NPS Form 10-900
(7-81)

OMB NO. 1024-0018
EXP. 10/31/84

**United States Department of the Interior**
**National Park Service**

# National Register of Historic Places Inventory—Nomination Form

For NPS use only
received MAR 2 1983
date entered

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

## 1. Name

historic LYNN REALTY BUILDING #4

and/or common VAMP BUILDING ~~(preferred)~~

## 2. Location

street & number 3 - 15 Liberty Square N/A not for publication

city, town Lynn N/A vicinity of ~~congressional district~~

state Massachusetts code 025 county Essex code 009

## 3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|---|---|
| ___ district | X public | X occupied | ___ agriculture | ___ museum |
| X building(s) | ___ private | ___ unoccupied | ___ commercial | ___ park |
| ___ structure | ___ both | ___ work in progress | ___ educational | X private residence |
| ___ site | **Public Acquisition** | **Accessible** | ___ entertainment | ___ religious |
| ___ object | N/A in process | X yes: restricted | ___ government | ___ scientific |
| | ___ being considered | ___ yes: unrestricted | ___ industrial | ___ transportation |
| | | ___ no | ___ military | ___ other: |

## 4. Owner of Property

name Economic Development and Industrial Corporation of Lynn

street & number 598 Essex Street

city, town Lynn N/A vicinity of state Massachusetts 01901

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Essex County Registry of Deeds

street & number 32 Federal Street

city, town Salem state Massachusetts 01960

## 6. Representation in Existing Surveys

title Inventory of Historic Assets of the Commonwealth #435 has this property been determined eligible? ___ yes X no

date May, 1977 ___ federal X state ___ county ___ local

depository for survey records Massachusetts Historical Commission

city, town 294 Washington St., Boston state MA

# 7. Description Vamp Building, 3-15 Liberty Square, Lynn

| Condition | | Check one | Check one | |
|---|---|---|---|---|
| X excellent | ___ deteriorated | ___ unaltered | X original site | |
| ___ good | ___ ruins | X altered | ___ moved | date N/A |
| ___ fair | ___ unexposed | | | |

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

Facing Liberty Square, the Vamp Building stands at the intersection of Broad and Union Streets on a lot bounded by Union Street (north), Liberty Square (west), Broad Street (south), and Washington Street (east). Built in 1903-1907, the large utilitarian structure is one of the few former shoe factories to survive a major fire in the Fall of 1981. The eight story, freestanding structure is triangular in plan with an interior courtyard formed on its rear elevation. It is constructed of red brick with buff brick trim. Its simple design elements consist of pilasters which rise the full height of the building, dividing it into paired window bays. Paired windows, which are set in segmental arched openings, contain replacement sash resulting from a certified rehabilitation. The building is finished by a slightly projecting cornice.

The northern elevation is sixteen bays long with each bay containing a pair of windows. Windows and bays are located directly above one another on each story. The southern elevation is 27 bays long and similar in appearance to the northern elevation. However, an arched entrance has been created near the center of the elevation. The western elevation contains the building's entry. This elevation is seven bays long with each bay containing two windows. However, on the bottom two stories, the normal bay pattern is interrupted by two arched entrances. The eastern elevation is the inside of the "V" shape. It draws together the in-sides of the northern and southern elevations to a flat face, one window wide. The building's walls thus form a spectacular courtyard leading to another entrance to the building.

The Vamp Building suffered damage to its roof and upper stories, particularly at the northwest corner, during the Fall 1981 fire. This necessitated cleaning of the building and strengthening of structural members. Its appearance has remained the same.

The building stands within the boundaries of the former Broad Street National Register District.

the area's simple Romanesque Revival and Panel Brick style factory facades.

This building was originally a factory owned by the Lynn Realty Company. Organized in September of 1901, The Lynn Realty Company was one of several real estate trusts formed by Edward E. Strout, a local builder and real estate speculator, Frederick E. Baker, also a speculator, and varying others. In 1891, the two, together with Stephen F. Breed formed the Lynn Real Estate Trust and Improvement Company which owned several large factories in the Blake, Almont and Mulberry Streets area. Later, in 1910, Strout, Baker and others formed and bought other properties in the shoe manufacturing district, many of which it still owns. The Lynn Realty Trust was organized partly as a cooperative concern which rented space at cost to tenants, returning surplus rents to tenants after operating expenses had been met. By 1916 the trust owned "eight buildings in the heart of the manufacturing district".

Between 1900 and 1910 the shoe industry in Lynn experienced its last period of growth, a more rapid expansion than it had had in the 1860s and 1890s causing a shortage of factory space. (illustrative of this growth, local shoe production increased in one year from 19,000,000 pairs in 1902 to 21,8000,000 pairs in 1903). In addition, the growth of other local industries (especially the manufacture of counters) aggravated this shortage of space throughout the decade during which the Lynn Realty Company built the largest factories in the city's history. The company's first building was built in 1901 at 190 Broad Street followed by 672 Washington Street and the southern half of the Vamp Building (Building #4) in 1903. This first section of the Vamp Building extended only 154' along Union Street and 216' along Broad Street. Prior to the groundbreaking in Autumn of 1903, all of the building's 160,000 square feet of floor space was rented. By July of 1905 the building's tenants were complaining that they had outgrown their space and could find no other factories to rent. In 1907 major additions were made along Union, Broad and Washington Streets, bringing the building to its present size and making it the "largest shoe factory in the world". The building was first called the "Vamp" around 1905, although the source of the name is unclear (perhaps derived from the similarity of the building's plan to that part of a shoe called the vamp.)

Built in what was called at the time "the simplest style of mill construction:, the Vamp Building presents a sharp contrast to neighboring Romanesque Revival and Panel Brick style factories of the 1890s, both for its lack of ornamentation and for its vast size. Along with the other buildings of the Lynn Realty Company it is one of the last significant factory buildings to have been built in the Central Business District. A certified rehabilitation, following the Secretary of Interior's Standards, converting the former industrial building to apartments has recently been completed.

# 8. Significance Vamp Building, 3-15 Liberty Square, Lynn

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

**Specific dates** 1903, 1907 **Builder/Architect** Henry W. Rogers

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

The Vamp Building possesses integrity of location, design, materials and workmanship as well as historical associations with Lynn's industrial era. Built in 1903 with a major addition in 1907, it was the largest shoe factory constructed by the Lynn Realty Co. and believed locally to be the largest in the world. It is one of a handful of extant downtown buildings representing the city's major industry; the Vamp Building meets criteria A and C of the National Register of Historic Places.

After the opening of the Eastern Railroad through Central Square in 1838, Lynn's central business district, including the Broad Street Area, outstripped other village centers in the city and emerged as the leading manufacturing and commercial center by the 1850s. The area's position was strengthened by the enormous growth of shoe manufacturing during the Civil War and the 1870s. By the 1880s, uncontrolled growth of the central business district had led to its dense development with wood-frame buildings and relatively few brick blocks, so that when a fire broke out at the corner of Blake and Willow Streets on November 26, 1889, it spread quickly, destroying 338 structures in an area of 30 acres. Among the occupants of the destroyed buildings were 162 shoemaking and leather firms with a total employment of more than 7,000 people. Within the Broad Street Area, the fire destroyed all buildings and was halted on the northeast by the dynamiting of wood-frame buildings on the site of 168-172 Broad Street. On the south, the fire was stopped by the waterfront and on the southwest by firefighting equipment at the Central Fire Station (demolished) on Liberty Square.

Plans for the rebuilding of the whole area reportedly began before the ashes had cooled (Lynn City Item) and were marked by a strong sense of community pride, fostered in part by the Item which illustrated more than 48 building plans between March, 1890 and October, 1892. Coming at a time of prosperity for local industry, the fire offered the opportunity to modernize factories and to re-organize land use within the central business district. In the rebuilding, commercial interests became consolidated around Central Square and Exchange Streets, while two manufacturing districts emerged, a small area around Almont and Mulberry Streets (altered) and a larger area around Broad Street. For the most part, new buildings were of brick mill construction and were built free-standing, surrounded by 20' - 30' wide alleys. Most buildings were equipped with metal fire shutters, interior fire walls, fire alarms and water sprinklers. Local architects, such as Henry Rogers and Wheeler and Northend, were important to the rebuilding, designing nearly all of

(continued)

# 9. Major Bibliographical References

Lynn Business Magazine, Vol. III, No. 2, October, 1903, p. 101, Vol. III, No. 3, January 1904, pp. 139 and 173, Vol. IV, No. 3, July, 1905, pp. 112-113, Vol. VI, No. 4, June 1907, p. 20, Vol. VI, No. 6, July 1907, p. 16.

Johnson, Saville. Lynn: Lynn Chamber of Commerce, 1916. (pgs. unnumbered)

# 10. Geographical Data

**Acreage of nominated property** 48,162 square feet

**Quadrangle name** Lynn **Quadrangle scale** 1:25,000

**UMT References**

| | Zone | Easting | Northing |
|---|---|---|---|
| A | 19 | 339900 | 4702750 |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| H | | | |

**Verbal boundary description and justification** The nominated property includes only the lot on which the building stands; this lot is identified on Lynn Assessor's Map 19 (scale 1" = 80') as Parcels #'s 1, 2, 3, and 4 of Block #594.

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

| state | code | county | code |
|---|---|---|---|
| N/A | | | |
| state | code | county | code |

# 11. Form Prepared By

**name/title** Candace Jenkins, Registration Director with Carolyn J. Law, Planner, Department of Community Development

**organization** Massachusetts Historical Commission **date** July, 1982

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

**city or town** Boston **state** MA 01901

# 12. State Historic Preservation Officer Certification

**The evaluated significance of this property within the state is:**

___ national X state X local

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

**State Historic Preservation Officer signature** Peter L Weslowski

**title** State Historic Preservation Officer, Mass.Historical Comm. **date** 2/24/83

**For NPS use only**

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

Entered in the National Register **date** 3/31/83

for Keeper of the National Register

**Attest:** **date**

Chief of Registration

Vamp Building
3-15 Liberty Square
Lynn, Massachusetts

Lynn Assessors' Map #19 1" = 80'

# IATIONAL REGISTER OF HISTORIC PLACES — EVALUATION / RETURN SHEET

nited States Department of the Interior
ational Park Service

Vamp Building
Essex County
MASSACHUSETTS

Working No. MAR 2 1983
Fed. Reg. Date: 2-7-84
Date Due: 3/31/83 - 4/16/83
Action: ✓ ACCEPT 3/31/83
___ RETURN
___ REJECT
Federal Agency: _____

Entered in the National Register

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

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
___ see continuation sheet

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

## 1. Name

## 2. Location

## 3. Classification

| Category | Ownership | Status | Present Use |
|---|---|---|---|
| | Public Acquisition | Accessible | |

## 4. Owner of Property

## 5. Location of Legal Description

## 6. Representation in Existing Surveys

has this property been determined eligible? ___ yes ___ no

## 7. Description

| Condition | | Check one | Check one |
|---|---|---|---|
| ___ excellent | ___ deteriorated | ___ unaltered | ___ original site |
| ___ good | ___ ruins | ___ altered | ___ moved date ____ |
| ___ fair | ___ unexposed | | |

Describe the present and original (if known) physical appearance

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

## 8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect

Statement of Significance (in one paragraph)

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

## 9. Major Bibliographical References

## 10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UMT References

Verbal boundary description and justification

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title date

## 13. Other

_____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet


APARTMENTS
NOW RENTING 593-5700

VAMP BUILDING
3 - 15 Liberty Square
Lynn, MA 01901
Photo Credit and Negative:
J. Clark Wilson 595-2266

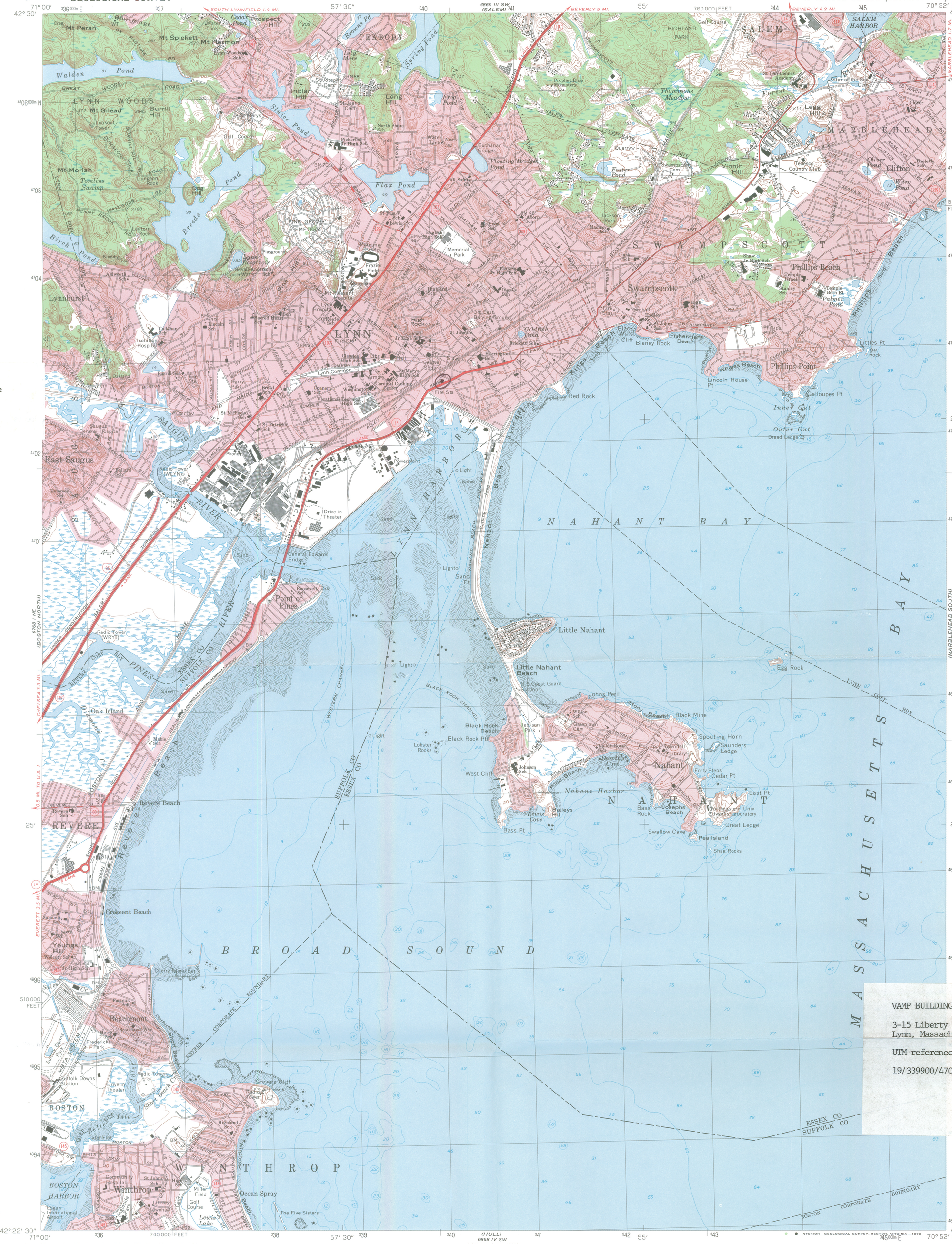
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

# LYNN QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)

VAMP BUILDING
3-15 Liberty Square
Lynn, MA

UIM references:
19/339900/4702750


Mt Peran
Mt Spickett
Mt Hermon
Walden Pond
LYNN WOODS
Mt Gilead
Burrill Hill
Mt Moriah
Tomlins Swamp
Dungeon Rock
Dor Hill
Breeds Pond
Birch Pond
Lynnhurst
Lynn Reservoir
Sluice Pond
Indian Hill
Long Hill
Frog Pond
Lily Mere
Spring Pond
Flax Pond
Floating Bridge Pond
Pine Hill
PINE GROVE CEMETERY
LYNN
High Rock
Goldfish Pond
Old East Burying Ground
Memorial Park
Lynn Common
Central Square
City Hall
Fire Sta
Pleasant Hospital
Isolation Hospital
Saugus General Hospital
East Saugus
Saugus River
Radio Tower (WLYN)
Drive-in Theater
General Edwards Bridge
Point of Pines
Radio Tower (WRYT)
PINES
Oak Island
Diamond
Revere Beach
Revere Beach Parkway
Boston Road
Revere
REVERE
Crescent Beach
Cherry Island Bars
Beachmont
Suffolk Downs
Suffolk Downs Station
Short Beach
Short Beach Cr
Tidal Flat
Lower Belle Isle
Upper Belle Isle
BOSTON
BOSTON HARBOR
Winthrop
Community Hospital
Logan International Airport
Lewis Lake
Grovers Cliff
Ocean Spray
The Five Sisters
WINTHROP
Beach
Revere Beach Boulevard
Ocean Avenue
Shirley Street
Winthrop Parkway
Veterans Road
Winthrop Beach Drive
Lynn Harbor
Lynn Beach
Nahant Beach
Nahant Beach Parking Area
Sand Pt
Light
Little Nahant
Little Nahant Beach
U.S. Coast Guard Station
Johns Peril
Stony Beach
Black Mine
Black Rock Beach
Black Rock Pt
Lobster Rocks
Western Channel
Black Rock Channel
Nahant
Spouting Horn
Saunders Ledge
Dorothy Cove
West Cliff
Forty Steps
Cedar Pt
East Pt
Nahant Harbor
Baileys Hill
Lewis Cove
Bass Rock
Joseph's Beach
Northeastern Univ Edwards Laboratory
Great Ledge
Swallow Cave
Pea Island
Shag Rocks
Bass Pt
NAHANT BAY
Egg Rock
Lynn Corp Bdy
Massachusetts Bay
SALEM
Golf Course
HIGHLAND PARK
Prophet Elias Monastery
Thompsons Meadow
Forest
Legg Hill
Swampscott Cem
Vinnin Hill
Jackson Park
Machon Sch
SWAMPSCOTT
Fisherman's Beach
Blacks Willst Cliff
Blaney Rock
Townhall
Hadley Sch
St Johns Sch
High Sch
Fire Sta
Phillips Park
Phillips Beach
Temple Israel
Stanley Sch
Temple Beth El
Palmer Pond
Shaw Jr High Sch
Tedesco Country Club
MARBLEHEAD
Clifton
Oliver Pond
Ware Pond
Star of the Sea Cem
St Christophers Academy
Glover Sch
Riner
SALEM HARBOR
Phillips Point
Lincoln House Pt
Whales Beach
Galloupes Pt
Inner Gut
Outer Gut
Dread Ledge
Littles Pt
Off Rock
Phillips Beach
Kings Beach
Red Rock
Lynn Beach
Parkway
Nahant Beach
Lynn Harbor
Sand
Light
Powerplant
Drive-in Theater
Radio Towers
Grovers Cliff Heath
Radio Tower
Sewall
Highland Sch
Tidal Flat
Miller Field
Golf Course
Lewis Lake
Logan International Airport
Jr High
Community Hospital
St Johns Sch
High Sch
Winthrop
Ocean Spray
The Five Sisters
Beachmont
Bradstreet Ave Sch
Fredericks Park
Pasteur Sch
Cherry Island Bars
Revere Beach Parkway
Short Beach
Short Beach Cr
Suffolk Downs
Suffolk Downs Station
Drive-in Theater
Tidal Flat
Lower Belle Isle
Upper Belle Isle
BOSTON
BOSTON HARBOR
Winthrop
Community Hospital
Logan International Airport
Jr High
Lewis Lake
Grovers Cliff

LOED Lynn Office of Economic Development
598 Essex Street Lynn MA 01901 (617) 592-2361 / 581-9651 Robert A Baker Executive Director

January 4, 1983

Ms. Candace Jenkins
Registration Director
Massachusetts Historical Commission
Commonwealth of Massachusetts
Office of the Secretary of State
294 Washington Street
Boston, Massachusetts 02108

Dear Candace,

The Lynn Economic Development Industrial Corporation understands and supports the Massachusetts Historic Commission's overall review of the Broad St. Historic District's designation in light of last year's tragic fire. However, since the Vamp Building, 3-15 Liberty Square, Union St. and 601 Washington St. has been totally restored by the Crowninshield Corporation to its renovated pre-fire condition, we would like that structure individually considered before any decision to revoke the district's designation considered procedurally. The same holds true for the Daley Drug Building at 672-680 Washington St. which was minimally affected by the conflagration and ostensibly did not have to substantially alter its exterior.

Since the developer's syndication has already been represented to the investment community predicated on the district's historic status, we strongly believe that the fiscal integrity of their arrangement be protected as they have dutifully complied with all of the Lynn E.D.I.C.'s pre-requisites. In fact, they have pledged an additional $20,000 towards a capital fund with the city whose proceeds will be deployed to aesthetically soften the building entrance from the Lynnway (i.e. small plaza).

Finally, the only structure left standing in the district which merits your attention is 210 Broad St. which is occupied by Champion Die and is owned by a realty trust. While this building presently has industrial occupants, its early 1900 architecture symbolizes the era in which the large, now non-existent wharf facilities were constructed by Lynn Realty Trust.

I hope you carefully weigh your determination as the Lynn E.D.I.C. has the greatest respect for historic preservation of multi-story structures strategically situated in Lynn's central business district. Thank you for allowing us to express our point of view as property owners.

Sincerely,

Robert A. Baker
Executive Director

RAB/ds
cc: Joe Saunders

CITY OF LYNN
DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY HALL — ROOM 315 LYNN, MASSACHUSETTS 01901
TELEPHONE: (617) 598-4000 Ext. 192, -3, -4, -5

HOUSING REHABILITATION
HOUSING COUNSELING
NEIGHBORHOOD SERVICES
ECONOMIC DEVELOPMENT
CAPITAL IMPROVEMENTS
HOUSING DEVELOPMENT
GRANTSMANSHIP

EDWARD T. CALNAN
EXECUTIVE DIRECTOR

JANSI CHANDLER
ASSISTANT DIRECTOR

RECEIVED
FEB - 4 1983
MASS. HIST. COMM.

Refer to:
370/MN:cc
Serial #401
February 1, 1983

Ms. Valerie Talmage
Acting State Historic Preservation Officer
Acting Executive Director
Massachusetts Historical Commission
294 Washington Street
Boston, MA 02108

Dear Ms. Talmage:

Responding to your letter of December 29, 1982, I am writing in support of the delisting of the Broad Street Historic District in Lynn and concurrent individual listings of the Vamp Building at 3-15 Liberty Square, the Lynn Realty Company Building #2 at 672-680 Washington Street and the Tapley Building at 206 Broad Street.

It is unfortunate that the Broad Street Historic District was virtually dismantled in Lynn's devastating fire of November, 1981. However, since that time it has become necessary for the City to reassess priorities in the Downtown/Waterfront and to define renewed goals for historic preservation. Listing the three buildings referenced above to the National Register would be an instrumental achievement toward assisting the people of Lynn reestablish those goals.

As such, the City of Lynn and this office extend their full support and cooperation through the accomplishment of this important matter. Please do not hesitate to contact me if I can be of further assistance.

Very sincerely yours,

Edward T. Calnan

Edward T. Calnan
Executive Director

MASSACHUSETTS HISTORICAL COMMISSION

COMMONWEALTH OF MASSACHUSETTS
Office of the Secretary of State

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

MICHAEL JOSEPH CONNOLLY
Secretary of State

RECEIVED
NATIONAL REGISTER

February 24, 1983

Carol Shull, Chief
National Register of Historic Places
National Park Service
Department of the Interior
Washington, D.C. 20243

Dear Ms. Shull:

Enclosed you will find a petition, jointly sponsored by the Massachusetts Historical Commission and the City of Lynn, to remove the Broad Street Historic District from the National Register of Historic Places. Listed on December 2, 1980, this district was substantially destroyed by a major fire on November 28, 1981.

You will also find individual nomination forms for three of the remaining shoe manufacturing buildings. Constructed between 1890 and 1907, these three structures represent the rebuilding of the downtown after another major fire in 1889, and a concentration of the shoe industry. Because of the effects of this fire, post-1890 construction was invariably masonry, creating a divergence from the state-wide norm of wood-frame shoe manufacturing buildings. (Shoe machinery is relatively light and does not require mansonry construction for support). Thus the remaining buildings are significant on a state level as examples of masonry shoe factories and on a local level as representatives of Lynn's major industry.

Owners of two of the individually nominated buildings have completed certified rehabilations. Therefore, we urge you to consider delisting of the district and listing of the individual buildings concurrently so as to avoid any tax penalties.

Sincerely,

Candace Jenkins

Candace Jenkins
Registration Director

CJ/lk
Vamp Bldg.
Lynn Realty Co. Bldg
Tapley Bldg