

30-32 Atlantic Block
(Atlantic Boardinghouse)
401-403 Canal Street and 2 Amesbury Street
Lawrence
Essex County
Massachusetts

HABS No. MA-505

HABS
MASS
5-LAWR,
4-

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Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

Addendum to:

30-32 Atlantic Block (Atlantic
Boarding House, Bill Peter's Cafe)
Lawrence
Essex County
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P H O T O G R A P H S

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
P.O. Box 37127
WASHINGTON, D.C. 20013-7127

HABS
MASS,
5-LAWR,
4-

I. IDENTIFICATION.

Name - historic: 30 and 32 Atlantic Block.
common: the Atlantic boardinghouse; Bill Peters' Cafe.

Address: 401 and 403 Canal Street; 2 Amesbury Street
Lawrence
Essex County
Massachusetts

Assessors' map & lot: 125/27.

(A detached wooden boardinghouse building,
4-6 Amesbury Street, erected ca. 1908,
occupies the northern half of this lot.)

UTM coordinates: 19 322882 4730235

Present owners: Robert R. Gauthier, 330 Sutton Street, North
Andover, Massachusetts 01845;

AND

Louis J. Goguen, 7 Mason Drive, Salem, New
Hampshire 03079.

Present use: lodging house (401 and 403 Canal Street);
bar (2 Amesbury Street).

Date of erection: 1847.

Original owner: Atlantic Cotton Mills Corporation.

Original use: corporation boardinghouses; the two lower floors
of the end unit (32 Atlantic Block, now 401
Canal Street/2 Amesbury Street) seem to have
been converted into an overseer's single-family
residence as early as 1853.

Designer: the plans for Atlantic Blocks 1 - 4 (the two surviving
units originally comprised the eastern end of Block 4)
were probably drawn by T. Atkinson, an Essex Company
draftsman, under the supervision of Capt. Charles
H. Bigelow, the Essex Company engineer in charge of
the construction of the Atlantic Mills complex.
The plans were apparently based (with some slight
modifications) upon those drawn by Capt. Phineas
Stevens, Jr. for the boardinghouse blocks of
Lawrence's Bay State Mills.

Builders: construction of Atlantic Block 4 was contracted out
by the Essex Company to Levi H. Sprague, mason, and
Walker Flanders, carpenter. The original painting
was apparently done by one "Hildreth."

Alterations: slight, to Unit 30 (403 Canal Street);
moderate, to Unit 32 (401 Canal Street/2 Amesbury
Street).

Present condition: fair.

II. STATEMENT OF SIGNIFICANCE.

30 and 32 Atlantic Block are the finest surviving examples of Lawrence's original corporation boardinghouses of the 1840s and '50s; Unit 30, in particular, contains what is probably the best-preserved corporation boardinghouse interior remaining in the entire lower Merrimack Valley.

Erected in 1847 as the eastern two units of the Atlantic Cotton Mills Corporation's Boardinghouse Block 4, these two boardinghouse units at 401 and 403 Canal Street, along with four very similar units erected for the Bay State Mills at 269 - 275 Canal Street, are all that remain of the dozens of corporation-owned boardinghouse blocks which once lined the streets of Lawrence. And while all four of the surviving Bay State units have been gutted for use as a warehouse, the two remaining Atlantic units are still, in large part, intact. The only major alterations to the two Atlantic units have been the removal of their original, shared rear ell, and the conversion of the ground floor of Unit 32 (the corner unit) into first, a store, and now, a bar.

Corporation boardinghouses were an integral part of the Waltham system of textile manufacturing (that system being the base upon which the great nineteenth-century textile cities of northern New England -- Lowell, Lawrence, Manchester, and their counterparts -- were built). The corporation boardinghouses were originally designed to provide a closely supervised environment for the thousands of Yankee mill girls who came to these cities to tend the manufacturers' machines. Lowell, the first of these textile cities, was particularly known for the high moral standards it set for its mill girls, and for the rigidly enforced respectability of life in its boardinghouses.

In Lawrence, founded a quarter-century after Lowell, the local corporation boardinghouse system seems to have initially followed the same paternalistic patterns as the Lowell system.

Current research has revealed, though, that Lawrence's Atlantic Mills Corporation, in particular, quickly assumed a much more liberal attitude toward its company-owned boardinghouses. By the mid-1850s, the strict sexual segregation of the Lowell boardinghouse system had been dropped by the Atlantic Corporation, and single men, single women, and married couples could have been found boarding together in the same Atlantic units. Recent research into Lawrence's Pemberton Mill Corporation, moreover, has revealed a similar pattern of sexual integration in that company's boardinghouses. The corporation boardinghouses of Lawrence, then, may well have represented a second generation of the original Lowell boardinghouse system. Unfortunately, the characteristic features of this second-generation system are only now being discovered, while the boardinghouse buildings themselves are already on the verge of complete disappearance.

Architecturally, 30 and 32 Atlantic Block are substantially built but modestly detailed brick row houses of Greek Revival design. The direct inspiration for their design appears to have been the drawings prepared by Capt. Phineas Stevens, Jr. (a prominent millwright of this period) for the group of virtually identical boardinghouse blocks to be built for the neighboring Bay State Mills. Like those Bay State blocks, the Atlantic boardinghouse units were particularly distinguished by their up-to-date sanitary arrangements. Kitchen and wash-room sinks, each supplied with soft water for washing from cisterns located in the mills, were placed in each boardinghouse unit; built-in brick boilers (for washing laundry) were provided in each unit's washroom; and each unit's backyard cesspool and privies were drained by an extensive system of underground sewers. The floor plans and stylistic details of the Atlantic boardinghouse units, on the other hand, are rather less forward-looking. The floor plans are basically variations on the familiar side-hallway, double-parlor layout, with some ingenuity displayed in making virtually every room directly accessible from a hallway. The stylistic details

are, for the most part, very simple interpretations of the Greek Revival mode, with some features (most notably, the staircases) even harking back to vernacular Federal-period designs.

All in all, the Atlantic Corporation's solidly built brick boardinghouses were undoubtedly considered in their own day to be attractive, high-quality housing of a fashionably urban character. And we have it on the word of one 1850 observer that these units were then thought to "compare to advantage with respectable dwelling-houses in Boston and [to be] much better than the average in country villages." (1850 Massachusetts sanitary survey.)

III. HISTORICAL INFORMATION (by ownership periods).

A. Atlantic Cotton Mills Corporation (1846-1899).

1. Company history.

The Atlantic Cotton Mills Corporation was organized on February 3, 1846 with Abbott Lawrence as President and Charles S. Storrow as Treasurer. The second major textile manufacturing company incorporated in Lawrence, the Atlantic was intended to produce cotton sheeting and shirting. When all of the company's three original mills were brought into production in the early 1850s, the Atlantic had some 1200 looms and 45,000 spindles in operation, and employed approximately 300 men and 800 women. Financially troubled during its early years, the corporation was reorganized and its stock was devalued in 1876. The Atlantic then ran more profitably through the end of the nineteenth century, but the opening years of this century brought hard times. Shut down during the Lawrence strike of 1912, the Atlantic's plant was put up for auction the following spring. The purchaser was the neighboring Pacific Mills Corporation; several of the old Atlantic mill buildings were torn down shortly thereafter to make way for the new Casey Bridge (1918). Most of the rest of the Atlantic's mill buildings have since been razed as well. Today, only Mill 5, erected between 1906 and 1910 as a cotton spinning mill, survives; the rest of the Atlantic's original mill site is presently covered by parking lots and by the northern end of the Casey Bridge.

2. Site acquisition.

In April of 1846 the Atlantic Corporation bought two parcels of land, one on either side of the (then under construction) North Canal from the Essex Company (the original owners and developers of Lawrence). On the southern (island) site, three brick cotton mills were erected for the Atlantic Corporation by the Essex Company over the next six years. On the parcel lying north of the canal (and bounded, in its

original configuration: southerly by Canal Street; westerly by Hampshire Street; northerly by Methuen Street; and easterly by a line 170' west of Jackson Street) the Essex Company between 1846 and 1850 erected six three-and-a-half-story brick blocks of boardinghouses and overseers' tenements for the Atlantic Corporation. The subject property, 401 and 403 Canal Street, originally comprised the eastern two units of the eight-unit block known as Atlantic Block 4. (See the reconstructed site plan, and a copy of an early twentieth-century photograph of Blocks 2 and 4, in Appendix C.)

3. Date of construction.

Atlantic Blocks 1 - 4, sometimes referred to in early records as the "Boarding House Blocks," were built as a group on the westerly end of the Atlantic Corporation's mainland parcel in 1846-47. (See the site plan in Appendix C.) Construction of Block 1 was commenced on August 12, 1846 and was completed on January 4, 1847. This was said to have been the first brick block erected in Lawrence. Block 3 was also begun in 1846 and was completed in 1847, while Blocks 2 and 4 were erected in 1847. Blocks 5 and 6, unlike the first four buildings, were composed of single-family overseers' tenements (see the plans of these units in Appendix C) and were erected in a separate building campaign in 1848.

4. Contractors.

The actual construction of the six Atlantic blocks was contracted out by the Essex Company to a number of independent contractors. The brickwork of the first four boardinghouse blocks (as well as for the first two Atlantic mill buildings) was contracted out to Levi H. Sprague, who also agreed as part of his contract to do all the requisite lathing and plastering. The (as yet unidentified) carpenter who initially agreed to do the woodwork for the four Atlantic boardinghouses, though, apparently defaulted before his work was completed. Early in 1847, then, the Essex Company contracted with Walker Flanders

to complete the half-finished carpenters' work in Block 3, and to do all of the carpenters' work for Blocks 2 and 4. The initial painting of all six of the Atlantic blocks appears to have been contracted out to a man who has been identified, to date, only as "Hildreth."

5. Designers/relation to Bay State Blocks.

The Essex Company's contracts with Sprague and Flanders each state that the contractor's work was to be done according to plans which the Essex Company would provide. (Flanders, in addition, was instructed to use the completed woodwork of Block 1 as "a sample of the Style + quality + amount" of carpenter's work required in the three remaining blocks.) The plans which the company provided were presumably physically drawn by "T. Atkinson," Essex Company draftsman, under the supervision of Capt. Charles H. Bigelow, the company's engineer in charge of the Atlantic Mills' construction project.

Atkinson's neatly rendered 1849 "PLAN of the Boarding-Houses built for the Atlantic Cotton Mills in 1846-7 & 8" (reproduced in Appendix C) survives among the Atlantic Company drawings now kept at the Merrimack Valley Textile Museum; Atkinson's name appears, as well, on virtually all of the early Atlantic Company drawings which do, in fact, bear a draftsman's name. And Charles H. Bigelow's signature appears at least once on these early Atlantic drawings, approving a series of changes to be made in the drawings prior to actual construction.

It appears that Atkinson and Bigelow's plans for the Atlantic boardinghouse block were virtually copied from Capt. Phineas Stevens, Jr.'s slightly earlier designs for the Bay State Mills' boardinghouse blocks in Lawrence. Among the Atlantic Company drawings in the MVTM collection is an undated site plan, correctly showing the distinctive skewed layout of Atlantic Blocks 1 - 4, which is titled, "Plan of Blocks for Factory Boarding Houses Copied from Mr. Stevens' plans for the Bay State Mills." Although there were, in fact, some

noticeable differences between the original designs for the Atlantic's and the Bay State's boardinghouse blocks (compare the two sets of plans reproduced in Appendix C) the buildings were, on the whole, remarkably similar. Atkinson and Bigelow, it seems, reused Capt. Phineas Stevens' designs with only minor modifications.

6. The Atlantic and Bay State boardinghouses in 1850 -- observations from the 1850 sanitary survey.

The published 1850 state sanitary survey includes as an appendix a model sanitary survey of the (then town) of Lawrence. This survey discusses the layout and operation of the Bay State Mills boardinghouses in some detail, and states in several places that the boardinghouses owned by the Atlantic Corporation were quite similar to the Bay State's in both design and operation. Some of the more interesting observations made in this 1850 report:

• corporation boardinghouses were regarded by the manufacturers who owned them, not as a profit-making investment (they were expected to return no more than 4% per annum, at the very best) but as "a means of preserving a proper supervision over the operatives employed, and for their [the operatives'] benefit."

• each inner boardinghouse unit (each Atlantic or Bay State block contained six inner units, each 33' 4" wide, and two end units, each 25' wide) was intended to house a total of thirty-six boarders, with two, four, or six persons sharing a room. (Using a similar room utilization pattern, the narrower end units would have housed probably twenty to twenty-four boarders.)

• each boardinghouse unit was leased by the corporation to a keeper (generally a widow, occasionally a married man) of spotless moral character, at a rent (in 1850) of \$150 per annum.

• the amount paid by each boarder to the keeper was determined by the corporation; in 1850 it was \$1.25 per

week for females, and \$1.75 or \$2.00 per week for males.

Each keeper was responsible for providing the furnishings in his/her unit, as well as for providing and serving sufficient wholesome meals for their boarders. The keepers, essentially, were all in competition with each other for boarders.

Life in the corporation boardinghouses, for both the boarders and the keepers, was governed by a set of regulations, drawn up by the corporation and conspicuously posted in each unit. (See Appendix B for a copy of the Bay State's boardinghouse regulations as of 1850.) The original Bay State regulations prohibited males and females, even husbands and wives, from living in the same boardinghouse unit.

7. Occupancy patterns, Atlantic Blocks 1-6, in the mid-nineteenth century.

According to the 1850 sanitary survey, all thirty-two units in Atlantic Blocks 1-4 were originally intended as boardinghouses for female operatives; the thirty-six units in Blocks 5 and 6 were intended as single-family residences for "overseers in the mills, and for men with families, who may also take in boarders." Manuscript census schedules and published Lawrence directories from the period 1847-1900 have revealed a great deal of information concerning these early occupants of the Atlantic Blocks. Beyond the simple identification of the specific individuals who once occupied the two surviving units, it has been possible to reconstruct a much broader picture of how the Atlantic Blocks were used during the nineteenth century. The pattern which emerges is not that of the rigidly segregated male and female boardinghouse system for which Lowell was known, but a much more flexible arrangement. Segregation by sex was not strictly adhered to in the Atlantic Corporation boardinghouses; married couples were sometimes intermixed with both single men and single women in the same boardinghouse unit; and some of the thirty-two units in Atlantic Blocks 1-4 seem never to have actually

served as corporation boardinghouses at all, but to have been used from the start either as multiple-family tenements or as single-family residences similar in function (if much larger in size) than the single-family units in Blocks 5 and 6. Similarly flexible arrangements, in terms of allowing a mingling of males and females, at least, have been found by Clarisse Poirier in her research into the boardinghouses owned by Lawrence's Pemberton Mills. This suggests that Lawrence, founded in the 1840s, may have been characterized by a corporation boardinghouse system much different from that which was the rule in Lowell, established a quarter-century earlier.

8. Specific occupants, Atlantic Units 30 and 32, 1850-1899.

Specific information concerning the occupants of Atlantic Units 30 and 32, as found in the 1850 and 1855 census schedules and in the 1853 and 1857 Lawrence directories, is summarized as follows:

1850. Unit 30 (the inner unit, 403 Canal Street) was in use in 1850 as a boardinghouse for women, and was kept at this time by Mrs. Leonora Marshall. She, her husband Benjamin (a butcher) and the couple's three children resided in Unit 30 along with thirty female boarders, for a total of thirty-five residents. The boarders ranged in age from sixteen to fifty years old and were chiefly natives of either northern New England or Ireland. Ten of the eighteen whose birthplaces were known were born in Maine, six others were natives of Ireland, and one each had been born in New Hampshire and Vermont.

Unit 32 (the end unit, 401 Canal Street) housed twenty-three people in 1850 and seems to have been the single-family residence of a rather large family who also took in boarders. Twelve of the unit's twenty-three occupants appear to have been members or relatives of the family of Timothy Foss, a fifty-seven-year-old carpenter. Foss's only son is listed as an "operative;" the seven Foss daughters between the ages of eighteen and twenty-seven quite probably worked in the mills as well. The eleven (apparently unrelated)

individuals who boarded with the Foss family included two young couples and seven single women.

1853. The 1853 directory includes the names of very few female operatives; our knowledge of the occupants of Units 30 and 32 in this year, consequently, is sketchy.

Unit 30 in 1853 was being kept as a corporation boardinghouse by Ebenezer Burbank. Presumably, the majority of Burbank's boarders were female operatives, but this cannot be verified. It is known, though, that at least four adult males (in addition to Burbank himself) were living in Unit 30 in 1853. These men included a painter, a watchman, a Bay State Mills operative, and a Pacific Mills operative. It is not known whether these men were married or single. The inclusion of a handful of male boarders in units which seem to have chiefly been populated by women was fairly common in the Atlantic Mills boardinghouses of this period, as was the inclusion of numerous non-Atlantic Mills employees among the boarders.

Unit 32. The only person listed as a resident of Unit 32 in 1853 was Joseph W. Kimball, an Atlantic Mills overseer. No male boarders were then listed as living with the Kimball family, and nothing is known of any female boarders. The apparent conversion of Unit 32 into an Atlantic overseer's tenement by 1853 is symptomatic of a clear trend in the usages of the end units in Atlantic Blocks 1 - 4 -- the smaller end units, although reportedly designed as female boardinghouses, were soon given to Atlantic Mills overseers as single-family tenements. Of the eight end units in Atlantic Blocks 1 - 4, only one was being kept as a corporation boardinghouse in 1853, and by 1857 all eight were occupied as overseers' tenements.

1855. Unit 30 in 1855 was being run by Charlotte Prescott as a sexually integrated boardinghouse. No fewer than fifty-four boarders were then under Mrs. Prescott's charge; these included seven couples, thirty-one single men,

and nine single women. Adding Mrs. Prescott's family of four, that gives a total of fifty-eight persons who then called 30 Atlantic Block home (but see below).

Unit 32 in 1855 was listed as the residence of just four persons -- Joseph W. Kimball, his wife, and their two young children. This apparent imbalance -- fifty-eight people crammed into the twenty-one rooms of an inner unit, versus the overseer, his wife, and their two young children sharing the fourteen rooms of an end unit -- suggests that the two upper floors of these adjoining units had already been connected (as they are today) by doorways broken through the brick party wall between them. This would have given seven additional boarders' rooms to the inner unit, and would have cut the overseer's single-family residence down to a more reasonable seven-room size. (The overseers' tenements in Atlantic Blocks 5 and 6, for comparison, each originally included either seven or eight rooms.) And the remaining physical evidence does suggest that the two doorways between Units 30 and 32 could well have been cut as early as the 1850s.

1857. Unit 30 in 1857 was an Atlantic Corporation boardinghouse then being kept by Silvia Howe. Seventeen boarders were then living in this unit; nine were men, eight were women, and none of them formed married couples living together. The low number and even sexual balance in this boardinghouse, although not terribly unusual in Atlantic units of this period, may have resulted more from a process of uneven attrition brought on by the financial Panic of 1857 than from any conscious policy of either the corporation or the boardinghouse-keeper.

Unit 32 in 1857 was still the home of Joseph W. Kimball and his family; no boarders, either male or female, were listed as residing with the Kimballs.

There were actually two separate Lawrence directories published in 1857; one of them (J.H. Barnes's) includes

a separate "Female Directory" which lists (apparently) all of the working women then resident in the city. Using this "Female Directory," together with Barnes's general listing and the list of "Corporation Boarding Houses" found in the other (Adams's) directory, it has been possible to reconstruct the overall occupancy patterns of Atlantic Blocks 1-4 in 1857 in great detail. The pattern which emerges is as follows:

In 1857 all eight end units in the four Atlantic boardinghouse blocks were occupied by Atlantic Mills overseers; three of the overseers apparently had one or more male boarders living with them, none had more than three, and none had any listed female boarders. Of the twenty-four inner units in Blocks 1-4, seventeen were being used in 1857 as Atlantic Corporation boardinghouses. These corporation boardinghouses included all six inner units in each of the two blocks which fronted on Canal Street (Blocks 2 and 4), plus two inner units in Block 1 and three inner units in Block 3. The average number of boarders listed in these seventeen units in 1857 was just over thirty; the largest number found in any single unit was forty-five. One boardinghouse unit on Methuen Street was occupied at this time exclusively by males; five other units listed only female boarders; ten more units listed anywhere from one to nine male boarders sharing those premises with (usually) a much larger number of females; and the last of the boardinghouse units appears to have had only its keeper (and no boarders) in residence. The seven remaining (non-boardinghouse) inner units in Blocks 1 and 3 were each occupied in 1857 by anywhere from three to seven men, at least some of whom are known to have been married. At least a couple of these seven units also have listed as residents one or two women, not obviously related to any of the men then resident in the same unit.

1860-1899. A scan of the Lawrence directories from 1860 through the turn of the century reveals that Atlantic Unit 30 continued to be used as a corporation boardinghouse

up until the time that the Atlantic Corporation sold it in 1899. During a portion of this period, in the 1880s and '90s, Unit 30 was joined with the adjoining Unit 28 as a single boardinghouse operation. The history of Unit 32 during this period is less certainly known. Presumably, its first two floors continued to function as an Atlantic overseers' single-family residence, while its upper stories were utilized in connection with the boardinghouse operation being run out of Unit 30.

B. C.E. and W.J. Bradley (1899).

In December of 1898 the stockholders of the Atlantic Cotton Mills Corporation voted to sell all of the corporation's real estate holdings outside of the millyard in Lawrence. Accordingly, Atlantic Blocks 1-4 were sold on January 30, 1899, to Charles E. and William J. Bradley of Lawrence. The former was a real estate/insurance broker and auctioneer, the latter, an attorney. The Bradleys immediately subdivided the eight-unit blocks into one- or two-unit parcels, and began reselling these smaller parcels to private investors. Units 30 and 32 were packaged as a single offering and were sold by the Bradleys to John Sullivan on the same day that these two had acquired the blocks.

C. John Sullivan (1899-1908).

John Sullivan, a Lawrence "provisions and groceries" dealer with a store on Lawrence Street, seems to have purchased Atlantic Units 30 and 32 as simply investment property, and he is not thought to have ever personally occupied either of the units. Both units appear to have been continued in boardinghouse use (whether separately or as a single operation is not readily apparent) during the entire nine-and-a-half years of Sullivan's ownership. The only boardinghouse-keeper from this period whose name is currently known was Mrs. Margaret M. (Sullivan) Fleming (possibly a relative of John Sullivan?)

who was listed as keeping a boardinghouse at 401 Canal Street from 1899 on. Prior to 1899 Mrs. Fleming had been in charge of a Washington Mills (originally, Bay State Mills) boardinghouse at 257 Canal Street. In 1899 she relocated to 401 Canal Street; by 1907, at least, her boardinghouse operation included both 401 and 403 Canal Street. Finally, in 1908, Mrs. Fleming purchased her two boardinghouse units from John Sullivan.

D. Mrs. Margaret M. (Sullivan) Fleming (1908-1933).

A native of Ireland (probably Millstreet Parish, County Cork) Mrs. Margaret (Sullivan) Fleming had moved to this country and settled in Lawrence sometime prior to 1890. By 1896 her husband, James Fleming, was listed in the Lawrence directories as the keeper of the Washington Mills boardinghouse at 257 Canal Street. According to a petition filed by Mrs. Fleming in Probate Court in 1905 (docket #97463), James Fleming deserted his wife and infant daughter in the fall of 1897 and thereafter refused them support. In her petition to the court for a legal separation, Mrs. Fleming deposed that her husband had "gross and confirmed habits of intoxication" and that while he had lived with his wife and daughter "he was guilty of cruel and abusive treatment" of both of them. It was after this desertion by her husband in 1897 that Mrs. Fleming first appears in the Lawrence directories, first at the Washington Mills boardinghouse where she had been living with her husband, and then, in 1899, at 401 Canal Street.

Shortly after her purchase of the old Atlantic boardinghouse units on Canal Street in 1908, Mrs. Fleming undertook some major improvements to the property. Sometime between 1908 and 1910 the original back ell of Units 30 and 32 was demolished and the old wooden shed and the tight board fences which had formerly lined the back yards were removed. On this newly cleared space Mrs. Fleming had erected, by 1910, a three-story wooden boardinghouse/commercial block (the present 4 - 6 Amesbury Street). The boardinghouse in this new

building was kept for a few years by Mrs. Fleming herself while the two older units on Canal Street were put under the charge of two other women. In 1915, though, Mrs. Fleming bought and moved into a house at 260 Haverhill Street; her boardinghouses, hereafter, would be kept by a succession of resident boardinghouse-keepers.

Two other important changes (one physical, one functional) were made to Units 30 and 32 during Mrs. Fleming's tenure as owner. About 1926 the ground floor of the end unit was remodeled into the fruit store of Peter Peters. (Peters had actually had this store in the commercial part of Mrs. Fleming's new building since 1917.) After the repeal of Prohibition in the 1930s, Peters converted the fruit store into a bar, a use which has been continued (by the Peters family) to this day. And, finally, sometime in the mid-1920s the two old brick units on Canal Street ceased to be run as boardinghouses (in which communal meals were prepared by the keeper) and were made instead, into lodginghouses, in which no meals were provided.

E. Genevieve A. (Fleming) Fitzgerald (1933-1970).

In 1933, two years before her death, Margaret Fleming deeded the entire Canal/Amesbury Street property to her daughter, Genevieve A., the wife of William D. Fitzgerald, a Lawrence policeman. During the period of Mrs. Fitzgerald's ownership commercial tenants occasionally alternated with a succession of lodginghouse-keepers in Unit 30, while the Peters family continued to operate the bar on the ground floor of Unit 32. Sometime during the early 1940s the second and third floors of the corner unit were somewhat remodeled for use as an apartment for the Peterses. Later in this period, Unit 30 was occasionally rented as a single-family apartment, as well.

F. William F. Fitzgerald (1970-1972).

Upon the death of Genevieve A. Fitzgerald in 1970, the

Canal/Amesbury Streets property descended to her son, William F. Fitzgerald, a Western Electric pressman. No significant changes were made by Fitzgerald before he sold the property to its present owners in February of 1972.

G. Robert R. Gauthier and Louis J. Goguen (1972-).

Robert R. Gauthier, a Lawrence insurance broker, and Louis J. Goguen, a Salem, N.H. businessman, have operated Unit 30 and the upper floors of Unit 32 as a lodginghouse since 1972, and they have continued to rent the ground floor of Unit 32 to Bill Peters for use as a neighborhood bar. The attic stories of both units were closed after a small fire occurred in one of Unit 30's attic rooms; bathrooms have been installed or modernized in both units; and a few other minor changes have been made during the present ownership period.

IV. ARCHITECTURAL INFORMATION.

A. Overall building form.

401 and 403 Canal Street originally comprised the eastern end (the easternmost two units) of the eight-unit brick block known as Atlantic Block 4 (see the reconstructed site plan, and the historic photograph of Blocks 2 and 4, in Appendix C). Atlantic Block 4 in its original form measured 250' long by 36' deep, and was composed of six inner units (each measuring 33' 4" wide) and two end units (each measuring 25' wide). The three-and-a-half-story block was capped by a continuous flank-gable roof of 1/3 pitch; the front and rear roof slopes were each rhythmically broken by groups of gabled dormers (two dormers per roof slope for end units, three dormers per slope for inner units) and by free-standing chimney stacks (nine stacks per slope -- one above each end or party wall -- located halfway between ridge and eaves). Four single-story brick washroom ells, each measuring 18' wide by 16' deep, originally projected from the rear (northern) wall of the block.

The westernmost six units of Atlantic Block 4 (405 through 415 Canal Street) were demolished in the mid-1930s. The two units which still stand (Units 30 and 32; 403 and 401 Canal Street, respectively) lost their original shared washroom ell around 1908-10 when the present wooden building at 4-6 Amesbury Street was erected on part of Block 4's original back yard. There is some physical evidence (flashing scars) for the erection of a shallow wooden shed against the rear wall of Units 30 and 32 sometime after the original ell was removed, but no such shed now exists. No evidence for any other major changes in the original overall configuration of Units 30 and 32 has been discovered.

B. Exterior features - Units 30 and 32.

(Please refer to the accompanying measured drawings.)

1. Walls and openings.

The exterior walls of Units 30 and 32 are of red brick

(brick dimensions: $7\frac{1}{4}$ " x $3\frac{1}{2}$ " x 2") laid in common bond (header course every tenth) in white lime mortar with $\frac{1}{4}$ " mortar joints. No clear evidence of tooling has been found on any original mortar joints, but the degree of weathering is such that any original tooling could have worn away years ago. The level cornices on both front and rear facades have been treated as Greek Revival entablatures, executed entirely in brick. The fifteen-course entablature consists of (from bottom to top): a five-course flat frieze; a projecting stretcher course; a dog's tooth course; another stretcher course; a projecting dentil course; and a six-course flat corona (largely hidden behind the gutters). The level cornices are returned approximately two feet on the eastern gable wall. The raking cornice on the gable wall consists of a simple flat band, three stretchers wide, which is corbelled out several inches from the face of the major wall plane (the fourth and fifth stretchers from either end of each course are corbelled out from the main wall at a narrow angle to achieve this projection). The original exterior door and window openings all have dressed granite sills and caps; a single course of rock-faced granite facing blocks, two feet high, is found at the base of each original exterior wall.

The existing exterior door and window openings in Units 30 and 32 are all original, excepting the present corner doorway and the plate glass store windows in the first-floor southeastern corner of Unit 32. These were added about 1926, replacing three original first-floor windows -- two on the southern facade, and one on the eastern (side) wall -- and one original cellar window (in the southern facade). The three other original cellar window openings in these two units' southern wall have also been bricked in, but their original caps and sills, at least, have not been removed. The two existing rear doorways were not originally exterior openings; up until 1908-10, these doorways opened into the shared washroom ell. The fact that these two doorways were thus

originally hidden may explain the appearance of an apparently reused piece of granite for the cap over Unit 32's back doorway.

There has been some amount of repointing of the original exterior brickwork, particularly in the southern wall of Unit 32, but the only areas of complete rebuilding of the exterior walls are around Unit 32's remodeled storefront, and against the western (original interior party) wall of Unit 30. This last, originally built as an 8" thick party wall, was exposed by the demolition of the adjoining unit in the 1930s, and was completely faced with modern brickwork at that time. It would appear that the bricks which were used to fill in around Unit 32's 1920s storefront are some of the original 1840s brick, with their fresher faces turned outward.

2. Roofs and dormers.

The gable and dormer roofs of Units 30 and 32 (indeed, of the whole block) were originally covered with slate; presumably the grey-black rectangular slates which are still visible in many places currently. Large portions of the roof at present, however, are covered with modern roll roofing and diapered asphalt shingles, apparently laid on top of the original slates. The same diapered asphalt shingles have also been applied to the side walls of each of the two units' ten attic dormers (these walls were probably clapboarded originally). All of these dormers still retain most of their original Greek Revival wooden trim (level cornices, gable-end pediments, and simple flat bands outlining the window openings) but all of this woodwork has been allowed to deteriorate and some of the pieces have fallen away.

3. Chimney stacks.

The six original chimney stacks for Units 30 and 32 still survive, with varying degrees of alteration. The western and central stacks in the front roof slope appear to have been changed the least; only the parging of the two uppermost courses of their caps looks to be an alteration. The upper half of

the cap on the central rear stack appears to have been reworked; the western rear stack has been cut down several feet; and the two eastern stacks have both been cut down perhaps a foot from their original heights, and have been either rebuilt, or thoroughly repointed.

4. Doors.

No original exterior doors have been found in Units 30 and 32, either hanging or in storage. The two existing front doors at 401 and 403 Canal Street are virtually brand new; the two present back doors, and the corner door into the bar, likely date from the first half of the present century. It does appear, however, that the present wooden frame for the front doorway in 401 Canal Street is quite possibly original. (Note that the interior faces of this enframing bear the same $\frac{1}{2}$ " quirked bead as is found on the original interior door casings in the building.) Assuming that this is, in fact, an original 1847 doorframe, then we have some strong physical evidence for a set of double doors (rather than the present single door with flanking sidelights) being original in this location. There are hinge scars for double doors on both jambs of 401 Canal Street's present doorframe; there are holes to receive double-door foot bolts, and wear patterns clearly related to double-door usage, in the granite front door sills of both surviving units; and there are no breaks in the beaded edges of Unit 32's presumed original transom bar to indicate that a single door with sidelights was originally placed there. So, despite the fact that Atkinson's 1849 "Plan" shows single doors with sidelights for the Atlantic boarding-house units; and despite the fact that the illustration in the 1850 sanitary survey shows a similar single-door arrangement in the Bay State boardinghouse blocks; it does appear at this point that Atlantic Units 30 and 32, at least, did have double front doorways from the start (as the four surviving Bay State units, at 269-275 Canal Street, still do). And, finally, although the present exterior architrave molding

(a small cove) in both Atlantic units' front doorways is quite modern, it is possible that the sections of heavy, Grecian ovolo moldings currently found in the two units' present rear doorways might actually be pieces of 1847 architrave molding, salvaged and reused when the original washroom ell was torn down in 1908-10.

5. Windows.

Atlantic Block 4 was originally furnished with double-hung six-over-six-light sash. Better than a dozen sets of six-over-sixes are still hanging in Units 30 and 32, most of them in the rear (northern) wall; there are more six-light sash stored in the cellar and in one attic room of Unit 30. Those six-light sash which have been examined closely, though, include examples of several different ages and types, suggesting that only some of the present six-light sash actually date back to 1847. The majority of the sash presently hanging in the building are twentieth-century two-over-twos. No sash at all are presently hung in the attic dormers.

There is a subtle gradation in the sizes of the window panes, and of the overall window openings, in this building. The individual panes in the first-floor sash all measured 10" wide by 16" tall; the panes in the second-floor sash measured an inch shorter at 10" by 15"; and the third-floor and attic window panes were an inch shorter still, at 10" by 14". And the single window in each unit's kitchen (see the accompanying measured drawings) was made an extra pane wide (an eight-over-eight) in an effort to allow more light into those poorly exposed back rooms.

The original wooden window frames appear to survive in virtually all of the original window openings in Units 30 and 32; most still carry on their outside faces a distinctive Grecian ovolo architrave molding, presumed to be original. Iron shutter pintles, set just inside the architrave molding, survive in many (particularly the upper floor) window frames; the louvered wooden shutters themselves, though (seen in the

early twentieth-century photograph reproduced in Appendix C) have all been removed, and no examples have been found in storage. Most of the windows in the southern and eastern walls are presently furnished with modern aluminum screens; earlier wooden screens can be found in some of the northern windows.

6. Metalwork.

Presumably original cast iron gutters, in ca. six-foot lengths, remain in place on the rear facade of both units. In section, these gutters form an approximate quarter-circle of $4\frac{1}{2}$ " radius and $5\frac{1}{2}$ " arc; the projecting outer lip is treated as a slightly raised 1" band. Sections of possibly original copper headers and downspouts also remain on this facade, intermixed with some later downspout sections; the goosenecks on this facade, however, do not appear to be original. What might be original lead eaves flashing also survives on sections of this facade. No corresponding original metalwork survives on the building's front facade.

Sections of presumably original lightning rods remain stapled against the northeastern and southeastern corners of Unit 32. These are rectangular in section, ca. $\frac{3}{8}$ " by $\frac{1}{4}$ ", and are made in ca. 7' lengths. Each rod ends in a spiral finial which extends ca. 18" above the building's eaves. One or two of the lowest segments of each rod are missing.

Original iron pintles for shutter hinges remain in many (particularly upper floor) window frames; a scattering of iron shutter holdbacks, originally anchored in the brickwork to either side of each window opening, also survive. The iron bootscrapers originally located at one end of each of the two upper front doorsteps have been removed. Surviving metalwork which is not believed to be original includes: the present ice and snow guards along front and back eaves; the fire balcony on the third-floor rear wall; the metal arms and anchors for the cafe's signs; and, of course, the 8' metal column which presently supports the southeastern corner of Unit 32.

7. Steps, bulkheads, fences, and outbuildings.

Each unit's front doorway was originally (and still is) approached by two dressed granite steps, each measuring 7' long; each unit's lower step is now partially engulfed by the modern concrete sidewalk. The present back door of Unit 30 (this was an interior doorway until the washroom was demolished in 1908-10) is now fronted by a reused dressed granite step with drafted margins; Unit 32's back doorway opens onto a modern concrete apron.

Original cellar bulkhead openings still exist in the northern walls of both units. These retain their single-piece granite cheek walls and granite steps, but are presently capped with modern steel bulkhead door units.

Each Atlantic boardinghouse block was originally provided with a wooden privy/storage shed, 250' long by 14' wide, located 16' beyond the northern end of the washroom ells. Each shed was divided into eight separate units; the three-holer privies in each unit fed into large sewer lines constructed by the Essex Company. A series of tight board fences erected between the shed and the back wall of the block originally divided the space between the two buildings into eight small back yards; each pair of back yards shared a common cesspool behind the washroom ell; every four units shared a backyard well. All of these features (save, possibly, the underground sewer lines) have been removed from the area behind Units 30 and 32.

8. Exterior paint.

According to Essex Company construction records, the outsides of the front doors in all of the Atlantic boardinghouse blocks were originally done in painted graining; the outside faces of the window sashes and frames were all painted white. (A cursory paint layer analysis of the first-floor window frames uniformly revealed a white bottom layer on the presumed original frames.) The exterior brickwork of the

Atlantic boardinghouse blocks was given a coating of oil soon after each building was completed; this was presumably intended to seal the brickwork somewhat from moisture, but it may also have darkened the color of the walls. It can be assumed that the original window shutters on the Atlantic Blocks were painted the traditional Paris green.

Sometime after the ground floor of Unit 32 was remodeled into a storefront the areas of rebuilt brickwork were given a coat of brick red paint. Most of this paint has since weathered away.

C. Floor plans.

1. Relation to the 1849 Atkinson "Plan."

The original floor plans of Atlantic Units 30 and 32 were almost (but not quite) mirror images of those shown in T. Atkinson's 1849 "Plan of the Boarding-Houses built for the Atlantic Cotton Mills" (see the copy of this plan in Appendix C.). The differences between the 1849 "Plan" and the actual layouts of the two surviving units include: minor discrepancies in many overall room dimensions (including much wider attic corridors in the actual building); differing arrangements of the attic closets in the end units; and the omission in Unit 30 of the small kitchen pantry(?), closet(?), or "Back Stairs" (?) shown in the 1849 drawing for the inner unit.

2. Specific floor plans in Units 30 and 32.

(Please refer to the accompanying measured drawings.)

The presumed original room uses mentioned in this section are largely based on the detailed description of the Bay State Mills' boardinghouse blocks found in the 1850 Massachusetts sanitary survey. A copy of the Bay State blocks' floor plans as shown in that 1850 report is reproduced in Appendix C.

a. Cellars - both units.

Each Atlantic boardinghouse unit originally had a full

cellar story under the main block of the building; these cellars did not extend under the attached washroom ells. Each cellar was separated from those of the adjoining units by 8" thick brick party walls, with no openings between units. There is no evidence that the cellars of either surviving unit were ever subdivided by partitions. Interior access to each cellar was by a single-run staircase located directly beneath each unit's main staircase; exterior access was by a bulkhead in each cellar's back (northern) wall. These staircases and bulkhead openings still remain in both units.

b. Unit 30 - first floor.

Original layout and room uses. The ground floor of each Atlantic inner boardinghouse unit originally included four major rooms and a stairhall in the main block of the building, with a fifth ground-floor room in one side of the appended rear ell. The smaller of the two front rooms was originally given to the boardinghouse-keeper as her/his own room; the room which stretched behind both the keeper's room and the stairhall was the original boardinghouse kitchen; the two large rooms (connected by folding doors) which occupied the opposite side of the unit were the original boardinghouse dining rooms/parlors; and the small room in the ell was the original back kitchen and washroom. The stairhall contained an open, single-run staircase (repeated on all three major floors of the unit).

Alterations. The appended washroom ell was removed around 1908-10; the large opening between the two dining rooms has been semi-permanently closed; and a small (ca. 3' 6" square) extension of the front hallway has recently (April 1983) been partitioned off in the southwestern corner of the original kitchen, in order to provide separate access to the kitchen and to the back dining room. A doorway was apparently cut through the brick party wall between the back dining room (north of its chimney breast) and Unit 28, probably in the 1880s when Units 28 and 30 were run for a time as a single

boardinghouse operation. This opening was probably closed by 1899, when Units 28 and 30 were sold to separate, private owners. All four of the remaining ground-floor rooms are presently used as single-tenant lodging rooms.

c. Unit 30 - second floor.

Original layout and room uses. The second-floor plan of each Atlantic inner boardinghouse unit originally included five major rooms, each opening off the front stairhall. Assuming the original second-floor room uses in the Atlantic boardinghouses to have matched those in the Bay State boardinghouse (which seems quite reasonable) then the small front room on the second floor was presumably the unit's sick room; the large front room across the stairhall was probably an original parlor; and the three room across the back of the unit should have each been boarders' chambers. Given that each inner boardinghouse unit was designed to house a total of thirty-six boarders, and that (in the Bay State units, at least) either two, four, or six boarders shared each chamber, then the two smaller chambers on the second floor can be assumed to have each housed a pair of boarders, while the larger back chamber (at the western end) should have originally been occupied by four boarders.

Alterations. A doorway was cut (probably in the early to mid-twentieth century) through the original partition wall between the original front parlor and the western back chamber; this doorway has since been closed in again. At the time this doorway was cut, these two rooms were apparently made into a single apartment; today, they are each a separate lodger's room. The middle back chamber is presently a community bathroom; the eastern back chamber and the original front sick room are each now a single lodger's room. The original back-to-back closets between these last two rooms (see the 1849 plan) were converted at an early date into a single deep closet opening into the front room; a new closet was built to the south of the chimney breast in the back chamber. (The western back

chamber on this floor was not open for inspection.)

d. Unit 30 - third floor.

Original layout and room uses. The original layout of this floor was identical to that of the floor below, but all five of the third-floor rooms were originally used as boarders' chambers. Presumably, the small front room would have been shared by a pair of boarders, while the large front room should have had six occupants, for a total of sixteen persons resident on this floor.

Alterations. Two separate doorways were cut (both probably during the early to mid- twentieth century) through the partition wall between the large front chamber and the western back chamber; another doorway was cut in the same time period from the latter chamber into the middle back chamber. These three chambers are reported to have been used for a time as a single apartment. Presently, all three of these later doorways have been closed in. The large front chamber and the western back chamber each currently serve as a single lodger's room; the middle back chamber is now a community bathroom. The small front chamber and the eastern back chamber are each a single lodger's room, the shallow original closets (and the deeper hall closet) between these rooms have been removed to create a corridor leading to a doorway cut through the brick party wall to Unit 32. This change was probably made very shortly after Block 4 was constructed, perhaps as early as 1855. This appears to have been done in order to allow the third floor and attic of Unit 32 to function as part of the boardinghouse operation being conducted here in Unit 30, while the two lower floors of the end unit were converted into a separate overseer's single-family tenement. To replace the two chamber closets which were lost in Unit 30 by the creation of this corridor, new closets were built in the two affected rooms, between the chimney breast in each room and that room's inner (corridor) wall.

e. Unit 30 - attic floor.

Original layout and room uses. The attic floor of each Atlantic inner boardinghouse unit was originally laid out in six major rooms, each opening off an east-west corridor running perpendicular to the last run of the main staircase. All six rooms were originally used as boarders' chambers; each, presumably, originally housed two boarders.

Alterations. The original, back-to-back closets at the original eastern end of the central corridor were removed, quite possibly as early as 1855, and the corridor was extended to a doorway cut through the brick party wall into the attic of Unit 32. To replace the closets which were lost, two match-boarded wardrobes were built, one each in the eastern front and back chambers, between the chimney breasts in each of those rooms and each room's inner (corridor) wall. In recent years, the opening from the top of the staircase into the central attic corridor has been closed in and made a doorway. This entire floor is presently unoccupied. (The western back chamber on this floor was not open for inspection.)

f. Unit 32 - first floor.

Original layout and room uses. According to the 1849 Atkinson "Plan," the first-floor plan of each Atlantic boardinghouse block end unit was originally comprised of three major rooms and a stairhall within the main body of the block, with a fourth room in one side of the attached rear ell. Assuming that these end units were originally designed as boardinghouses (as the 1850 sanitary survey states) then the single front room on this floor should have served as the boardinghouse's dining room/parlor; the large room behind the stairhall would have been the kitchen; the smaller rear room should have been the boardinghouse-keeper's room; and the room in the ell would have been used as the back kitchen/washroom. And even if these end units were initially designed as the single-family residences of men with large families, who might also take in boarders (as the 1850 census might

suggest) the original room uses on this floor would not have been significantly different. The stairhall on this floor contains an open, single-run staircase, a mirror-image of the staircase in the adjoining unit, which is repeated on all three floors here.

Alterations. The washroom ell was removed around 1908-10; most of the rest of the ground floor of this unit was remodeled, first, around 1926, for use as a fruit store, and then, in the mid-1930s, for its present use as a bar. The only original partition walls remaining in this space today are those enclosing the stairhall. Even here, the original doorway into the old front (now bar) room has been closed in, and the original hallway leading back to the kitchen has been enclosed and made into a closet.

g. Unit 32 - second floor.

Original layout and room uses. The second-floor plan of each Atlantic boardinghouse end unit originally contained three major rooms, plus a stairhall and a short (10' 6" long) east-west corridor giving access to the eastern back chamber. Assuming an original boardinghouse use, the large front room on this floor would likely have served as a parlor; the smaller (eastern) back room might have been the unit's sick room; and the larger (western) back room might have housed either two or four boarders. If originally designed as a single-family residence, the three rooms on this floor would have likely served as family members' bedrooms.

Alterations. The three rooms on this floor (and, reportedly, the three rooms on the floor above) were remodeled into an apartment for the Peters family (who operated the bar on the first floor) apparently during the 1930s. The rooms on this floor have since been converted back into a single lodger's room in front, and a two-room apartment in the back. The original back-to-back closets between the front room and the eastern back chamber were both apparently removed during the apartment conversion; a modern partition now closes the

southern side of that opening, throwing all of the original closet space into the northern room. The partition between the two back rooms (the present two-room apartment) is presently broken by a doorway and by a long rectangular pass-through/window above the kitchen counter; these openings presumably date from the 1930s remodeling. The short corridor originally leading to the northern back room has been sealed off from the stairhall and converted into a half-bath shared by the two tenants on this floor; this looks to be a relatively recent remodeling.

h. Unit 32 - third floor.

Original layout and room uses. The original layout of this floor should have been identical to that of the floor immediately below, but all three rooms on this floor, presumably, would have originally been used as boarders' chambers and/or family members' bedrooms. Six boarders might have shared the large front room; either two or four might have slept in the larger (western) back chamber; while the eastern back chamber probably housed a pair of occupants.

Alterations. None of the three rooms on this floor were open for inspection. Residents on the floor below, however, stated that the present layouts on these two floors are identical. At the very least, the stairhall end of the original east-west corridor has been closed in, which means that the eastern back room must now be connected with one or the other of the two rooms which open off the stairhall. One other alteration, apparently made as early as the 1850s, is the doorway cut through the party wall into Unit 30 at the head of the stairs leading up to this floor.

i. Unit 32 - attic floor.

Original layout and room uses. The attic story of each Atlantic boardinghouse end unit was originally laid out in four major rooms, each opening off an east-west corridor running perpendicular to the last run of the main staircase. All four rooms should have originally been used as boarders'

chambers with, presumably, two boarders resident in each.

Alterations. A doorway has been cut through the brick party wall at the head of the stairs into the attic corridor of Unit 30; this appears to have been done in the 1850s. In relatively recent times, the (formerly open) head of the staircase has been walled off, with a doorway (kept locked) at the top step. The attic floor of both units is presently unoccupied.

D. Interior features.

1. Cellars.

The cellars of both Units 30 and 32 are still unfinished, with dirt floors, exposed brick and granite rubble walls, and whitewashed floor joists and boarding overhead. The front and rear cellar walls in both units, and the eastern end wall of Unit 32's cellar, consist of the building's rubble stone foundation walls, rising to a height of approximately 4' 6", with 28" of brick wall visible above that. The party walls between units are built entirely of brick. Brick chimney bases project out from each of the north-south (party and end) walls. Solid brick chimney bases 4' long and 9" deep carry all but the kitchen chimney stacks; the kitchen chimney base in each cellar measures 8' 6" long by 3' 10½" deep and is formed of two 2' 10" wide barrel vaults springing from a trio of 11" - 12" wide brick piers. Intermediate support for the first-floor framing is provided by split granite posts, ca. 6" square and approximately 7' long, placed on end beneath the principal framing timbers.

The first-floor framing exposed in the cellar consists of a set of main timbers measuring either 7½" x 9" or 9" x 9½" square; a pair of smaller timbers (4" x 9") to frame each stairway opening; and ranges of 2½" x 10" joists, placed 18" o.c., and carried in cog joints in the principal beams. All of the observed beams and joists were up-and-down sawn; so too were the sub-floor boards exposed overhead.

2. Finished rooms: first - attic floors.

a. Floors.

Double floors appear to have originally been laid on all four principal stories; the finish floors consisting of random width pine boards ranging from $4\frac{1}{2}$ " to 12" wide. Presumably, these finish floors were originally painted and/or covered with straw matting or floorcloths. Today, many are covered with modern linoleum, and a twentieth-century narrow-board hardwood floor has been laid in Unit 30's original kitchen.

b. Ceilings.

All of the ceilings on the four major floors were originally covered with lath and plaster, and they appear to have originally been covered with whitewash. A turn-of-the-century pressed-tin ceiling has been added to Unit 30's original kitchen; twentieth-century acoustic tiles now appear in a number of other rooms; and modern dropped ceilings have recently been installed in a couple of upstairs rooms.

c. Walls.

Lath and plaster originally covered the walls of each room on these four stories; the plaster was stopped at salient corners by square wooden grounds with rounded outer corners. It would appear that the exposed portions of the plaster walls were initially whitewashed; many have since been covered with wallpaper or modern composition coverings; some are painted.

d. Baseboards.

Unmolded baseboards, 6" - 8" high, were originally used in each finished room.

e. Door casings.

Simple Greek Revival door casings, with $5\frac{1}{2}$ " x 6" base blocks, unmolded $5\frac{1}{2}$ " x $5\frac{1}{2}$ " corner blocks, and flat 5" casing boards in between frame each original door opening. Within most of these enframements, a $\frac{1}{2}$ " wide quirked bead appears on

the edges of the jambs and the doorhead.

f. Window casings.

The original interior window casings resemble the door casings described above, with the omission of the base blocks and the inclusion of a projecting stool board with a half-round edge above a 3" or 4" apron. The dormer window casings, in addition, dispense with the corner blocks.

g. Dadoes.

There are, at present, continuous horizontal-board dadoes (and, in most cases, simple chair rails) in each room and the stairhall on the first floor of Unit 30; long runs of this dadoing continue up each flight of Unit 30's stairhall to the attic; and short dado panels appear beneath most (perhaps even all) of the window openings (excepting the dormers) in the three upper stories of Unit 30, and in the two upper stories of Unit 32. The boards which compose these dadoes are very far from uniform in either the widths of the individual boards (from 3½" to 6+") or the types of molded ornamentation worked upon them (narrow edge beads, wider edge beads, wide sunken center beads, etc.). The lack of uniformity in these surviving dadoes, the fact that some of these boards have clearly been cut down to fit their present locations, the apparent absence of any mention of dadoes in the Essex Company's original measurements of the woodwork to be painted in the Atlantic boardinghouse blocks, and the fact that these dadoes have not been found in the two lower stories of Unit 32, all suggest that these dadoes may not be original. Perhaps this woodwork was installed at the time when the two upper stories of Unit 32 were joined to the adjacent floors of Unit 30 (probably in the 1850s).

h. Mantelpieces.

Identical vernacular Greek Revival mantelpieces survive in the western front and back rooms on the first floor of Unit 30 and in the western front rooms on the second and third

floors of this unit. These are presumed to be original and it can also be presumed that similar mantelpieces were originally found in the front rooms of Unit 32. (No mantels exist, at present, in the first- or second-floor rooms of this unit; the third-floor rooms, however, have not been inspected.)

The bracketed mantel shelves found in many of the upper-floor rooms do not appear to be original (paint has been found on the plaster wall behind at least one of them) but were probably added at an early date.

i. Doors and hardware.

The original interior doors in both units are unmolded four-panel doors with sunken flat panels; a good number of these doors survive. They were originally hung on iron butt hinges; many of the surviving hinges in the attic, at least, are of the Baldwin patent, and are stamped with that name. The more important interior doors appear to have originally been furnished with mortise latches having rosewood or mineral knobs; less important doors were given iron handle latches; and closet doors were equipped with wooden knobs and iron buttons. At least some potentially original examples of each type of latch still survive in the building.

Two of the three original folding doors between the front and back dining rooms in Unit 30 still survive, although their relative positions have been altered. The western and central members of this trio were original hinged together and were designed to fold back into the front room when opened. An iron head bolt (and, perhaps, a foot bolt?) secured the doors in place when they were closed.

All of the interior doors were undoubtedly painted from the start; the graining which still appears on some of the surviving doors, though (particularly on those in the attic) does not appear to be original.

j. Fireplaces.

No working fireplaces have been found in either unit.

The kitchen fireplace and bake oven in Unit 30 has been completely faced with later brickwork; the fireplaces under all of the surviving Greek Revival mantelpieces have been closed; and there may not, originally, have been any other fireplaces in the building. Despite the fact that Atkinson's 1849 "Plan" shows only fireplaces and no stoves, there is physical evidence to suggest that the smaller rooms on the upper stories (those which were heated at all) may have originally been provided with stoves.

k. Staircases.

The original, mirror-image staircases still survive in these two units. Each is a single-flight, open string stair, with two plain cylindrical balusters per tread, a molded handrail, and vernacular Federal-style columnar newels with flattened knob caps. A few balusters are currently missing and at least one newel cap has been replaced, but the two staircases, otherwise, are virtually untouched.

l. Closets / cleats and coat hooks.

A large number of the original closets in the building still retain their original wooden cleats and iron coat hooks, upon which the boarders hung their clothing. The similar cleats and hooks occasionally seen on the walls of rooms or corridors may be slightly later additions.

m. Sinks.

Each Atlantic boardinghouse unit was originally furnished with a kitchen sink (located beneath the eight-over-eight window in each kitchen's rear wall) and a washroom sink (located in the rear ell) each of which was supplied with soft water piped in from cisterns in the mills. A modern sink is presently located in the original's spot in the kitchen of Unit 30; the sink area of Unit 32 has not been inspected. (The washroom sinks, of course, should have disappeared by 1908-10, when the washroom ell was taken down.)

APPENDIX A. SUMMARY CHAIN OF TITLE.

30 and 32 Atlantic Block
401, 403 Canal Street
Lawrence, Massachusetts

(NERD = North Essex Registry of Deeds; SERD = South Essex Registry
of Deeds; EP = Essex Probate.)

NERD 1188/468 2-25-1972	William F. Fitzgerald, Lawrence, To Robert R. Gauthier, North Andover, and Louis J. Goguen, Salem, N.H.
EP 305573 1970	Estate of Genevieve A. Fitzgerald, Lawrence, To William F. Fitzgerald, Lawrence.
NERD 601/518 4-7-1933	Margaret Fleming, Lawrence, To Genevieve A. Fitzgerald, Lawrence.
NERD 278/436 8-6-1908	John Sullivan, Lawrence, To Margaret Fleming, Lawrence.
NERD 167/287 1-30-1899	Charles E. Bradley, Lawrence, and William J. Bradley, Lawrence, To John Sullivan, Lawrence.
NERD 167/283 1-30-1899	Atlantic Cotton Mills Corporation, Lawrence, To Charles E. Bradley, Lawrence, and William J. Bradley, Lawrence.
NERD 167/281 1-19-1899	Essex Company, Lawrence, To Atlantic Cotton Mills Corporation, Lawrence, a partial release of agreements included in SERD 386/151.
SERD 368/151 4-16-1846	Essex Company, Lawrence, To Atlantic Cotton Mills Corporation, Lawrence.

APPENDIX B. BAY STATE MILLS BOARDINGHOUSE REGULATIONS (1850)
(from 1850 state sanitary survey)

I. The tenants [boardinghouse-keepers] must not underlet any part of their tenements, nor board any persons not employed by the company, unless by special permission; and, in no case are males and females to board in the same house.

II. The tenants must, when required by the agent, give a correct account, in writing, of the number, names, character, habits and employment of their boarders; and whether they are habitual attendants on public worship. They must, also, on the first Monday of every month, send to the counting-room, a list of all the boarders they have taken, and of all who have left their houses, during the preceding month. They must, also, at the same time, render a list of the names of all such boarders as have required the services of a physician, on account of sickness, during the same period.

III. The doors must be closed at 10 o'clock in the evening, and no one admitted after that time, unless some reasonable excuse can be given.

IV. The boarders must not be permitted to have company at unseasonable hours.

V. All improper conduct among the boarders, and all rude and disorderly deportment, must be prevented by the tenants, if possible, and if persisted in, must be reported to the agent.

VI. It is confidently expected, that all children over twelve, and under fourteen years of age, living in the houses, be kept constantly at school.

VII. It is indispensable, that all who live in the houses should be vaccinated, and this will be done, at the expense of the company, by a physician, at the counting-room, for all

those employed by the company, and for the families of the tenants.

VIII. The health of the inhabitants requires that particular attention should be paid to the cleanliness and daily ventilation of the rooms.

IX. Neither water, nor filth of any kind, must be thrown out in front of the houses, nor be allowed to remain in the cellars, back-yards, or sheds.

X. Ashes must not be kept in wooden vessels, nor will any carelessness be allowed in the use of fire or lights. Neither camphene, nor any other explosive compound used for lights, will be allowed on the premises.

XI. The rooms must not be mutilated, nor defaced; and, in all cases, where the plastering of the walls is broken, either by driving in nails, screws, or pins, or by rubbing with furniture, or by any carelessness, or by any other means beyond ordinary use and wear, the injury will be repaired, and the cost thereof charged to the person leasing the house.

XII. A suitable chamber for the sick, must be reserved in each house, so that they may not be annoyed by others occupying the same room.

XIII. Window glass must not be allowed to remain broken, longer than one day.

XIV. Wood and coal will not be permitted to be taken into the cellars, nor from them, through the front windows.

XV. The closest supervision will be exercised to enforce these rules, and the tenants themselves are particularly required to pay close attention to them, and to insist upon their observance on the part of their boarders.

XVI. No tenement will be leased to persons of immoral or intemperate habits, and any tenant, who, after occupancy, shall be found to be of such habits, or to receive boarders

of such habits, will be notified to vacate the premises.

The tenants are particularly desired to lend their aid in the preservation of the trees in front of the houses, and to give immediate information to the agent, if any injury be done them.

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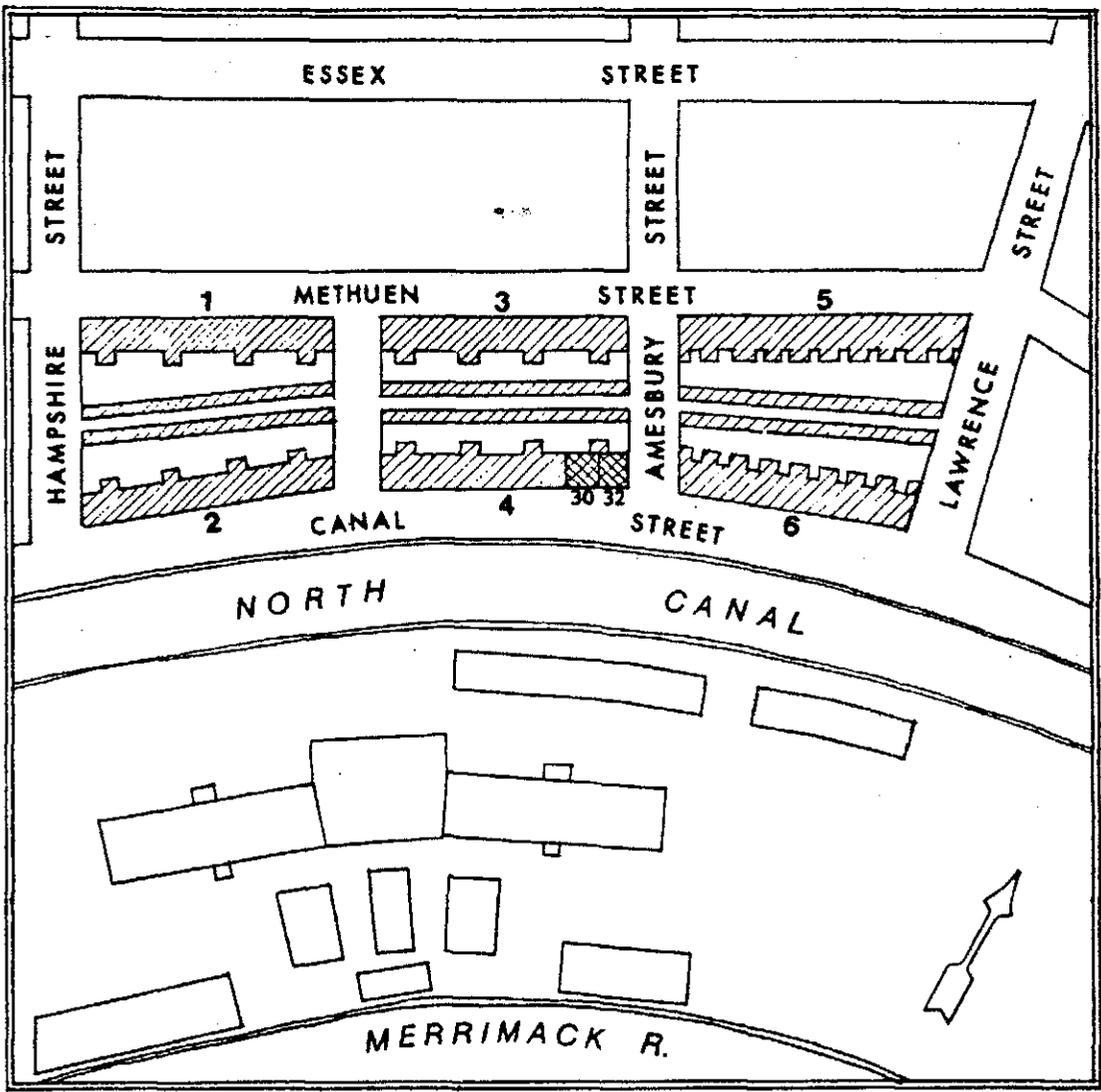
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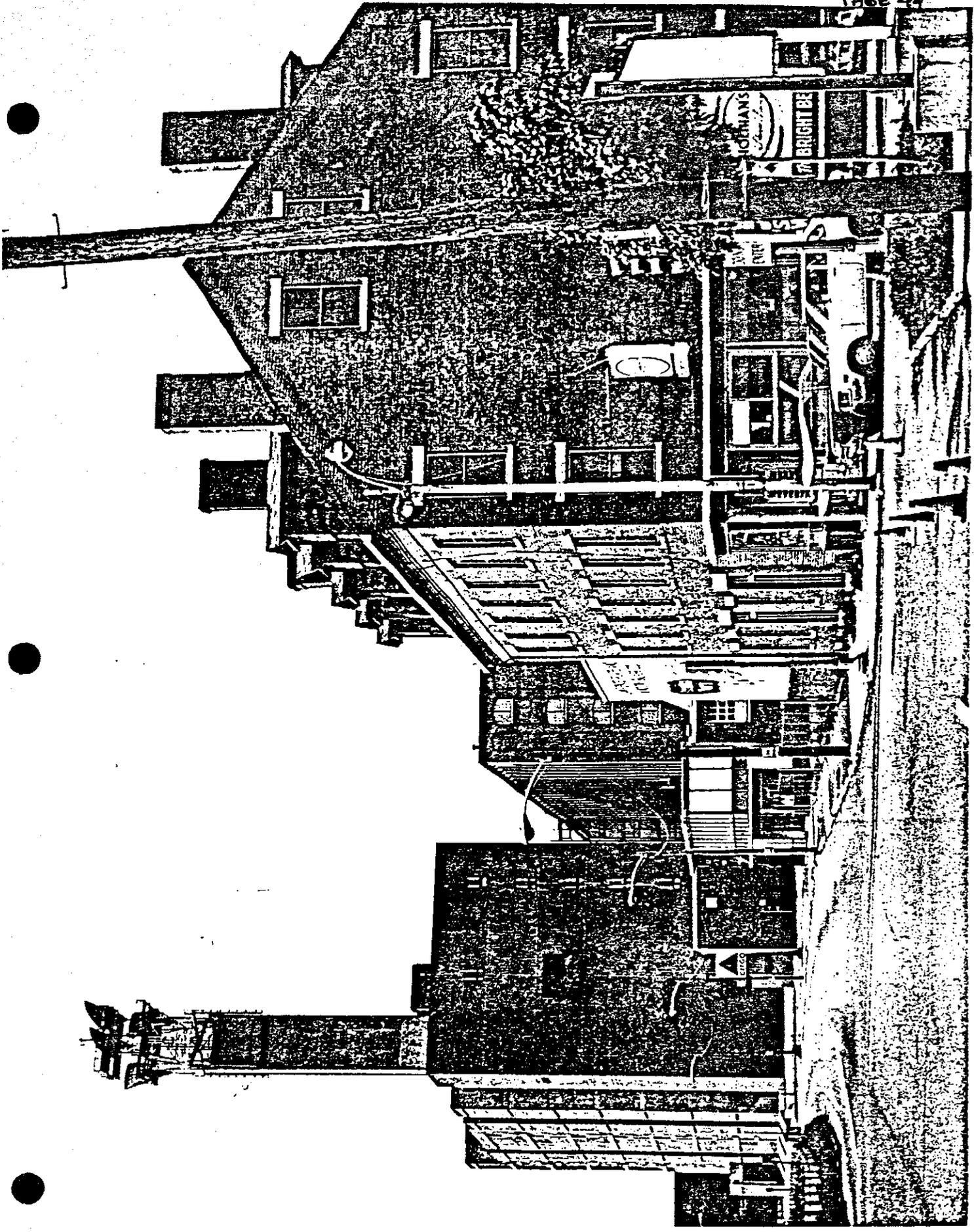
William Peters (proprietor, Bill Peters' Cafe), October 1982.

Clarisse Poirier (Preservation Planner, Lawrence Community
Development Department), March 1983.



Reconstructed site plan,
Atlantic Blocks 1-6, as of ca. 1850,
with Units 30 and 32 cross-hatched.

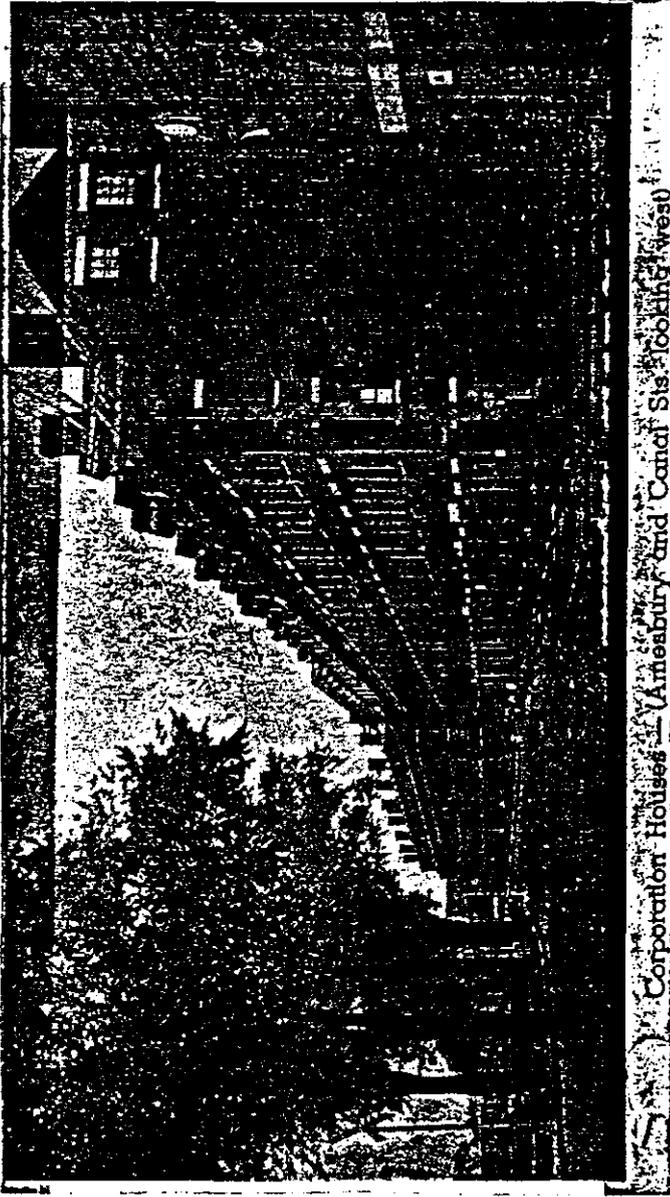
Not to scale.
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MVTM - North Canal Project, 1975

P1828.1

NOT TO BE REPRODUCED
WITHOUT PERMISSION
CREDIT SHOULD BE GIVEN TO
MERRIMACK VALLEY TEXTILE MUSEUM



Corporation Houses - (Amesbury and Concord Streets, Lowell, Mass.)

[ca 1900?]

Historical and Architectural
Research Report on

30 AND 32 ATLANTIC BLOCK
401 and 403 Canal Street
Lawrence, Massachusetts

Prepared by
Stephen J. Roper, Architectural Historian
in association with Charles Parrott, Architect
for
Southern New England Chapter
Society for Industrial Archeology

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Massachusetts Historical Commission

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