill buildings and a decaying downtown. The demise of the American Woolen Company

Followed the pattern of many of the traditional heavy manufacturing companies that dotted the New England landscape. Its mills were old, operated by union labor, heavily taxed, and run by management unwilling to invest in modernizing facilities. Southern textile mills, with their new equipment, new buildings, low taxes, and non-union workforce, clearly had an advantage.¹²⁸

In 1970, the PolKap Company owned the building. In 1970, the town Dracut ordered the tower removed. The town of Dracut deemed the lopsided, drooping tower a public safety hazard. The Congress Technical Spray Company occupied one of the mill spaces in 1973. In 1975, The Bump Shop, an auto repair company, occupied the buildings. In 1976, the Old Mill Furniture Factory Outlet occupied the Beaver Brook Mill.

Between 2002 and 2006, Frank Gorman converted parts of the Beaver Brook Mill into residential units.

¹²⁷Mullin, John. *From Mill Town to Mill Town: The Transition of a New England Town from a Textile to a High Technology Economy*. University of Massachusetts - Amherst, January 1986.

¹²⁸Ibid.

VI. National Register of Historic Places Recommendations

Dracut currently lacks any National Register-listed sites. As part of this project, a large number of sites were recommended for listing. Several of the most important sites are recommended for individual listing, and a larger number of sites were identified for listing in districts. This list includes properties documented in the survey grant project that is recommended for the National Register. Other noteworthy historic properties exist in Dracut that are likely eligible for the National Register and remain to be identified in future preservation planning projects.

The following properties are potentially eligible individually, meeting National Register Criterion A (for historical significance to the community) and Criterion C (for architectural significance) at the local level.

- **DRA.298: Fire Station #1**
The Fire Station #2 fire station is historically significant under the National Register of Historic Places Criterion A for its association with the development and history of the Dracut Fire Department, illustrating the growth of the Navy Yard community as well as the transition from horse-drawn engines to automotive engines. The Navy Yard Fire Station is eligible for under National Register of Historic Places Criterion C. It possesses architectural characteristics such as concrete block and rockface block construction, cornice returns half-moon lunette and vehicular bays.
- **1935 Lakeview Avenue: Mill #2**
The property contributes to the larger Beaver Brook Mills complex, which is significant under Criterion A for its role in the industrial development and expansion in Dracut. It meets Criterion C for its typical mill construction of the time.

The following properties are potentially eligible as districts, meeting National Register Criterion A (for historical significance to the community) and Criterion C (for architectural significance) at the local level.

- **DRA.K: Alder-Spare Streets Area**
The district is significant under Criterion A as it possesses characteristics of late 19th- and early 20th-century mill housing, and the period materials and technologies document typical Massachusetts mill housing. The district is significant under Criterion C for its associations with both the Collins and Beaver Brook Mills. The mills built these houses for mill employees. These buildings are significant in terms of social history for their associations with a group of Dracut's working class who contributed to its industrial growth.
- **DRA.L: Beaver Brook Mills Area**
The complex is eligible for listing in the National Register of Historic Places under criteria A for its associations with the textile industry in northern Massachusetts and its role in the development of Dracut. It is eligible under criteria C as a well-preserved example of a New England woolen mill in the Town of Dracut, and is significant at the local level.
- **DRA.N: Lakeview Avenue Area**

It is significant under Criterion C at the local level for with Community Development and Planning of Dracut. The subdivision contains styles and building types reflecting a late 19th-century neighborhood and streetcar suburb.

- **DRA.O: Merrimack Mills Area**
The complex is eligible for listing in the National Register of Historic Places under criteria A for its associations with the textile industry in northern Massachusetts and its role in the development of Dracut. It is eligible under criteria C as a well-preserved example of a New England woolen mill in the Town of Dracut and is significant at the local level.
- **DRA.P: Mill Street Area Workers' Housing Area**
The district is significant under Criterion A as it possesses characteristics of late 19th- and early 20th-century mill housing, and the period materials and technologies document typical Massachusetts mill housing. The district is significant under Criterion C for its associations with both the Collins and Beaver Brook Mills. The mills built these houses for mill employees. These buildings are significant in terms of social history for their associations with a group of Dracut's working class who contributed to the town's industrial growth.
- **DRA.U: Upland-Swain Streets Area**
The Area is significant at the local level under Criterion C for its Community Development and Planning of Dracut. The subdivision contains a mixture of styles and building types reflecting a late 19th-century neighborhood.
- **DRA.Q: Parker Avenue Area**
The Area is significant at the local level under Criterion C for its Community Development and Planning of Dracut. The subdivision contains a mixture of styles and building types reflecting a late 19th-century neighborhood.
- **DRA.U: Upland-Swain Streets Area**
The Area is significant at the local level under Criterion C for its Community Development and Planning of Dracut. The subdivision contains a mixture of styles and building types reflecting a late 19th-century neighborhood.

The following properties are potentially eligible as districts, meeting National Register Criterion A (for historical significance to the community) at the local level.

- **DRA.S: Collins Mill Housing -Primrose Hill Rd. Area**
The district is significant in terms of social history for its associations with a group of Dracut's working class who contributed to its industrial growth.

MHC staff must evaluate a property and concur with a recommendation before a National Register nomination may be prepared.

VII. Recommendations for Further Study

Dracut retains many historic resources that merit inclusion in the town's inventory. Given limitations of time and budget in the survey grant project, additional historic resources remain to be documented. Some of those resources are noted here; others may be determined through further study.

Post-World War II historic resources, particularly residential neighborhoods, should be investigated further for possible survey in the future. Currently, buildings constructed as late as 1960 may be listed in the National Register of Historic Places because their age meets the fifty-year cut-off normally required for National Register eligibility. Ashland, therefore, has a large number of buildings from this historic period that could be eligible for the National Register. Some individual historic buildings constructed in the early to mid-1960s are included in the further study list for planning purposes.

All inventory forms, including those written during this project, should be updated with additional information as it is obtained. The texts of some forms presently include recommendations in that regard. While interior inspections of houses and outbuildings are not mandatory and require working with property owners, it often may yield clues to how buildings changed over time and may even provide new information on the presence of some early structures that are not visible from the exterior. MHC Continuation Sheets should be used to add new or corrected information. Any added material should be dated, should note the source of the information and the person compiling it, and should be sent to the MHC as well as incorporated into Dracut's files. Survey form continuation sheets can be downloaded directly from the MHC website at www.sec.state.ma.us/mhc.

Storage of survey documents; public access.

As a public document, the survey and inventory must be made readily available to the public. Suggested locations where the public would have access to copies of the survey forms include Dracut Historical Society and at least one at the Town Hall. The original forms and photographs should be held in the office of the Dracut Historical Commission. Electronic copies of forms, photographs, and maps were provided to the Town. When the MHC processes this survey project, it will combine the map and form files into a pdf file which will be available for downloading from the MHC's MACRIS webpage

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Appendix A: List of Inventoried Properties

MHC #	Assessors ID	Street #	Street	Name	Date	Style
DRA.150	25-196	1935	Lakeview Avenue	Beaver Brook Mills: Mill #2	c.1905	No Style
DRA.151	25-196	1935	Lakeview Ave.	Beaver Brook Mills: Mill #2, Boiler House	c.1905	No Style
DRA.152	42-0-23	20-22	Hamblett Road	Hamblett Tenement House	c.1900	No Style
DRA.153	62-0-57	150	Pleasant Street	Fire Station #1	c.1929	No Style
DRA.154	25-0-178	3-5	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.155	25-0-177	7-9	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.156	25-0-176	13-15	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.157	25-0-175	19-21	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.158	25-0-174	25-27	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.159	25-0-173	35	Alder St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.160	25-0-172	2-4	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.161	25-0-171	10-14	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.162	25-0-170	16-18	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.163	25-0-169	22-24	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.164	25-0-168	28-30	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.165	25-0-167	36-38	Spare St.	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.166	25-0-182	1959	Lakeview Ave	American Woolen Company Worker Duplex	c.1905	Colonial Revival
DRA.167	32-245-1.1	101	Mill St.	Beaver Brook Mills: Office	c.1888	No Style
DRA.168	32-245-1	91	Mill St.	Beaver Brook Mills: Weave Mill	c.1888	No Style
DRA.169	32-245-1	91	Mill St.	Beaver Brook Mills: Weave Shed Annex	c.1905	No Style
DRA.170	32-245-1	91	Mill St.	Beaver Brook Mills: Burling Building	c.1905	No Style

DRA.171	32-245-1	91	Mill St.	Beaver Brook Mills: Machine Shop	c.1888	No Style
DRA.172	32-245-1	91	Mill St.	Beaver Brook Mills: Boiler House	c.1888	No Style
DRA.173	32-245-1	91	Mill St.	Beaver Brook Mills: Dye House	c.1888	No Style
DRA.174	32-245-1	91	Mill St.	Beaver Brook Mills: Picker House	c.1888	No Style
DRA.175	25 -195	1949	Lakeview Ave.	Beaver Brook Mills: Picker House #2	c.1905	No Style
DRA.176	25-194	1951	Lakeview Ave.	Beaver Brook Mills: Storage	c.1905	No Style
DRA.177	32-245-1	91	Mill St.	Beaver Brook Mills: Garage	c.1930	No Style
DRA.178	25-214	1929	Lakeview Ave.	Beaver Brook Mills: Storage	c.1888,c.1910	No Style
DRA.179	49-0-62	20	Dinley St.	Hugh and Ellen Dinley House	c.1893	No Style
DRA.180	49-0-64	26	Dinley St.	Dinley Tenement	c.1893	No Style
DRA.181	49-0-71	33	Dinley St.	Nicholas Gallagher House	c.1908	No Style
DRA.182	49-0-95	115	Sladen Street	George Hamblet House	c.1841	Greek Revival
DRA.183	62.0-53	140	Pleasant St.	Charles A. Hamblet House	c.1841	Greek Revival
DRA.184	62-0-54	146	Pleasant St.	James Gilbert Hill House	c.1890	No Style
DRA.185	62-0-56	148	Pleasant St.	Humbert and Mary Thomas House	c.1890	No Style
DRA.186	62-0-55	152	Pleasant Street	Joseph Bisson House	c.1903	No Style
DRA.187	62-0-50	1115	Lakeview Ave	Charles P. Comerford House	c.1895	No Style
DRA.188	62-0-49	1119	Lakeview Ave	Catherine F. Sullivan House	c.1895	No Style
DRA.189	62-0-48	1123	Lakeview Ave	Natt and Ella Peabody House	c.1894	No Style
DRA.190	62-0-44	1132	Lakeview Ave	Sylvester Bean House	c.1901	No Style
DRA.191	62-0-70	1133	Lakeview Ave	Thomas Sherlock House	c.1895	No Style
DRA.192	62-0-69	1137	Lakeview Ave	Thomas Sherlock House II	c.1903	No Style
DRA.193	49-0-69	1141	Lakeview Ave	Edward St. Leger House	c.1895	No Style
DRA.194	49-0-25	1175	Lakeview Ave	Stanley Grzesik House	c.1944	No Style

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DRA.195	49-0-26	1177	Lakeview Ave	George D. Scarlett House	c.1910	Craftsman
DRA.196	49-0-27	1181	Lakeview Ave	Sarah Bodwell House	c.1899	No Style
DRA.197	49-0-28	1183	Lakeview Ave	Howard Adams House	c.1899	No Style
DRA.198	49-0-29	1185	Lakeview Ave	Cyril Cote House	c.1899	No Style
DRA.199	49-0-30	1187	Lakeview Ave	Edward Brunelle House	c.1899	No Style
DRA.200	49-0-31	1193	Lakeview Ave	Constantine P. Anton House	c.1897	No Style
DRA.201	49-0-32	1197	Lakeview Ave	Joseph & Sophronia Demarais House	c.1897	No Style
DRA.202	49-0-33	1199	Lakeview Ave	David Decell House	c.1905	No Style
DRA.203	49-0-34	1205	Lakeview Ave	George S. Scott House	c.1910	American Four-Square
DRA.204	49-0-35-1	1211	Lakeview Ave	Souza House	c.1910	No Style
DRA.205	48-78-2	1250	Lakeview Ave	Ludger Gagnon House	c.1910	American Four-Square
DRA.206	62-0-20	76	Pleasant St.	Merrimack Woolen Company Mill #2/Finishing House	c.1865	No Style
DRA.207	62-0-20	76	Pleasant St.	Merrimack Woolen Company Mill #3	c.1918	No Style
DRA.208	62-0-20	19	School St.	J.P. Stevens & Company Mill #4	c.1940	No Style
DRA.209	62-0-20	76	Pleasant St.	Merrimack Woolen Company Picker House	c.1865	No Style
DRA.210	62-0-20	19	School St.	J.P. Stevens & Company: Wool Storehouse	c.1918	No Style
DRA.211	62-0-20	76	Pleasant St.	Merrimack Woolen Company Store House/Carbonizing Building	c.1865	No Style
DRA.212	62-0-20	76	Pleasant St.	Merrimack Woolen Company Wool Store House/ Carbonizing Building	c.1865	No Style
DRA.213	62-0-20	76	Pleasant St.	Merrimack Woolen Company Boiler/Engine House	c.1865	No Style
DRA.214	62-0-20	76	Pleasant St.	J.P. Stevens & Company Warehouse #1	c.1942	No Style
DRA.215	62-0-149	96	Pleasant St.	J.P. Stevens & Company Scouring/Dye House	c.1930	No Style

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DRA.216	62-0-43	1118	Lakeview Ave.	J.P. Stevens & Company Warehouse #2	c.1942	No Style
DRA.217	32-0-76	6-Apr	Mill St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.218	32-0-86	5	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.219	32-0-87	7	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.220	32-0-88	13-Nov	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.221	32-0-77	12	Mill St	AWC Worker Duplex	c.1905	Colonial Revival
DRA.222	32-0-89	17-19	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.223	32-78-1	18-20	Mill St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.224	32-0-90	25	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.225	32-0-91	29-33	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.226	32-0-83	34	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.227	32-0-88	42-44	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.228	32-0-92.1 & .2	45-47	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.229	32-0-93	51	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.230	32-0-85	52	Mill St	Collins Mill Worker's Housing	c.1885	No Style
DRA.231	32-0-82	3	Cottage St	Collins Mill Worker's Housing	c.1885	No Style
DRA.232	32-0-81	9	Cottage St	Collins Mill Worker's Housing	c.1885	No Style
DRA.233	32-0-80	15	Cottage St	Collins Mill Worker's Housing	c.1885	No Style
DRA.234	32-0-79	21	Cottage St	Collins Mill Worker's Housing	c.1885	No Style
DRA.235	32-0-67	3-Jan	Water St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.236	32-0-68	11-Sep	Water St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.237	32-0-69	17	Water St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.238	32-0-73	1	Middle St.	AWC Worker's Housing Duplex	c.1905	Colonial Revival

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DRA.239	32-0-70	6	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.240	32-0-74	11-Sep	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.241	32-0-71	12	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.242	32-0-75	17	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.243	32-0-72	20	Middle St	AWC Worker's Housing Duplex	c.1905	Colonial Revival
DRA.244	32-0-18	1106	Mammoth Rd	James Orlando House	c.1895	No Style
DRA.245	32-0-19	1114	Mammoth Rd	Pasco and Cecilia Collepe House	c.1919	No Style
DRA.246	32-0-17	1122	Mammoth Rd	Nester and Augusta Willen House	c.1919	No Style
DRA.247	48-0-80	46	Parker Avenue	Henry W. Ashton House	c.1893	No Style
DRA.248	48-0-81	50	Parker Avenue	William Crawford House	c.1890	No Style
DRA.249	48-0-82	54	Parker Avenue	Elie and Delima Belleville House	c.1890	No Style
DRA.250	48-0-83	58	Parker Avenue	Thomas Moore House	c.1892	No Style
DRA.251	48-0-84	62	Parker Avenue	George and Martina Boyle House	c.1890	No Style
DRA.252	48-0-85	66	Parker Avenue	Thomas McOscar House	c.1895	No Style
DRA.253	48-0-86	70	Parker Avenue	Mary Cunningham House	c.1904	No Style
DRA.254	48-0-87	74	Parker Avenue	Thomas and Esther Crawford House	c.1904	No Style
DRA.255	62-0-139	163	Pleasant St.	Frank and Marietta Gorman House	c.1918	American Four Square
DRA.256	62-0-58	166	Pleasant St.	John and Margaret Clark House	c.1840	Greek Revival
DRA.257	62-0-140	167	Pleasant St.	Fred E. Pollard House	c.1900	No Style
DRA.258	62-0-141	173	Pleasant St.	Eben and Agnes B. Pollard House	c.1866	Italianate
DRA.259	62-0-62	174	Pleasant St.	Martin McNally House	c.1953	Ranch
DRA.260	62-0-142	179	Pleasant St.	Angel Santiago House	c.1996	Garrison Colonial
DRA.261	62-0-62	180	Pleasant St.	Paul and Bridgett Merrill House	c.1945	American Four Square

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DRA.262	62-0-143	187	Pleasant St.	Nicholas Gallagher House	c.1888	Italianate
DRA.263	62-0-67	188	Pleasant St.	Joseph Willette House	c.1908	No Style
DRA.264	25-0-213	16	Primrose Hill Rd.	Collinsville Mill Workers Housing – Primrose Hill Rd	c.1890	No Style
DRA.265	25-0-212	20	Primrose Hill Rd.	Collinsville Mill Workers Housing – Primrose Hill Rd	c.1890	No Style
DRA.266	25-0-211	24	Primrose Hill Rd.	Collinsville Mill Workers Housing – Primrose Hill Rd	c.1890	No Style
DRA.267	25-0-210	34	Primrose Hill Rd.	Collinsville Mill Workers Housing – Primrose Hill Rd	c.1885	No Style
DRA.268	25-0-2019	44	Primrose Hill Rd.	Collinsville Mill Workers Housing – Primrose Hill Rd	c.1885	No Style
DRA.269	48-0-90	71	School St.	Flora Hayden House	c.1900	Bungalow
DRA.270	62-0-04	72	School St.	Christos Tournas House	c.1918	No Style
DRA.271	48-0-89	75	School St.	Judson and Minnie Crawford House	c.1913	No Style
DRA.272	62-0-3	76	School St.	William and Sarah Glines House	c.1921	No Style
DRA.273	48-0-88	85	School Street	Judson and Minnie Crawford House	c.1906	American Four Square
DRA.274	62-0-59	12	Upland St.	William Tyrrell House	c. 1888	No Style
DRA.275	62-0-61	15	Upland St.	Archibald McArthur House	c.1885	No Style
DRA.276	62-0-60	16	Upland St.	Jeremiah Sullivan House	c.1885	No Style
DRA.277	49-0-109	17	Upland St.	Robert and Henrietta Parker House	c.1885	No Style
DRA.278	49-0-102	20	Upland St.	Timothy and Ellen Dunn House	c.1885	No Style
DRA.279	49-0-106	21	Upland St.	Christian Henry Gunther House	c.1885	No Style
DRA.280	49-0-101	24	Upland St.	O'Brien House	c.1912	No Style
DRA.281	49-0-106-1	25	Upland St.	Christopher Bourke House	c.1888	No Style
DRA.282	49-0-105	27	Upland St.	Frederic William Neupert House	c.1888	No Style
DRA.283	49-0-104	31	Upland St.	Vida S. Walker House	c.1900	No Style
DRA.284	49-0-103	35	Upland St.	Annie Casey House	c.1889	No Style
DRA.285	62-0-64	15	Swain St.	Jacob Follansbee House	c.1891	No Style
DRA.286	49-0-115	17	Swain St.	Ingraham and Sophia Bennett House	c.1892	No Style

DRA.287	49-0-110	20	Swain St.	Paul Merrill House	c. 1915	No Style
DRA.288	49-0-114	21	Swain St.	Charles Scott House	c.1891	No Style
DRA.289	49-0-108	24	Swain St.	Buxton House	c.1915	No Style
DRA.290	49-0-113	25	Swain St.	Frank W. Bruce House	c.1891	No Style
DRA.291	49-0-107	28	Swain St.	Benno Shafter House	c.1915	No Style
DRA.292	49-0-111	35	Swain St.	William and Elizabeth Smith House	c.1892	No Style
DRA.293	25-0-237	1960	Lakeview Ave	Alice McAnespie House	c.1884	No Style
DRA.294	25-0-235	1968	Lakeview Ave	John and Margaret Kiernan House	c.1884	Queen Anne Style
DRA.295	25-0-181	1973	Lakeview Ave	George A. Taylor House	c.1850	No Style
DRA.296	25-0-234	1974	Lakeview Ave	Katherine Kiernan House	c.1895	No Style
DRA.6	32-245 -1.1	101	Mill St.	Beaver Brook Mills: Mill #1	c.1884, 1893	No Style
DRA.8	62-0-20	76	Pleasant St	Merrimack Woolen Company Mill #1	c.1865	No Style
DRA.912	N/A	N/A	Lakeview Ave.	Dam	No Style	c.1860,
DRA.913	32-245-1	101	Mill St.	Raceway	No Style	c.1888
DRA.914	n/a		Pleasant St.	Merrimack Mills: Dam	c.1850	No Style
DRA.915	62-0-20	76	Pleasant St.	J.P. Stevens & Company Smokestack	c.1918	No Style