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LOWELL
OLD CITY HALL



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HISTORIC STRUCTURE REPORT
HISTORICAL DATA SECTION
OLD CITY HALL
LOWELL NATIONAL HISTORICAL PARK
LOWELL, MASSACHUSETTS
PACKAGE NO. 105 (PROJECT TYPE 35)

By
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UNITED STATES DEPARTMENT OF THE INTERIOR
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PREFACE

This historic structure report (historical data section) has been prepared to satisfy in part the research needs as stated in the task directive (dated February 1980, revised April 1980) concerning Old City Hall at Lowell National Historical Park under Package No. 105 (Project Type 35, Account No. 2001-6217-402). The historical data section of the historic structure report is intended to provide basic data for the stabilization/preservation/restoration of the structure to its 1896 appearance and will constitute the primary data base for the future interpretation of the site. Although the structural evolution and use of the structure from 1829 to the present has been included in the report, special attention to the post 1895-96 alterations has been emphasized to assist in the restoration.

A number of persons have assisted in the preparation of this report. Special thanks are due to Superintendent Lewis S. Albert and his staff for providing helpful direction to the project. Management Assistant John P. Debo, Jr., Interpretive Planner Lawrence Gall, and Historian Robert Weible were particularly helpful to me by providing insights into the nature of the research required for the report, discussing with me the various key sources, repositories, and individuals to consult with during the course of my research, and making available to me the park documentary, photographic, and cartographic files. Dwight Pitcaithley, Regional Historian in the North Atlantic Regional Office, also provided useful suggestions concerning the general outlines of the report.

Two studies of Old City Hall have been prepared by National Park Service personnel prior to the preparation of this report. The two studies are as follows: "Old City Hall, Lowell, Massachusetts, and Its Surrounding Properties," by Robert Weible, Spring, 1979, and "Historical Structures Report, Architectural Data, Old City Hall, Lowell National Historical Park, Massachusetts," by Penelope H. Batcheler, September 1979. Both of the authors provided me with useful insights concerning sources and contacts based on their research. In addition, both studies were used as background material in the preparation of this report.

I also wish to acknowledge the assistance given to me in gathering research data for this report. Those persons providing special help to me were as follows: Ed Harley and Robert McLeod, Lowell Memorial City Library; William Busby, City Clerk, and William P. Neary, Assistant City Clerk, Lowell City Hall; Martha Mayo, Archivist, Special Collections and Archives, Lydon Library, University of Lowell; John Earle Dyer, Assistant Vice President, Lowell Institution for Savings; Arthur Lemkin, present owner of Old City Hall; Ellie Reichlin, Librarian, Society for the Preservation of New England Antiquities; Louise Hunt, Historian, St. Anne's Episcopal Church, Lowell; Irene R. Norton, Reference Librarian, Essex Institute; Florence Bartoshesky, Manuscripts and Archives, Baker Library, Harvard University; and Mel Lezburg, Proprietors of the Locks and Canals on Merrimack River, Lowell.

Harlan D. Unrau

May 5, 1980.

STATEMENT OF HISTORICAL SIGNIFICANCE

Old City Hall is significant as the seat of the municipal government of Lowell, the first planned industrial and manufacturing city in the United States, from 1830 to 1893. As such it stood witness to many of the political and socioeconomic trends that have shaped the history of Lowell. After Lowell was established as a town in 1826, the structure was built in 1829-30 to serve as the Town House. When Lowell was incorporated as a city in 1836, the building became known as the City Hall. Following major alterations to the structure in 1852-53 to better accommodate the offices and functions of the city government and the construction of a new city hall auditorium on the second floor of the nearby Boston and Lowell Railroad depot, the building was generally referred to as the City Government Building until 1893. In October of that year the city government moved into the new Lowell City Hall and two years later the former City Government Building was sold to Warren Sherburne, who immediately renovated and remodeled the structure for commercial purposes. The building became known as Old City Hall following the completion of the building alterations and has been used by a succession of owners for commercial purposes down to the present time.

INTRODUCTION

In order to understand the significance of the construction of the Lowell Town House (presently known as Old City Hall) in 1829-30 within the broader context of the early history of Lowell, it is imperative to examine briefly the events that led to the formation and development of the first great industrial city in the United States. Starting production in 1815 at Waltham, Massachusetts, the Boston Manufacturing Company, organized and directed by Francis Cabot Lowell and an able group of wealthy Boston business associates, initiated a bold experiment that gave use to the factory system in its most representative form. Those entrepreneurs, often referred to as the Boston Associates, successfully introduced the power loom, an adaptation of the looms already in successful operation in England. By thoroughly integrating and standardizing the whole process of cotton cloth manufacture from the opening of the bale to the finishing of the fabric under a single roof the Boston Associates revolutionized the textile industry and made mass production possible.

The enterprise had become successful enough by 1821 to warrant a search for an expansion site because the water power of the Charles River at Waltham was insufficient for the needs of the Boston Manufacturing Company. In November of that year the Boston Associates, whose leadership in the wake of the death of Lowell in 1817 had been assumed jointly by Patrick Tracy Jackson, the largest stockholder in the company, and Nathan Appleton, a Boston merchant with expert financial and managerial skills, determined to expand their operations by taking advantage of the water power produced by the 32-foot Pawtucket Falls on the Merrimack River at East Chelmsford, a rural settlement of some 250 inhabitants whose local economy was supported by handicrafts, fisheries, and several mills. The Boston Associates gathered in the shares of stock of the Proprietors of the Locks and Canals on Merrimack River, the company which had built the 1-1/2-mile Pawtucket Canal around the falls nearly thirty years earlier, and engaged Kirk Boott and Thomas M. Clark to purchase the East Chelmsford farmlands.

The first company formed by the speculative capitalists was the Merrimack Manufacturing Company organized on December 1, 1821. Construction began in April 1822 under the direction of Kirk Boott, an engineer and surveyor who was appointed as agent of the company. After operations began in 1823, the need for more mills, canals, and machinery soon became obvious and thus a new corporate organization was required. The charter of the Locks and Canals Company was amended by the state legislature in 1825, thereby allowing the corporation to acquire and hold real estate, water rights, and mill privileges. On January 2, 1826, the Merrimack Manufacturing Company conveyed to the Locks and Canals Company all its real estate in East Chelmsford and simultaneously took back a deed of the area occupied by its mills. All the rest, including the locks, canals, water rights, and land, belonged to the Locks and Canals Company which thereafter was used by the mill owners to keep the economy of Lowell growing by constructing new mills, digging new canals, and building new machinery to provide for cotton manufacturing improvements.

Within twenty years of the organization of the Merrimack Manufacturing Company, the tiny agricultural village of East Chelmsford had been transformed into the thriving city of Lowell. In 1836 the bustling metropolis was incorporated as the second largest city in Massachusetts and by 1840 it had become the fourteenth largest city in the United States with a population of 20,796. Hence Lowell quickly won the twin titles of the "American Manchester" and the "City of Spindles" and a reputation as the "chief manufacturing city in the nation" and the "first instance in America of the development of a city of the primarily industrial type." Its rapid rise to industrial eminence attracted a regular procession of presidents, presidential aspirants, foreign dignitaries, economists, historians, and authors. The new city, which contained the germ of modern industrial capitalism and society, pointed toward the nation's urban-industrial future by bringing together some of the most advanced ideas of the day in the areas of industrial and transportation technology, power generation, production control, capital formation, scientific research, and social organization. Thus, Lowell represented

both the nation's first great industrial city and the nation's most notable industrial city of the first half of the nineteenth century.¹

1. George F. Kengott, The Record of a City: A Social Survey of Lowell, Massachusetts (New York, 1912), pp. 1-27; Lowell Courier - Citizen, May 30, 1911, and March 16, 1926; Margaret Terrell Parker, Lowell: A Study of Industrial Development (New York, 1940), pp. 1, 59-69; James Montgomery, The Cotton Manufacture of the United States of America . . . Contrasted and Compared With That of Great Britain [1840] (Reprint ed., New York, 1869), p. 162; "The Manufactures of the United States: No. 1. Lowell," DeBow's Review, XVI (February 1854), 187-191; Vital Records of Lowell Massachusetts to The End of the Year 1849 (4 vols. Salem, 1930), I, 4; Thomas Bender, Toward an Urban Vision: Ideas and Institutions in Nineteenth Century America (Lexington, 1975), pp. 26-49, 56-57, 60-65, 68-69, 73-128; Patrick M. Malone, The Lowell Canal System (Lowell, 1976), pp. 4-26; George Sweet Gibb, The Saco-Lowell Shops: Textile Machinery Building in New England, 1813-1949 (Cambridge, 1950), pp. 63-103; George Rogers Taylor, The Transportation Revolution: 1815-1860 (New York, 1951), pp. 223-225, 230-231, 274-277, 389; Harry C. Dinmore, "Proprietors of Locks and Canals: The Founding of Lowell," Joseph W. Lipchitz, "The Golden Age," and Robert Dugan "The Outsiders' View: Visitors to the Industrial Showcase," in Arthur L. Eno, Jr., ed., Cotton Was King: A History of Lowell, Massachusetts (Lowell, 1976), pp. 69-79, 80-103, 239-251; Hannah Josephson, The Golden Threads: New England's Mill Girls and Magnates (New York, 1949), pp. 50-57; William Richard Cutter, Historic Homes and Places and Genealogical and Personal Memoirs Relating to the Families of Middlesex County, Massachusetts (4 vols. New York, 1908), I, lxxix-lxxxix; and Federal Writer's Project of the Works Progress Administration for Massachusetts, American Guide Series: Massachusetts, A Guide To Its Places and People (Boston, 1937), pp. 46, 67-69, 261-263, 371. In addition to these references, there is biographical material in the Dictionary of American Biography on Nathan Appleton, (I, 330-332), Kirk Boott (I, 456-457), Patrick Tracy Jackson (V, 552-553), and Paul Moody (VII, 106-107).

CHAPTER ONE
THE TOWN OF LOWELL DETERMINES TO CONSTRUCT A TOWN HOUSE:
1826-1829

A. Early Years of Town Government of Lowell: 1826-1829

Under the leadership of Kirk Boott, who had been hired as the agent of the Merrimack Manufacturing Company by the Boston Associates to oversee the new development at East Chelmsford, the founders of the new complex organized and built the mill system and assumed the responsibility of providing for virtually every aspect of community life, much as they had at Waltham. As the representative of the mill management, who collectively were the principal landowners and employers in the burgeoning village and who were anxious to guarantee themselves the speculative profits from their business venture, Boott managed the general layout of the town, provided employee housing, established schools, built St. Anne's Episcopal Church, and undertook to provide other necessary community social and cultural services. However, the village of East Chelmsford continued to be governed nominally and taxed by the town government of Chelmsford, a rural hamlet some four miles distant and dominated largely by the agricultural interests of the township. Between 1820 and 1826 the population of East Chelmsford grew tenfold from about 250 to 2,500, and the mill manufacturers increasingly desired to exert more direct control over local taxation, school policy, and municipal affairs. In November 1824 the Merrimack Manufacturing Company, led by Boott, organized a committee to prepare a petition to the state legislature for the incorporation of the area as a town, because it was unacceptable to the mill management to have its property and production facilities subject to a non-local rural town government which did not represent their interests. Finally on March 1, 1826, the legislative act incorporating the town, appropriately named for Francis Cabot Lowell, was signed by Governor Levi Lincoln on March 1, 1826.²

2. Wilson Waters, Historical Sketch of Saint Anne's Church, Lowell, Massachusetts (Lowell, 1925), pp. 20-23, 34-36; John P. Coolidge, Mill and Mansion: A Study of Architecture and Society in Lowell, Massachusetts, 1820-1865 (New York, 1942), pp. 26-27; Josephson, Golden Threads, p. 51; Mary H. Blewitt, "The Mills and the Multitudes: A Political History," in Eno, Cotton Was King, pp. 161-162; and "An Act to Incorporate the Town of Lowell, Special Laws - Chapt. 112-1825, March 1, 1826," The Charter and the Revised Ordinances of the City of Lowell. . . . (Lowell, 1840), pp. 1-2).

Thereafter, the homogeneous political structure of Lowell under the unquestioned dominance of the mill interests began to break down as the struggle between the townspeople, representing the older residents and an emerging middle class consisting of ministers, lawyers, doctors, editors, merchants, artisans, and small businessmen with relatively strong attachments to the local community, and the largely non-resident mill management emerged as the major issue in local politics. As a result of the incorporation of the new township, the manufacturers were in a better position to exert influence on local affairs, but, at the same time, the townspeople found that the establishment of the township had created a political framework in which they were called upon to participate in the management of local affairs. The townspeople soon came to represent a largely independent group whose interests did not always coincide with those of Boott and the manufacturers. While the corporations were glad to shift administrative responsibility for schools, fire protection, and street upkeep to the town officials, the mill management, as holders of three-fourths of the taxable property in the town, fought stoutly to keep taxes down, threw their influence against extravagant municipal expenditures in the interests of public economy on behalf of their stockholders, and attempted to subordinate the role and scope of the town government to their interests. The principal concern of the corporations was to promote the concept that town policy should be merely the extension of company policy. On the other hand, the administrative responsibilities thrust on the town officials by the corporations cost money, and in addition, the townspeople increasingly sought to enhance the development of the town and expand the role of the town government using revenue collected primarily from the mills. One of the most dramatic confrontations between the manufacturers and the townspeople in the early years of the town government would come to a head in April 1832 when the townspeople, led by Rev. Theodore Edson, the rector of St. Anne's Episcopal Church, determined to reorganize the educational system and build two new schools over the strenuous objections of Kirk Boott and the mill owners. Nevertheless, despite the emerging civic identity of the townspeople, who were sometimes characterized as "rum and rabble" by their more unsympathetic partisans, the manufacturing interests continued to maintain a decisive influence in the development of

Lowell for the next several decades--an influence that was tacitly admitted by the townspeople in their pragmatic acknowledgement that the corporations were still the lifeblood of the community.³

The divergence of opinion between the mill interests and the townspeople was in evidence at the first town meeting on the afternoon of March 6, 1826. The meeting was called pursuant to a warrant issued to Kirk Boott by Joseph Locke, a justice of the peace and attorney-at-law in Billerica, in compliance with the township's act of incorporation. The meeting was held in Balch & Coburn's Tavern (later known as the Old Stone House and subsequently the home of Dr. A. C. Ayer), a convenient and well-patronized "place of entertainment" that had been constructed on Pawtucket Street near Pawtucket Falls the year before. Chosen as a moderator of the meeting, Boott presided over the town elections and establishment of various committees and procedures to conduct future town business. There was great interest in the election choices and "quite a little demonstration." According to one partisan account, "rum and rabble [i.e., townspeople] carried the day" but "by a little adroitness the temperance men [i.e., mill interests] . . . took a firm stand, had an effective organization, and by their firmness, fidelity and zeal did much to give character and stability to Lowell. . . ." Two of those elected as town selectmen were old settlers whose business interests predated the mills: Nathaniel Wright, a lawyer and first president of the Lowell Bank who had settled in East Chelmsford around 1810 and who was also elected state representative, and Oliver M. Whipple, a self-made Lowell gunpowder manufacturer. The third selectmen, Samuel Batchelder, a manufacturer who had been one of the founders of the year-old Hamilton Company, represented the mill

3. Josephson, Golden Threads, pp. 51-55; Bender, Toward An Urban Vision, pp. 101-103; Benjamin F. Butler, Butler's Book (Boston, 1892), pp. 53-55; Coolidge, Mill and Mansion, p. 200; Waters, Historical Sketch of St. Anne's Church, p. 78; Samuel Adams Drake, History of Middlesex County, Massachusetts (3 vols., Boston, 1880), II, 64; and Blewitt, "The Mills and the Multitudes," in Eno, Cotton Was King, pp. 162-164.

interests. Other leading town officials included Samuel A. Coburn, the landlord of Balch & Coburn's Tavern, as town clerk, Artemus Holden, the owner of a Pawtucket Street cooper shop, as treasurer, and Luther Marshall, a local tradesman, as constable.⁴

B. Agitation for the Construction of a Town House in Lowell:
1826-1829

At the second Lowell town meeting, held on April 3, 1826, in the hall of the Merrimack House with Boott again serving as moderator, the question of where future town meetings were to be convened was first discussed. After a brief period of consideration, it was determined to dismiss the question from the warrant of the meeting.⁵ According to Prentiss Webster, a local historian who wrote the Story of the City Hall Commission in 1894, the question was dismissed because

At the time there had developed a strong tavern competition between [Balch &] Coburn's Tavern and Frye's Tavern [then located on Central Street], in both of which places of entertainment for man and beast, there appears to have been all

4. "First Town Meeting, March 1826," Town of Lowell, 1826-1832, Records of the City of Lowell, Office of the City Clerk, City of Lowell, City Hall (hereinafter referred to as Records of the City of Lowell); "Old Times," quoting Citizen, July 18, 1872, and "Lowell in 1826," quoting Merrimack Journal, March 10, 1826, in "Selections, Historical and General, Mostly Concerning Lowell and Vicinity," 3 vols., comp. 1894, Special Collections and Archives, Lydon Library, University of Lowell, I, 1, 16; C. C. Chase, "Brief Biographical Notices of the Prominent Citizens of the Town of Lowell-1826 to 1836," Contributions of the Old Residents' Historical Association, Lowell, Mass., IV (1894), pp. 294-297; Trades and Labor Council of Lowell, Mass., Lowell: A City of Spindles (Lowell, 1900), pp. 142-143; Bender, Toward An Urban Vision, p. 83; Henry A. Miles, Lowell As It Was And As It Is (Lowell, 1845), p. 33; Lowell Courier - Citizen, February 11, 1926; and Lowell Sunday Telegram, September 17, 1922.

5. Town Record, Lowell, Vol. I, Folio 5, Office of the City Clerk, City of Lowell, City Hall (hereinafter referred to as Town Record).

possible conveniences for holding meetings of long or short duration. . . . Accordingly, the meetings were held in one place and in the other. . . .⁶

The subject of constructing a town house in which to conduct town meetings and to locate town officials did not arise until 1829. During the intervening years the town continued to grow, more than doubling its population in four years from 2,500 in 1826 to 6,474 in 1830. By 1827 the town was already a busy hive of activity, apart from its humming mills. In that year, Basil Hall, a British naval officer and noted worldwide traveler, visited the town and later described it in the first travel book about the United States to contain an account of Lowell:

Several school-houses were pointed out to me, and no less than three churches; besides innumerable boarding-houses, taverns, newspaper offices, watch-makers, book-shops, hatters, comb-makers, and all the family of Stores, every one of them as fresh and new as if the bricks had been in the mold but yesterday. I was much pleased to see a great brewery starting up like a Leviathan, amongst all the small fry of buildings.⁷

The growth of Lowell was enhanced in the next two years by the incorporation of the Appleton and Lowell Manufacturing Companies in 1828, the formation of the Lowell Bank in 1828, and the establishment of the Lowell Institution for Savings in 1829.⁸

6. Prentiss Webster, ed. The Story of the City Hall Commission (Lowell 1894), pp. 62-63, and Lowell Morning Citizen, October 3, 1895.

7. Quoted in Josephson, Golden Threads, pp. 51, 181.

8. Miles, Lowell As It Was and As It Is, pp. 36-37 and Kengott, Record of a City, pp. 22-23.

On April 6, 1829, a town meeting considered the subject of constructing a town house in Lowell for the first time. By that date the rapid increase in the population of the town and the need for an adequate and conveniently-located town house had become felt acutely by many of the townspeople. The question was placed on the warrant for the meeting in response to a petition dated March 21 and signed by Jonathan Tyler and eleven other men.⁹ Those in attendance at the meeting voted to choose an eight-man committee "to take into consideration the expediency, manner and place to erect a town house, and make their report at the next town meeting in May." The following men representing both the mill interests and the townspeople, were placed on the committee: Elisha Glidden, chairman, Elisha Ford, Jonathan Tyler, Oliver M. Whipple, James Russell, Samuel Batchelder, Paul Moody, and Kirk Boott.¹⁰

The committee submitted its report recommending the construction of a town house to the town meeting on May 4, 1829. The report read as follows:

Your Committee on reflecting how few years have elapsed since the incorporation of the Town are forcibly struck with its rapid increase, both in wealth and population. It has already obtained in point of numbers to the second place in the County, and, as yet, no symptoms of a check are to be discovered. With the present population reaching nearly, if not quite, to

9. "Petition of Jonathan Tyler & Others for an Article to Erect a Town House," 1829, Town of Lowell, 1826-1832, Records of the City of Lowell. The other signers of petition, aside from Tyler, were James Russell, Esgood Dane, Elisha Glidden, Hasen Elliot, Thomas Billings, Artimas Young, Cushing Baker, Samuel Moody, Alvah McAnew, Isaac Bancroft, and Jonathan Morse. See also D. Hamilton Hurd, History of Middlesex County, Massachusetts (2 vols., Philadelphia, 1890), II, 19.

10. Town Record, Folio 50, and "Copy of Notification to the Chairman of the Comt. for Taking Measures for Building a Town House," April 8, 1829, Town of Lowell, 1826-1832, Records of the City of Lowell.

five thousand, it does appear expedient that a commodious and suitable place of assembly should at once be provided; and your Committee have no hesitation in recommending to the Town to build. And considering that the present time is favorable for the work, and that materials can now be procured for less than the usual rates, they recommend that the work should be immediately commenced and finished the present season as far as practicable. In fixing upon the location, your Committee have regarded chiefly its central position. The lot is opposite St. Anne's Church, and they have reason to believe it may be obtained for this object on favorable terms. It is a corner lot, having one hundred feet on Merrimack street, and ninety feet on a street extending from it toward the west, and is a parallelogram. The accompanying plan occupies nearly all the front, leaving on the east and back lines for air and light. The building will be ninety-four by sixty feet. The whole of the lower floor and cellar may be advantageously rent, and two rooms taken from the hall above for the present. In estimating the cost at eighteen thousand dollars including land, your Committee have been careful not to underrate it; and it is possible the whole may be completed within this sum. The estimates are founded on a substantial brick building having the front and the western sides of faced brick. The hall will be seventy-three feet eight inches by fifty-eight feet and twenty feet high. The lower story is divided into eight rooms, the cellar into four. Taking the present rate of rents as a guide, the income would amount to fifteen hundred dollars; but your Committee think it very safe to estimate it at twelve hundred dollars. The interest upon eighteen thousand is one thousand and eighty dollars, leaving a clear gain to the Town of one hundred and twenty dollars per annum besides the hall. There can be no difficulty in raising the whole or any part of this sum by loan on the credit of the Town for a term of years; but your Committee would recommend that, in agreeing to incur this debt, the Town should at the same time provide itself to raise

annually some specific sum, which, together with any excess of income over and above the interest on the loan, should be regularly applied to discharge the principal.

If one thousand dollars are raised annually for this purpose, and the income from rents should amount to no more than twelve hundred dollars per annum, the building will clear itself in 1842, while the whole tax raised by installments would be twelve thousand dollars only. The Town then would be possessed of a considerable revenue applicable to further improvements or the current annual expenses. . . .¹¹

The town meeting voted to accept the report and elected a five-man committee to carry out its recommendations using the credit of the town, provided that the expenses did not exceed \$18,000. Voting by ballot, those in attendance elected Kirk Boott, Paul Moody, Jonathan Tyler, Elisa Glidden, and Elisha Ford to the committee. It was also determined at the meeting to (1) authorize the town treasurer to pledge the credit of the town by signing and executing any bond or security necessary to build a town house; (2) have the town government raise \$1,000 annually until the expense of the town house was paid; and (3) limit the amount that could be paid for the acquisition of the lot recommended by the committee for the location of the town house to not more than 33-1/3 cents per foot. However, since those questions had not been included in the warrant for the meeting, it was decided to order a warrant for a meeting on May 21 for their formal consideration.¹²

The town meeting held on May 21 quickly gave its approval to the measures that had been voted on informally at the previous meeting. Accordingly, it was

11. "Report of Committee to Consider Expediency of Building Town House," 1829, Town of Lowell, 1826-1832, Records of City of Lowell.

12. Town Record, Folios 55-56.

Voted the town treasurer and his successors in office be authorized by the town to borrow on the credit of the town a sum of money not exceeding eighteen thousand dollars for the purpose of purchasing the land and building a town hall.¹³

13. Town Record, Folio 58.

CHAPTER TWO
THE TOWN OF LOWELL CONSTRUCTS A TOWN HOUSE:
1829-1830

A. Financing for the Acquisition of Land and the Construction of the Town House

As previously mentioned, the Town of Lowell, on May 21, 1829, authorized the town treasurer to borrow up to \$18,000 for the purpose of purchasing property and constructing a town house. Arrangements to acquire the necessary funds were soon made with the Lowell Institution for Savings, which had been founded on February 20, 1829, by James G. Carney, the former cashier of the Lowell Bank, and a number of prominent Lowell men representing both the townspeople and the mill interests to respond to the savings needs of the growing number of mill girls.¹⁴ It was determined, by an informal "verbal agreement," which accounts for the fact that there is no documentary evidence concerning the loan, that the town would borrow up to \$18,000 from the institution and repay that amount in annual \$1,000 installments. However, the sum of money would have to be loaned in increments since the institution had

14. Lipchitz, "The Golden Age," in Eno, Cotton Was King, p. 93; The Act of Incorporation for the Lowell Institution for Savings, signed on February 20, 1829, gave Warren Colburn, Samuel Batchelder, Phineas Whiting, Paul Moody, Theodore Edson, James G. Carney, Nathaniel Wright, and John Avery the authority to receive deposits, make investments, pay interest on deposits, and make payments to depositors for a term of 30 years. The first meeting of the corporation was held on March 20 at the counting room of the Hamilton Manufacturing Company, and on May 5 the first annual meeting was convened in which the following officers were elected: Elisha Glidden, president; John O. Green, William Gardiner, Jr., and Warren Colburn, vice-presidents; E. Appleton, Samuel Batchelder, I.A. Beard, N.A. Tufts, Theodore Edson, Joshua Swan, Oliver M. Whipple, Elisha Bartlett, Thomas Billings, trustees; and James G. Carney, secretary and treasurer. After June 9 the business of the corporation was conducted in a room at the Lowell Bank on Merrimack Street, and on August 1, 1845, the corporation was moved to its present headquarters site on Shattuck Street. Annual Report of the Treasurer to the Board of Trustees of the Lowell Institution for Savings, Upon the Completion of Its 80th Year, April 30, 1909 (Lowell, 1909), pp. 3-8 and Lowell Institution for Savings, At the "Meeting of the Waters" (Boston, 1929), pp. 1-32. Both of these publications are in the historic files of the Lowell Institution for Savings.

received its first deposit on June 6 of that year and as of July 1 only \$1,204 had been deposited in its accounts.¹⁵

B. Acquisition of Land for the Town House

The property for the location of the new town house, which had been recommended for purchase by the town house committee, was conveyed by the Proprietors of the Locks and Canals on Merrimack River to the Town of Lowell by deed recorded April 9, 1830, for \$3,360. The deed was drawn up and signed on August 1, 1829, by Kirk Boott, Treasurer of the Proprietors, and the directors of the Proprietors, Warren Dutton, Nathan Appleton, J. A. Lowell, Patrick T. Jackson, and Kirk Boott. On February 5, 1830, Boott appeared before Elisha Glidden, serving as justice of the peace, and acknowledged that the deed was the free act of the Proprietors. Some two months later the deed was recorded by which time the town house was virtually completed and ready for occupancy. The price paid for the property amounted to 33-1/3 cents per square foot, the limit permitted by action of an earlier Lowell town meeting.

The boundaries of the town house lot, as stated in the deed, were slightly different from those described in the earlier committee report. The deed gave the following boundary description for the town house lot:

a certain lot of land situate in said Lowell on the southerly side of Merrimack street containing ten thousand and eighty square feet and thus bounded beginning at the northwesterly corner of

15. Annual Report of the Treasurer to the Board of Trustees of the Lowell Institution for Savings, Upon the Completion of Its 80th Year, April 30, 1909, pp. 5-6, and George J. Carney, The Semi-Centennial History of the Lowell Institution for Savings (Lowell, 1879), pp. 4-5. Appendix A of this publication contains a report by three officers of the institution that discusses a series of misunderstandings arising from the informal nature of the loan. The publication by Carney is in the historic files of the Lowell Institution for Savings.

land conveyed by said Proprietors to William W. Wyman, October 23d, A.D. 1828 and running westerly on Merrimack street one hundred twelve feet thence southerly at right angles on a street forty feet in width hereafter to be made ninety feet to the centre of a street sixteen feet wide which is to be forever kept open for the mutual accomodation [sic] of the grantors and the grantees their respective successors and assigns thence easterly through the centre of a street sixteen feet wide and in a line parallel to said Merrimack street one hundred twelve feet to the southwesterly corner of said lot of land conveyed to Wyman as aforesaid, thence northerly on said Wymans land to the point of beginning.

The deed of conveyance stated certain restrictions that were to apply to the property. These restrictions included the following:

no building shall ever be erected within twelve feet of said Merrimack street, that the said twelve feet shall forever be kept open as a sidewalk and that no building shall ever be erected on said granted premises of more than twelve feet in height of any other materials than brick or stone with the roof covered with slate or some other equally incombustible material.¹⁶

16. Deed, Proprietors of the Locks and Canals on Merrimack River to Town of Lowell, April 9, 1830, Middlesex County Deed Book 296, Folios 109-110, Middlesex County, Registry of Deeds, Cambridge. The legal status of the 16-foot wide alley behind the town house lot continued to be the source of many disputes. The City Solicitor addressed the issue in a legal brief in December 21, 1900, in answer to an interrogatory by Alderman James H. Carmichael and others. Annual Report of the City Solicitor for Year Ending February 28, 1901, p. 56, printed in Lowell City Documents, 1900-01.

C. History and Description of Site of the Town House

The site for the new town house was located in the center of Lowell across from St. Anne's Episcopal Church on Merrimack Street, the "main street" of the town along which Kirk Boott, as agent of the Proprietors, intended to locate the commercial center, important public buildings, and principal churches of the town.¹⁷ Merrimack Street appears to have meandered through the developing town and had no definite boundaries until 1829, when it was relocated by a survey commissioned by the Proprietors. Thereafter, it became the principal street of Lowell, extending in a general east-west direction from Pawtucket Street to the Concord River between the northern and southern rows of mill complexes with their associated boarding houses.¹⁸

Prior to November 2, 1821, the site of the town house lot had been part of the Nathan Tyler farm. Living near the future intersection of Merrimack and Prescott Streets, Tyler had maintained an extensive orchard.¹⁹ On the aforementioned date Tyler sold a number of

17. Coolidge, Mill and Mansion, pp. 50-51.

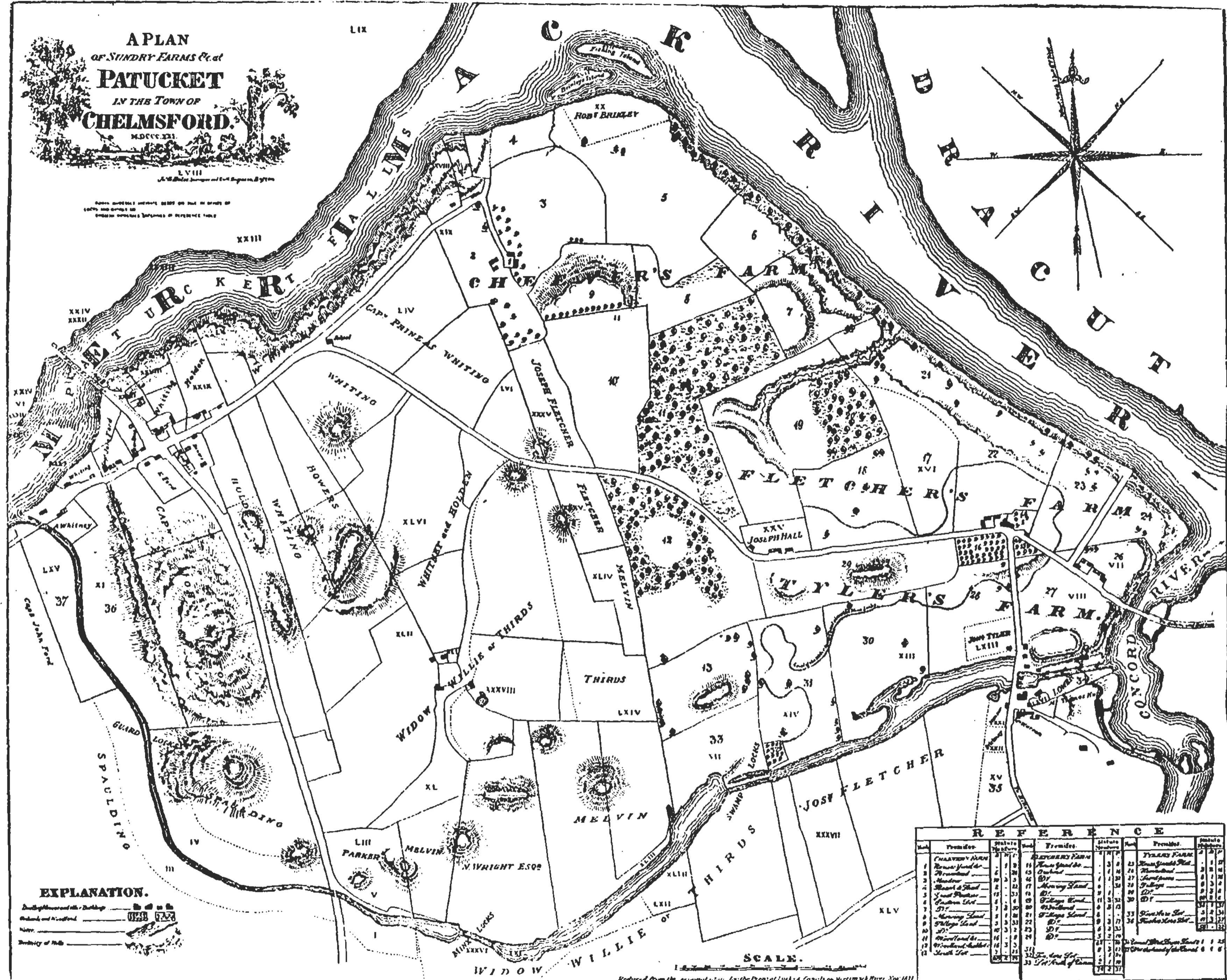
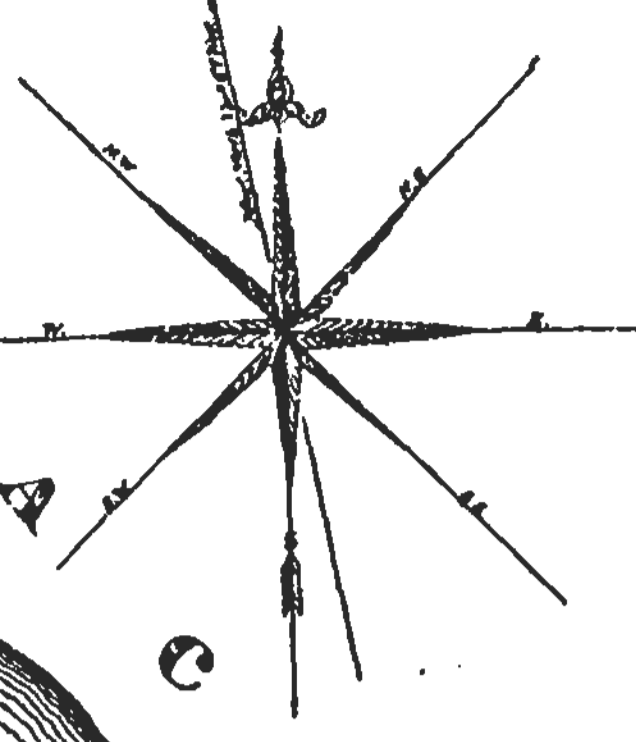
18. Helen Thessiy, "The Streets of Lowell," Contributions of the Lowell Historical Society, II (1926), 251-252; Parker, Lowell: A Study of Industrial Development, pp. 69-73, 96-99; and Lowell Courier - Citizen, May 30, 1911.

19. C. C. Chase, "Brief Biographical Notices of the Prominent Citizens of the Town of Lowell-1826 to 1836," Contributions of the Old Residents' Historical Association, Lowell, Mass., IV (1894), 293. A barn, located southeast of the town house lot in the vicinity of present Middle Street, was the only building in the immediate vicinity of the town house lot in 1821. By 1825 St. Anne's Episcopal Church and Rectory had been built on the north side of Merrimack Street across from the future town house lot, but there were no other structures along Merrimack between Dutton and Central Streets except for the aforementioned barn. A. B. Wright, "Lowell in 1826," Contributions of the Old Residents' Historical Association, Lowell, Mass., III, (1884), 407, and "A Plan of the Land and Buildings, Belonging to the Merrimack Manufacturing Company, With the Neighboring Farms, Roads &c, Patucket in the Town of Chelmsford," 1825, Proprietors of the Locks and Canals on Merrimack River. A copy of "A Plan of Sundry Farms &c. at Patucket In the Town of Chelmsford," 1821, may be seen on the following page.

A PLAN
OF SEVERAL FARMS &c. at
PATUCKET
IN THE TOWN OF
CHELMSFORD.
MDCCLXXII.

EVIII
A. B. C. D. E. F. G. H. I. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.

These bounds were taken by me on the 10th of
1772 and are the true and exact boundaries of the same.



EXPLANATION.

Double line with dots - Boundary of the Dwelling
Single line with dots - Boundary of the Dwelling
Single line - Boundary of the Dwelling
Single line - Boundary of the Dwelling
Single line - Boundary of the Dwelling

SCALE.

Reduced from the original plan, by the Deput. Sur. A. C. C. on the 10th of Nov. 1772.

REFERENCE					
From	To	From	To	From	To
1	2	15	16	23	24
3	4	17	18	25	26
5	6	19	20	27	28
7	8	21	22	29	30
9	10	23	24	31	32
11	12	25	26	33	34
13	14	27	28	35	36
15	16	29	30	37	38
17	18	31	32	39	40
19	20	33	34	41	42
21	22	35	36	43	44
23	24	37	38	45	46
25	26	39	40	47	48
27	28	41	42	49	50
29	30	43	44	51	52
31	32	45	46	53	54
33	34	47	48	55	56
35	36	49	50	57	58
37	38	51	52	59	60
39	40	53	54	61	62
41	42	55	56	63	64
43	44	57	58	65	66
45	46	59	60	67	68
47	48	61	62	69	70
49	50	63	64	71	72
51	52	65	66	73	74
53	54	67	68	75	76
55	56	69	70	77	78
57	58	71	72	79	80
59	60	73	74	81	82
61	62	75	76	83	84
63	64	77	78	85	86
65	66	79	80	87	88
67	68	81	82	89	90
69	70	83	84	91	92
71	72	85	86	93	94
73	74	87	88	95	96
75	76	89	90	97	98
77	78	91	92	99	100
79	80	93	94		
81	82	95	96		
83	84	97	98		
85	86	99	100		
87	88				
89	90				
91	92				
93	94				
95	96				
97	98				
99	100				

pieces of land to Thomas M. Clark, an agent of the Boston Associates for \$8,000.²⁰

Some early Lowell residents later reminisced about the site and vicinity of the town house lot as it appeared in 1829 before construction was commenced on the building. The reminiscences included the following:

About where now stands the City Government Building, when the founders of our city were beginning operations, there was a rough, seamy ledge, occupying much space, and rising ten or fifteen feet above the ground. One of our old citizens remembers it well, also remembers picking blackberries there, the stone being well covered in summer time with blackberry bushes. Kirk Boott, who undoubtedly selected the spot for St. Anne's Church, also selected the seat of this ledge (which may have been a cropping out of the ledge which is found in Merrimack Street and east of it) for the site of the Town Hall. . . . Mr. Boott's residence was on the crown of land, near the north end of John Street, and his grounds and garden included about all the land between the Merrimack River and Merrimack Street, lying between Kirk and Bridge Streets.²¹

20. Deed, Nathan Tyler to Thomas M. Clark, November 23, 1821, Middlesex County Deed Book 241, Folios 170-172, Middlesex County, Registry of Deeds, Cambridge.

21. "What Kirk Boott Contemplated," in "Selections," II, 105-106. The ledge was also remembered as the place from which a locally well-known insane man, Larkin Moore, addressed the congregation of St. Anne's one Sunday morning as the parishioners left the church. "Reminiscences - No. 2," in "Selections," I, 69. According to another long-time resident of Lowell, the stone in the ledge may have been removed sometime prior to 1828 or 1829, leaving a large cavity. One evening during those years, Dr. William Graves, one of the early physicians in the town, had a carriage accident in the cavity. "Reminiscences of Forty Years' Life in Lowell by Hon. John A. Knowles, Number Seven," in "Selections," I, 164.

A map of Lowell showing the layout of the streets, lots, and mill properties in 1828 provides further information about the future site of the town house. The land between Merrimack and Middle Streets and Central and the future Shattuck Streets had been divided into lots that were approximately 50 feet wide and 90 feet long. A 16-foot wide street, later known as City Avenue, running parallel with Merrimack and Middle Streets divided evenly two rows of lots fronting on the two streets. Only a few buildings stood along Merrimack Street between Dutton and Central Streets. On the north side of Merrimack were St. Anne's Episcopal Church and Rectory and a row of four low one-story wooden buildings, known as "ten footers", just to the east of the intersection of Kirk Street. The only structure standing on the south side of Merrimack was located six or seven lots east of the future site of the town house.²²

Little other data about the early history of the site for the town house has come to light. An article in the Lowell Courier - Citizen on September 11, 1912, reported that early town meetings were held in a wooden, 2-1/2-story building located on the future site of the town house and that it was removed to 233-245 Cheever Street to make room for the new town house. However, this story contradicts all known documentary evidence.²³

22. Historic American Engineering Record, MA-1-16, Lowell, Massachusetts, Canal System, "Plan of Leading Roads & Streets in Lowell," 1828, Photocopy from Proprietors of the Locks and Canals on Merrimack River, Shelf 123, Drawing 2799, Boott Mills, Lowell, and Lowell Daily Courier, April 27, 1878, and February 13, 1897. There were at least two three-and-one-half story brick structures on the south side of Merrimack Street and east of the Town House by 1832. One occupied the present lot of the Solomon Building and was built and owned by Thomas Billings just prior to construction of the Town House. The other structure abutted Billings' building on the east.

23. Lowell Courier - Citizen, September 11, 1912.

D. Plans Developed for the Town House

On June 30, 1829, Isaiah Rogers, a Boston architect who had opened his own office only three years before but would soon emerge as one of the most prominent architects in America, was paid \$12 for developing plans for the town house.²⁴ It is likely that Rogers had come to the attention of Kirk Boott or one of his fellow business associates because of the rising fame of the young architect who had completed recently the first large commission of his career--the Tremont Hotel in Boston. A widely-heralded Greek Revival structure that was opened to the public on October 16, 1829, the Tremont was essentially the first hotel complex in the United States. The relationship between Boott and Rogers is based in part on the later assertion of a long-time resident of Lowell that the town house was "built according to plans furnished by his [Boott's] architect."²⁵

One of the most respected architects in the United States between the late 1820s and the late 1860s, Rogers has sometimes been referred to as "the father of the modern hotel" and one of the greatest designers of Greek Revival architecture of his time. Demonstrating an imaginative mind, an appreciation of classic dignity, and a thoroughly trained taste, Rogers designed a number of well-known buildings. His

24. "Report of Committee to Build Town House," March 1831, Town of Lowell 1826-1832, Records of the City of Lowell.

25. "What Kirk Boott Contemplated," in "Selections," II, 105-106, and Samuel Adams Drake, Old Landmarks and Historic Personages of Boston (Boston, 1876). Some sources have mistakenly stated or implied that Boott drew the plans for the Town House. Two of these sources are Coolidge, Mill and Mansion, pp. 40-43, 190-191, and "Reminiscences of Forty Years' Life in Lowell by Hon. John A. Knowles, Number Seven," in "Selections," I, 163-164. Apparently, Boott had some ability and interest in engineering, architecture, and drafting for he reportedly drew the "ground plans" and "building elevation plans" for the Merrimack Manufacturing Company and made the original plans for St. Anne's Episcopal Church. Unfortunately, there is no collection of Boott Papers as his papers are scattered in various repositories and in private hands. See Dictionary of American Biography, I, 456-457.

most famous works included the following: Tremont Hotel in Boston (1828-29), the first example of the luxurious, elaborately-planned American hotel with extensive plumbing and a complicated plan of public rooms and corridors of bedrooms; Astor House in New York (1834-36), similar in general style to the Tremont but much larger while carrying luxury and complicated mechanical equipment to a still higher level; New York Merchants' Exchange (1836-42), a lavish building known for its great interior rotunda, recessed vestibule, and notable Ionic colonnade; and St. John's Protestant Episcopal Church in Cincinnati (early 1850s), a massive Romanesque structure.²⁶

Some of his other architectural accomplishments included: additions to the Massachusetts State House (1831); Bangor House in Bangor, Maine (1832); Suffolk Bank (1834); Bank of America in New York (1835); Merchants' Bank in New York (1835); Lafayette Place Dutch Reformed Church in New York (1836); Boston Merchants' Exchange (late 1830s); hotels in Richmond, Virginia, Mobile, Alabama, Charleston, South Carolina, New Orleans, Louisiana, Nashville, Tennessee, and Cincinnati, Ohio (1840-65); Longview Insane Asylum in Cincinnati (1850s); alterations to the Ohio State Capitol (1858-60); and completion of the west side of the Treasury Building as supervising architect of the Treasury Department in Washington, D.C. (1862-68).

Rogers was the most prominent designer of Greek Revival structures of several young architects, among them Alexander Parris and Solomon Willard, who were attracted to Boston in the early 19th century. At that time New England was enjoying a period of unprecedented prosperity, and Boston, rivaled only by Philadelphia, was the artistic and

26. Dictionary of American Biography, VIII, 98-99; Wayne Andrews, Architecture In New England: A Photographic History (Brattleboro, 1973), p. 47, 81, 97; The Boston Society of Architects, Boston Architecture (Boston, 1971), p. 45; and Talbot Hamlin, Greek Revival Architecture in America (Reprint ed., New York, 1964), pp. 61, 94, 99, 111-117, 152-157, 288-289.

cultural center of the nation. Here the Greek Revival style of architecture, generally a free inventive rendering of classic forms based on Greek structures, flourished between 1820 and the outbreak of the Civil War in 1861, and Rogers eagerly associated himself with the movement. Like many architects of the period, he was not formally trained as an architect but rather learned his profession under an apprenticeship to a Boston carpenter and by working in the Boston office of Solomon Willard, an eminent architect, sculptor, and master mason widely-known for the design of the Bunker Hill Monument and other Greek Revival structures in the Boston area. Hence Talbot Hamlin, an authority on Greek Revival architecture in America, has observed that architects such as Rogers, Willard, and Parris should be termed master builder/architects.²⁷

During the several decades after 1820 Rogers and the other informally-trained master builder/architects increasingly turned to the works of Asher Benjamin as pragmatic guides for their work. Benjamin, who had received his early training in carpentry and architectural skills from a local builder in the Connecticut River Valley, was widely-known as a designer of town and country houses, churches, and public buildings throughout New England. However, his real contribution to American architecture was as a pioneer writer of seven handbooks or builder's guides. These books, often referred to collectively as the "Carpenters Bible", were practical guides to both the designer of buildings and the builder who undertook the duties of both carpenter and architect, and from the faithful study of them grew the classic exterior and interior details of a generation to which systematic architectural education was as yet unknown. Through his books, particularly those written or revised

27. Hamlin, Greek Revival Architecture in America, pp. 99-100, 111, 148-152, 330-332; Richard B. Morris, ed., Encyclopedia of American History (New York 1976), pp. 899-901; Asher Benjamin, The American Builder's Companion (Reprint, 6th. ed, New York, 1969), v; Dictionary of American Biography, X, 241-242; Henry-Russell Hitchcock, The Architecture of H.H. Richardson and His Times (Rev. ed., Cambridge, 1961), pp. 4-7; and Ralph W. Hammett, Architecture in the United States: A Survey of Architectural Styles Since 1776 (New York, 1976), pp. 2-3, 24-46.

after 1820, Benjamin popularized the Greek Revival style, and his most important work, The American Builder's Companion, which went through six editions between 1806 and 1827, set the standard for the emerging Greek Revival style. The sixth edition of this book, which incorporated the adaptation of late Georgian, Federal-Adamesque, and Neo-Classic Roman designs to the emerging Greek Revival style, was undoubtedly used by Rogers in designing the town house for Lowell as well as by the master carpenters and masons who interpreted the designs and coordinated the construction of the building.²⁸

Unfortunately, the plans drawn up by Rogers for the town house in Lowell are no longer extant. According to Denys Peter Myers, an historical architect formerly affiliated with the National Park Service and now a professional free-lance writer and researcher, the firm that bought Roger's firm out disposed of his old drawings in the 1920s by selling them to a "rag man." The Rogers drawings in family ownership were burned in 1916 when the garage of Willard Rogers, the son or grandson of Isaiah, was destroyed by fire. There are scattered Rogers drawings in private hands and in the Massachusetts State Archives, Historical Society of Pennsylvania, National Archives, and Harvard University Archives, but none of these relate to the Lowell Town House.²⁹

28. Thomas E. O'Donnell, "Asher Benjamin: A Pioneer American Writer of Architectural Books" Architecture, LIV (December, 1926), 375-378; Justin Winsor, ed., The Memorial History of Boston, Including Suffolk County, Massachusetts: 1630-1880 (4 vols., Boston, 1881), IV, 476-479; Dictionary of American Biography, I, 179-180; and Benjamin, The American Builder's Companion, v-ix, 1-112.

29. Information conveyed by informal note from Denys Peter Myers to Penelope H. Batcheler, November 5, 1979. An inquiry to the Avery Architectural and Fine Arts Library at Columbia University in January 1980 confirmed the information conveyed by Denys Peter Myers. The Avery Library owns the Rogers Diary, but the entries do not begin until 1840.

E. Construction Commences on the Town House

Preparations for the construction of the town house began in mid-July 1829 with the purchase of building materials, such as timber, lime, stone, and bricks, from local sources.³⁰ The construction of the foundation and brick masonry walls was apparently underway by mid-August because J. Russell was paid \$573.31 on the 19th for the "walls &c." Two contracts for the wood and carpentry work on the town house were let by December for on the 20th of that month Humphrey Webster and Joseph M. Dodge were paid \$508.66 and \$435.00 respectively for "work pr bill." As the contractor who received the most money during the construction period (a total of \$1,380.94), it is probable that Webster may have served as the master carpenter of the project interpreting Rogers' plans and coordinating the construction. It is possible that Dodge, who received \$785 for his work on the town house, may have served as the assistant to Webster.³¹

The probability that Webster was the master carpenter on the town house is enhanced by the fact that he was one of the foremost building contractors in the Lowell area for more than twenty years. Born in Boscawen, New Hampshire, in 1781, he was a cousin of Daniel Webster and resided as a youth at Newburyport, Massachusetts, before moving to East Chelmsford in 1823. As a building contractor and carpenter, he took advantage of the construction boom resulting from the works of the Merrimack Manufacturing Company. He quickly became one of the foremost contractors in the area, building a large number of the corporation structures in Lowell over the next twenty years.³²

30. "Report of Committee to Build Town House," March, 1831, Records of the City of Lowell. See Appendix A for a complete copy of this report.

31. Ibid., and Webster, Story of the City Hall Commission, pp. 61, 66-67.

32. Courier-Citizen Company, Illustrated History of Lowell and Vicinity, Massachusetts (Lowell, 1897), pp. 236-237, and Frederick W. Coburn, History of Lowell and Its People (3 vols., New York, 1920), I, 177-178. Among Webster's contracts were the following: (1) Agent's House of the

The little information that is available on Joseph M. Dodge indicates that he was a well-known carpenter and building contractor in Lowell for some thirty years from the 1820s to the 1850s. About the time of the construction of the town house he contracted for and superintended the construction of the first fire engine house in Lowell.³³

At least five other contracts were let during the 1829-30 period to complete the work on the town house. These included the following:

Masonry (foundation and walls)	Roger Ryan	\$1,166.00
Slating (roof)	John Waugh	716.66
Painting	L. Howe	399.78
Stucco Work	T. Haviland	265.00
Funnel	J. Perkins	60.00

Although the structure was not entirely finished, tenants began to move into the town house in April. In July all work on the building, including the finishing details of carpentry, glass, stucco work, and painting, was apparently completed.³⁴

F. Problems Arising Out of the Financing For the Town House

Two major problems surrounding the financing for the construction of the town house came to the fore as the building was nearing completion during the spring and summer of 1830. One problem

Appleton Corporation on Appleton Street; (2) Agent's House of the Lowell Machine Shop on Dutton and Market Streets; (3) the large blocks of employee housing for the Boott and Tremont Corporations; (4) the buildings of the Merrimack Print Works, including the noted "John Bull's Row" for the occupancy of the calico printers and engravers who had been brought from England; (5) a row of cottage houses on Merrimack Street between Kirk and John Streets; (6) the Hamilton Corporation block on Central Street just south of the canal bridge; and (7) the Central Bridge.

33. Z. E. Stone, "The Introduction of the Telegraph, the Telephone, and the Daguerreotype into Lowell," Contributions of the Old Residents' Association of Lowell, Mass., V (1894), 186, and Lowell Firemen's Fund Association, Fire Service of Lowell (Lowell, 1888), p. 21.

34. "Report of Committee to Build Town House," March, 1831; Town of Lowell, 1826-1832, Records of the City of Lowell.

entailed certain cost over-runs arising from the property acquisition and construction operations. The other concerned a series of misunderstandings that resulted from the informal nature of the loan agreement between the Town of Lowell and the Lowell Institution for Savings.

The Town House Building Committee reported to a town meeting on May 3, 1830, that compared to the original estimates there had been some cost over-runs in the acquisition of the property and construction of the building. While the original estimate for the purchase of the land had been \$3,000, the committee had determined to buy an extra 12-foot-wide strip along Merrimack Street, which was surveyed, straightened, and given new boundaries in 1829. The strip provided for an additional 1,080 square feet of land at a cost of \$360. This had been done in view of the restriction in the land deed stating that no structure could be built on the property within twelve feet of Merrimack Street to make way for a sidewalk. Other construction items that had not been provided for in the original estimates included a well (\$164.32), sidewalks, curb stones, and posts (\$393.49), and a funnel for the ventilation of the building (\$56.00). Accordingly, it was estimated that the cost of the town house would exceed the estimates by \$888.72. Altogether, the rental of the commercial space in the basement and on the first floor of the building was producing an annual revenue of \$1,500 and one room that still had not been rented would eventually produce an additional \$50 per year. Accordingly, the town meeting voted to use funds from the rental revenues to cover the cost over-runs provided the sum did not exceed \$888.72.³⁵

G. First Tenants Move into the Town House

While the town house was still under construction, a petition from Thomas Billings and other citizens was brought before a town meeting on January 4, 1830, relative to leasing portions of the building to

35. "Report of Town House Building Committee," May 1830, Minutes, May Meeting, 1830, Town of Lowell, 1826-1832, Records of the City of Lowell, and Town Record, Folios 74-75.

private interests in order to raise funds to pay for the construction costs of the building. On the motion of Captain Phineas Whiting, the town voted to authorize the Town House Building Committee "to let, lease any part of the town house, in such way and manner as to them shall seem most advantageous to the town."³⁶

Apparently, the first tenants moved into the still-unfinished town house on April 1, 1830. According to a report prepared by the building committee on October 11, 1830, the tenants in the building from April 1 to October 1 included:

- P. Richardson & Co. - April 1 to October 1 - \$250 per year
- Perry & Bridge - May 1 to October 1 - \$275 per year
- William Wyman - May 1 to October 1 - \$75 per year (post office, Town of Lowell)
- George H. Carleton, Jr. - May 19 to October 1 - \$250 per year (drug store)
- Alpheus Smith - May 19 to October 11 - \$275 per year (hardware store)
- Wilkins - June 1 to October 1 - \$150 per year
- J. Richardson - June 1 to October 1 - \$200 per year
- Nathaniel Wright - June 7 to October 1 - \$50 per year
- John Adams - June 7 to October 1 - \$50 per year (reading room)³⁷

At least some of the new tenants in the town house moved their stores and offices to the building from other locations to take advantage of its new facilities and central location in the emerging commercial district of Lowell. Carleton moved his drug store from the Brick Block to the town house, and Alpheus Smith moved his hardware store into the new structure from his former location in the Upper Cottage Building near

36. Town Record, Folios 60, 313.

37. "Report of Committee to Build Town House," March, 1831, Town of Lowell, 1826-1832, Records of the City Of Lowell.

St. Anne's Episcopal Church.³⁸ William W. Wyman, who became the town's second postmaster on May 9, 1829, also moved the town post office from its temporary quarters at the corner of Central and Hurd Streets to the town house, presumably for the same reason. Here the post office was "very conveniently situated in the rear of the building, having three entrances and commodious passageways." However, since he had personally purchased the lot directly to the east of the town house property on October 27, 1828, and had built a structure there in 1829, questions were raised about his motives for the relocation of the post office. Following well-published charges involving financial irregularities surrounding the move, Wyman answered his critics as follows:

Having been severely censured for removing the Post Office to the Town House on Merrimack Street, after being paid a sum of money, as it is said, in consequence of which I was supposed, by some of those who contributed for that purpose, to be under obligations to retain it on Central Street, I deem it to be a duty, which I owe both to myself and the public, to state distinctly that I never received any money for any such purpose, nor on any such condition. I never saw or had the offer of the money in question. I did indeed learn at the time I received my appointment that money was contributed to a considerable amount for the above mentioned purpose. But if it had been offered to me, I should have thought myself obnoxious to the charge of bribery in my official capacity had I accepted it. And I have some reason to believe that the object had in view by one person, towards me was not of the most friendly character. I do not attach any blame to the contributor. Their object was to accommodate themselves--but they ought not

38. The Lowell Mercury, April 30, May 24, and November 27, 1830.

to blame me either for removing the Post Office to the most central part of the town, or for taking money which I never saw.³⁹

Carleton moved his drug store from the Lowell Bank where he had been located for some 2-1/2 years to the storefront at the northwest corner of the town house where he had two entrances facing Merrimack Street.⁴⁰

H. Insurance for Town House

As the town house was nearing completion, the question of insuring the structure was considered by a town meeting held on April 5, 1830. Accordingly, the building committee was "authorized to insure the town house for such an amount, as they may think now proper." On July 9 the building committee obtained a one-year insurance policy on the structure for which they paid \$80.⁴¹

Attempts to obtain the early fire insurance records for the town house proved to be unsuccessful. The three fire insurance companies that handled virtually all of the insurance policies in the Lowell area for many years were the Middlesex Mutual Fire Insurance Company of Concord

39. The Lowell Mercury, May 8, 1830; "Reminiscences - No. 2," in "Selections," I, 69; Charles Cowley, A Hand Book of Business in Lowell, with a History of the City (Lowell, 1856), p. 84; and C. C. Chase, "Lives of the Postmasters," Contributions of the Old Residents' Historical Association, Lowell, Mass., IV (1894), 131.

40. Hovey, "History of an Old Firm," 237-238, and Benjamin Walker, "Early Recollections of Lowell," Contributions of the Old Residents' Historical Association, Lowell, Mass., IV (1894), 247.

41. Town Record, Folio 71, and "Report of Committee to Build Town House," March, 1831, Town of Lowell, 1826-1832, Records of the City of Lowell.

(organized in 1826), the Merrimack Mutual Fire Insurance Company of Andover (organized in 1828), and the Lowell Mutual Fire Insurance Company (organized in 1832), the latter being taken over at a later date by the Traders and Mechanics Mutual Insurance Company (organized in 1848).⁴²

In the pursuit of the early fire insurance documents for the town house, the following insurance companies were contacted: The Andover Companies, Andover, which have acquired and consolidated numerous companies including Traders and Mechanics Mutual Insurance and Merrimack Mutual Fire Insurance; the Minute Man Companies, Concord, which have acquired and consolidated numerous companies including the Middlesex Insurance Company; Fred C. Church Inc., Lowell, (organized in 1865), a company that has provided municipal insurance to Lowell since the late 19th century; and the Mutual Fire Insurance Association of New England, Peabody, an association to which most of the New England mutuals belong. The Andover and Minute Man Companies and the Mutual Fire Insurance Association of New England all reported that they had no records relative to the structure. Fred C. Church, Inc., noted that whatever records it may have had were destroyed by a major fire in 1955. The available records of the Lowell Mutual Insurance Association and the Massachusetts Fire and Marine Insurance Company of Boston in the Manuscripts and Archives Room in Baker Library at Harvard University were also researched without finding any data.⁴³

42. J. K. Fellows, "Insurance in Lowell: Reminiscences Connected Therewith," Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 134-139.

43. Massachusetts Fire and Marine Insurance Company Papers (1802-1841), 17 vols., and Lowell Mutual Insurance Association (1850-1873) 4 vols., Manuscripts and Archives, Baker Library, School of Business Administration, Harvard University.

I. Description of the Completed Town House

Although all construction work was completed on the Town House in June or July 1830, the building committee did not finish the payment of bills related to the construction until October. Finally, on March 7, 1831, the committee submitted its final report on the construction of the building, itemizing the expenditures for building materials, labor, and contract services. All told, the construction costs of the Town House amounted to \$15,560.60, in addition to the expenditure of \$3,360 to acquire the property. Thus, the combined total of the costs for the property and construction amounted to \$18,920.60.⁴⁴

Upon its completion, the Town House was described as "a fine specimen of architecture." The earliest contemporary description of the structure that has been found was published in A Geography of Middlesex County for Young Children (1830) by Hilliard and Brown. This publication noted:

The town-house, which has lately been built, of brick, is a large and commodious building used for various purposes by the town: In this town meetings are held, when the people come together to vote for governor and other officers, to rule over them and manage the public affairs.⁴⁵

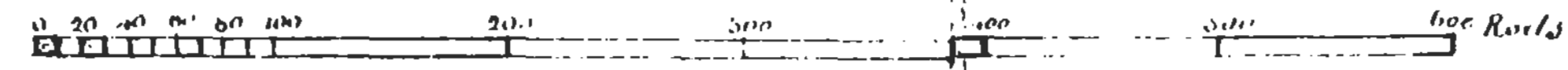
44. Town Record, Folio 85, and "Report of Committee to Build Town House," March, 1831, Town of Lowell, 1826-1832, Records of the City of Lowell. Copies of four maps entitled "Plan of the Town of Lowell in the County of Middlesex, Surveyed in 1831 by John C. Gates," "Plan of the Town of Lowell and Belvidere Village, taken by Measurement by Benjm. Mather, 1832," enlarged portion of Mather plan showing location of Town House and surrounding vicinity, and "Copy of a Part of Plan No. 3, Book A, at Office of the Proprietors of Locks and Canals on Merrimack River, Lowell, Mass. [ca. early 1830s] may be seen on the following pages.

45. "Local Geography in Schools," quoting A Geography of Middlesex County for Young Children (1830) by Hilliard and Brown, and "Reminiscences of Forty Years' Life in Lowell by Hon. John A. Knowles, Number Seven," in "Selections," II, 69, and I, 164, respectively.

PLAN of the TOWN OF
LOWELL
 in the County of
MIDDLESEX.
 Surveyed in 1831. by *Joh. G. Huls.*

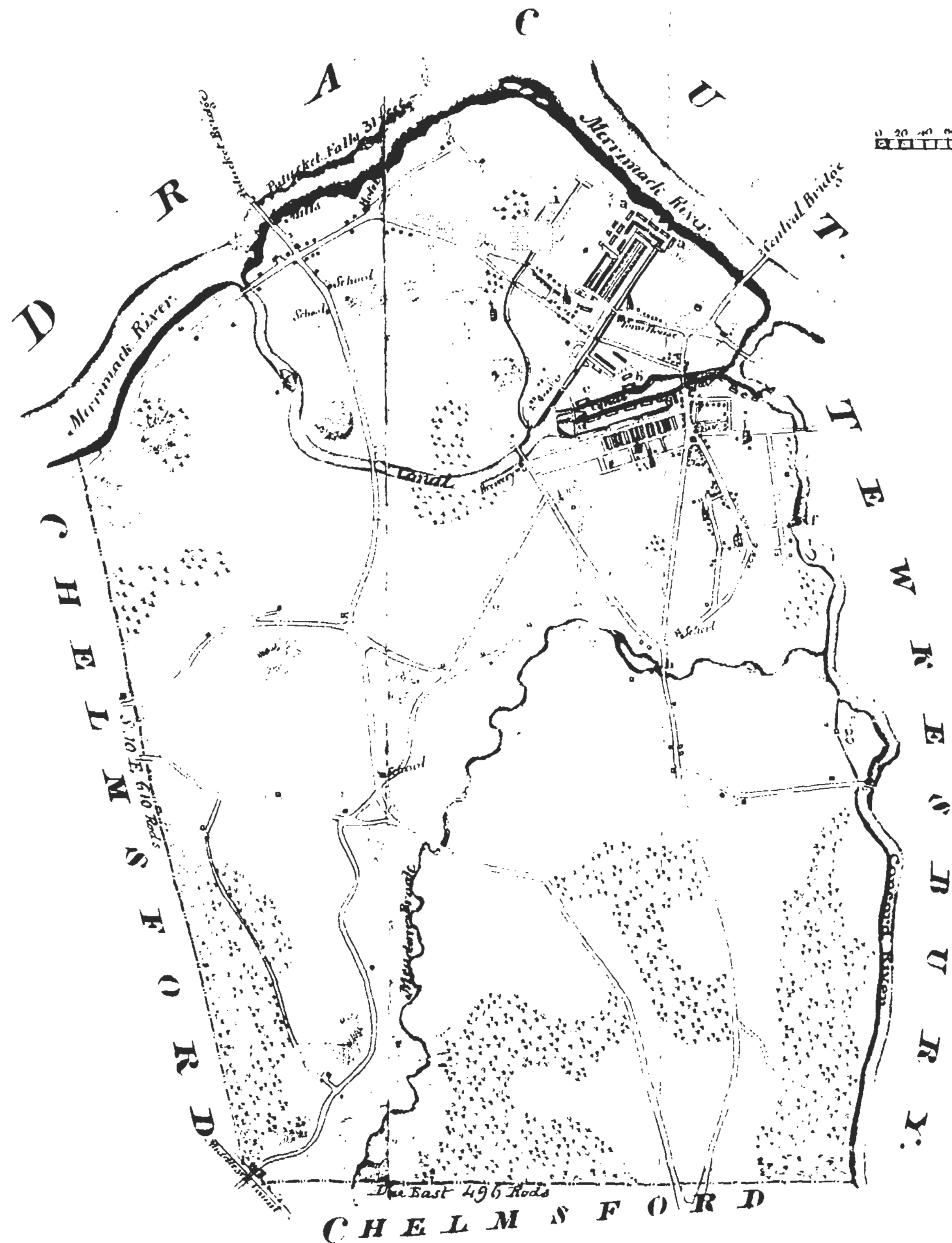
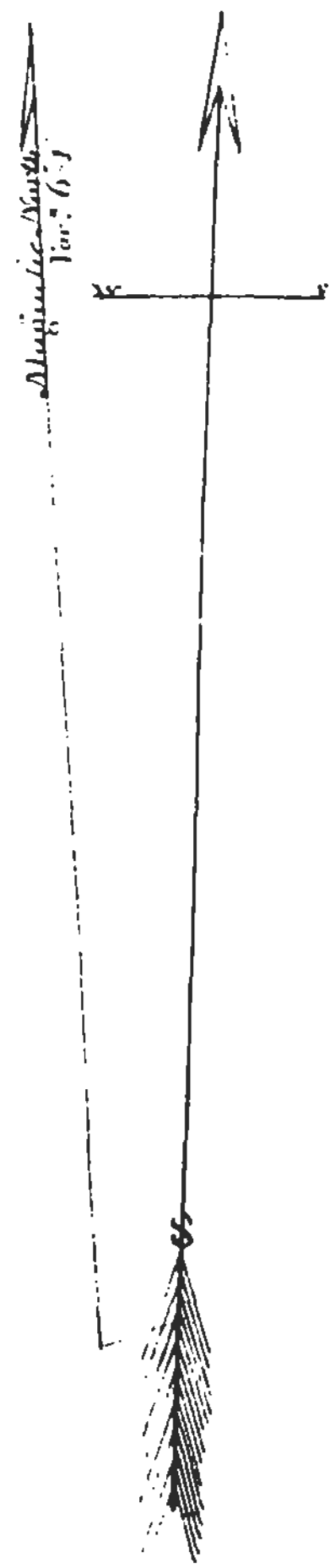


SCALE



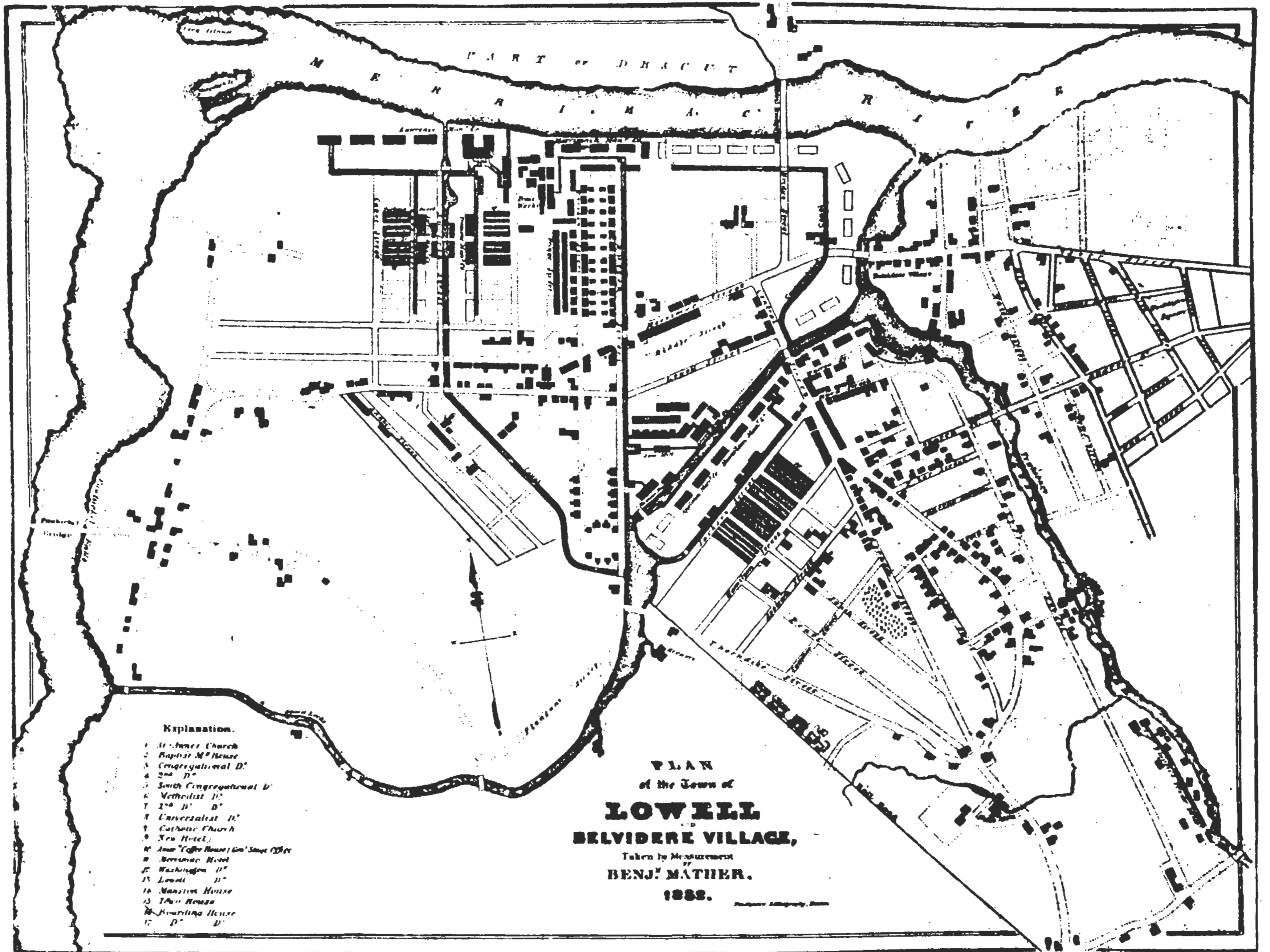
Reference.

- a a Merrimack Manufacturing Establishment, consisting of five large Cotton Factories, with Printing, Stamping, Bleaching &c.
- b Carpet and Woollen Manufactory
- c Machine shop, Saw Mills &c.
- d d Six large Cotton Factories, belonging to the Hamilton, Lowell and Appleton Companies
- e Hays Cotton and Woollen Factories
- f Massey Falls.
- g Lower Mills
- h Huls Mills, Cotton & Woollen Factories
- i Factories now building



<i>Distance from Lowell Town House</i>	<i>Miles</i>	<i>Furlongs</i>	<i>Rods</i>
To Boston State House	26	0	34
" Concord Court House	14	0	37
" East Cambridge Court House	24	7	32

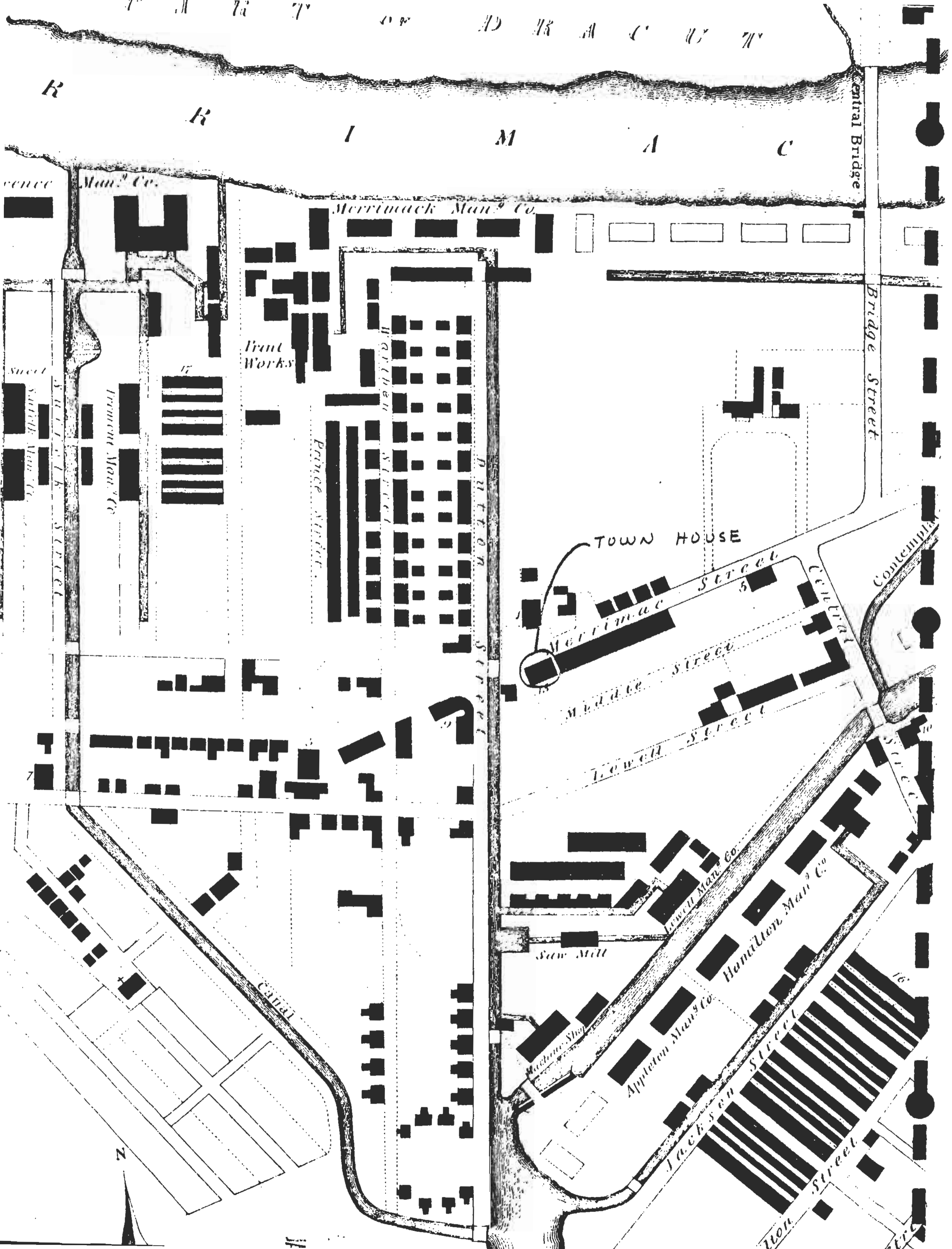




Explanation.

- 1 St. James Church
- 2 Baptist M^o House
- 3 Congregational D^o
- 4 2nd D^o
- 5 South Congregational D^o
- 6 Methodist D^o
- 7 2nd D^o
- 8 Universalist D^o
- 9 Catholic Church
- 10 New Hotel
- 11 Am^o Coffee House (Gen^l Store Office)
- 12 Bertram Hotel
- 13 Washington D^o
- 14 Lowell D^o
- 15 Manly House
- 16 Thos House
- 17 Flouring House

PLAN
of the Town of
LOWELL
BELVIDERE VILLAGE,
Taken by Measurement
of
BENJ. MATHER.
1832.



MERRIMACK

Central Bridge

Merrimack Manuf. Co.

Print Works

TOWN HOUSE

Merrimack Street

Middle Street

Lowell Street

Lowell Manuf. Co.

Hamilton Manuf. Co.

Appleton Manuf. Co.

Saw Mill

Machine Shop

Jackson Street

Hamilton Street

Prinsep Street

Warthen Street

Dutton Street

Tremont Manuf. Co.

Tremont Street

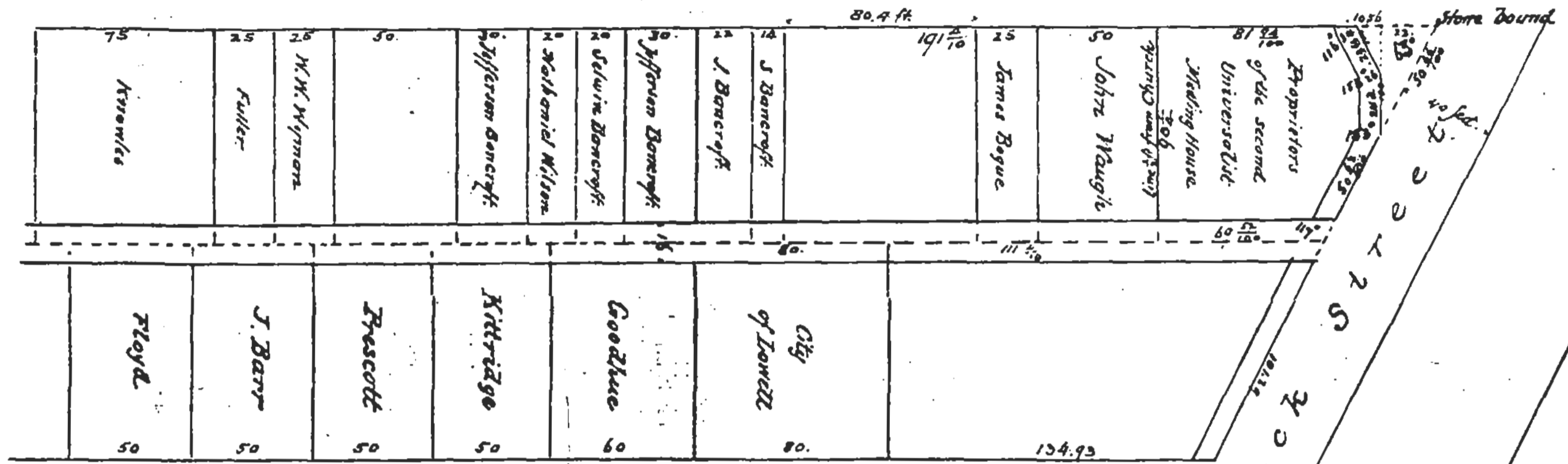
Street

Bridge Street

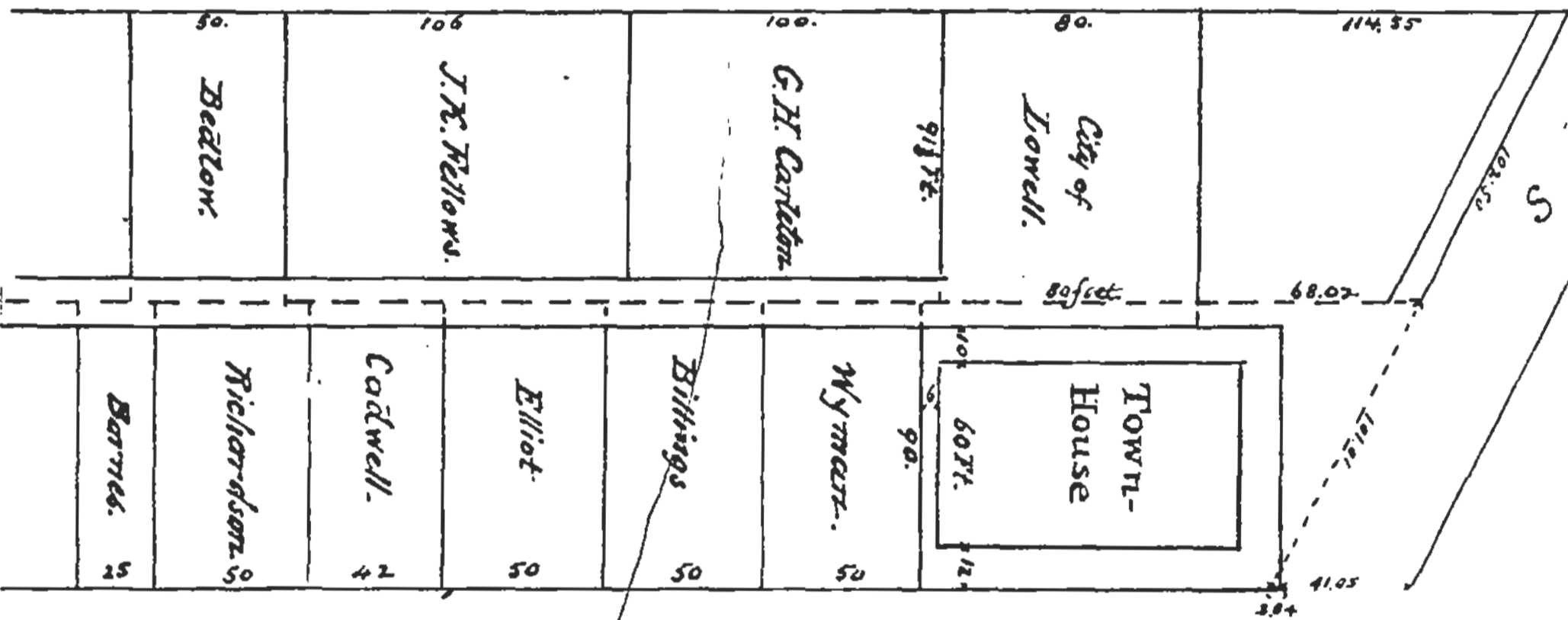
Contemplation Street

Canal

Lowell Street.



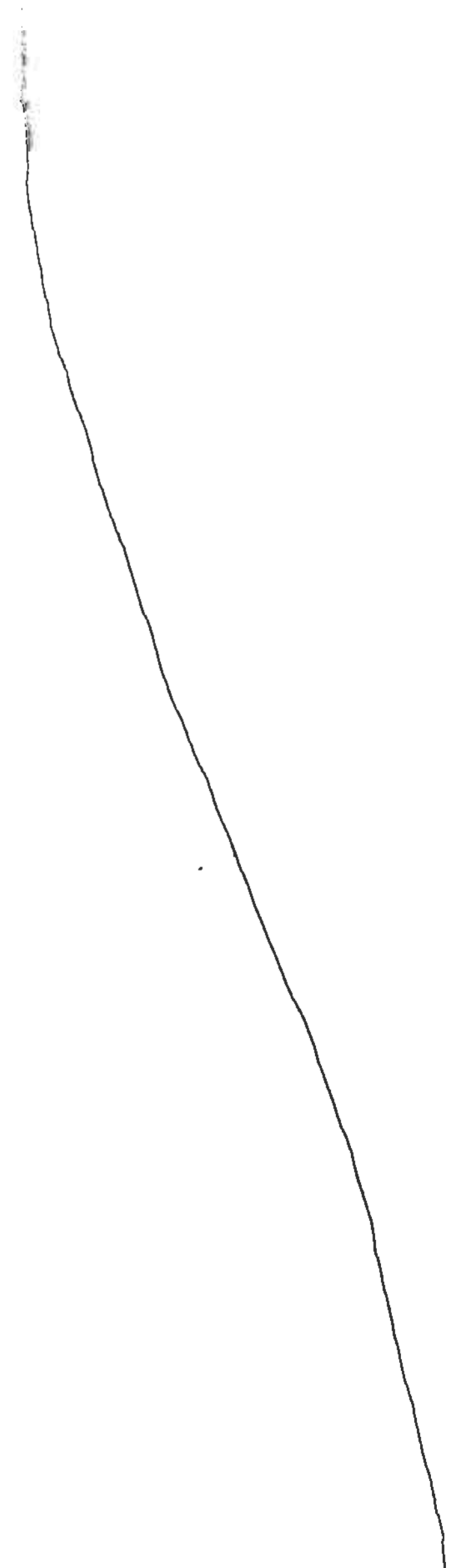
Middle Street.



Merrimack Street.

Copy of a part of Plan No. 3, Book A
 at Office of The Proprietors of Locks and
 Canals on Merrimack River, Lowell, Mass.
 Scale 70 feet to an inch.

Copied April 21, 1896 Smith and Brooks
 Civil Engrs. and Surveyors.



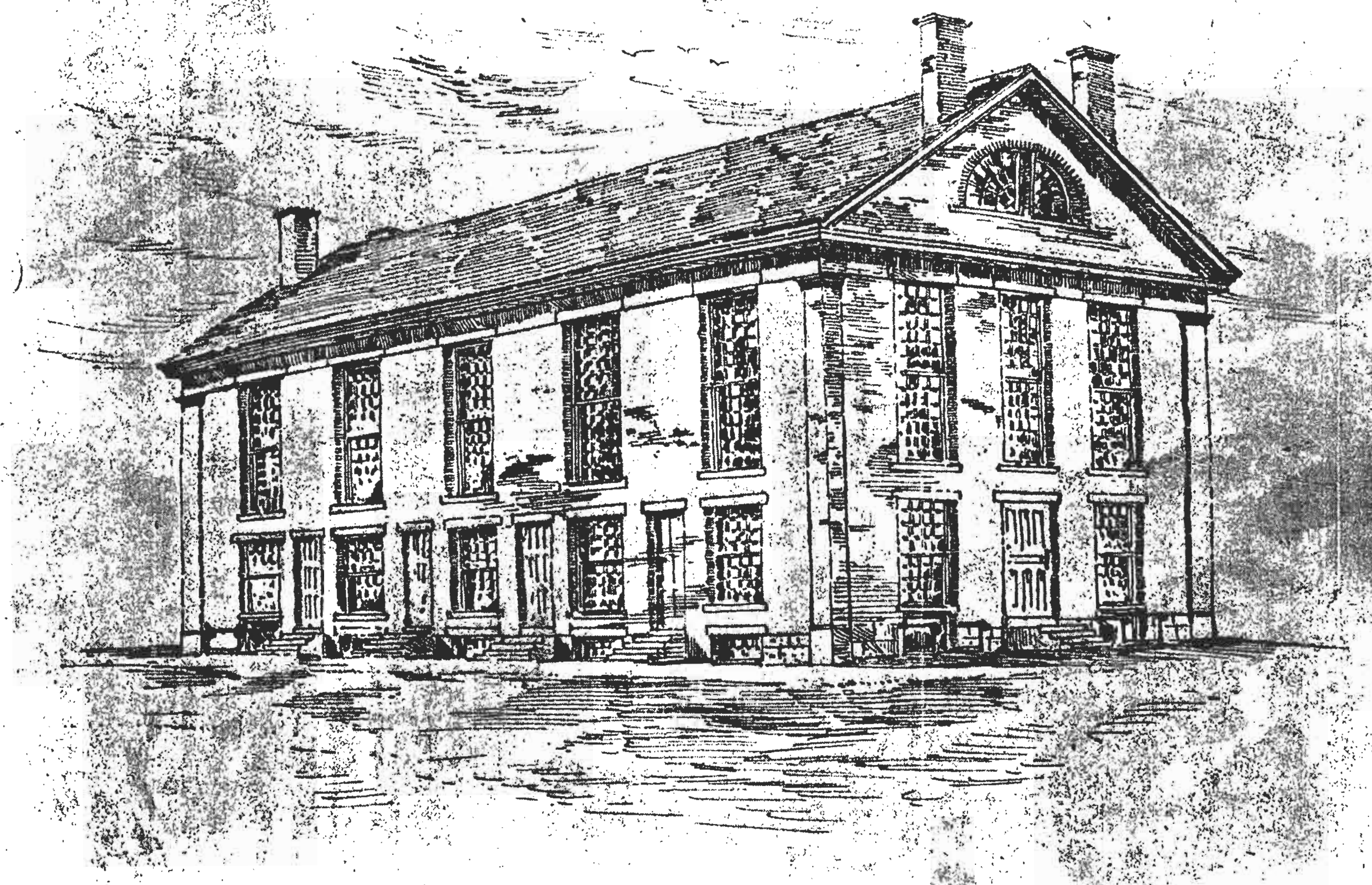
There are no extant drawings, plans, or photographs of the Town House as it appeared when it was completed. However, an ink drawing of the structure as it supposedly appeared in 1830 was made in 1893 based on third-hand information and was reproduced in at least five publications in that year.⁴⁶ Prentiss Webster, who wrote the first history of the Town House using early city documents in 1894, was responsible for the drawing. According to the Lowell Daily Citizen on October 14, 1893, the origin of the drawing was as follows:

. . . The Citizen is indebted to Prentiss Webster . . . for the picture presented of the town hall as it appeared when completed. There was no drawing of the building extant, but Mr. Webster obtained such information from a relative who was employed in the erection of the building, that he was enabled to furnish most accurate details to Mr. Stickney, the architect, by whom the drawing was made.⁴⁷

The Town House, an overall simple rectangular mass with a gabled roof supported by engaged corner Doric pilasters, was the first structure in Lowell to show, however simply, the growing influence of the Greek Revival style of architecture. The mass of the building was treated classically with facades symmetrically organized with clean-lined recessed openings in the smooth red brick walls. According to John Coolidge in his Mill and Mansion: A Study of Architecture and Society in Lowell, Massachusetts, 1820-1865, the original Town House was

46. Robert E. Westcott, Monograph of City Hall and Memorial Building: Lowell-1893-Mass. (Lowell, 1894), n.p.; Webster, Story of the City Hall Commission p. 60; Lowell Daily Citizen, October 14, 1893; Lowell Morning Citizen, October 3, 1895; and Courier-Citizen Company, Illustrated History, p. 171.

47. Lowell Daily Citizen, October 14, 1893. A copy of this drawing may be seen on the following page.



OLD TOWN HALL

BUILT IN 1830.



a simple, gable-roofed brick barn, two stories high. Below there was a series of doorways and windows leading into small rooms; above, a great hall lighted by five long windows on the flanks and three at either end. By way of adornment there were slender Doric pilasters in brick at the four corners, and these carried a simple entablature, consisting of a friezelike band of brick and a sharply projecting wooden cornice which ran around the building and up the gable. In the gable was a semicircular window.⁴⁸

As originally constructed, the Town House had two main floors, a basement, and an attic. The first floor and basement were rented to commercial tenants, the second floor was used for town government purposes, and the attic was not assigned any designated use. In his Story of the City Hall Commission, Prentiss Webster provides one of the best descriptions of the original interior layout of the Town House in 1831. His description included the location in the building of the tenants, some of whom had changed since October 1, 1830, the last date listed for renters in the "Report of the Town Building Committee" submitted on March 7, 1831. According to Webster, there

were two entrances to the Town house. One from the end on what is now Shattuck street, which was located in the center of the building opening into an entry or hallway, which extended with a width of about ten feet direct through the building to the other end on what is now City Hall Avenue: at the end on this Avenue and from the hallway were a flight of stairs leading to the second story above, and from a landing at the second story another flight of stairs led to the attic. Entering from Shattuck Street on the side to the south was the grocery store of one H. W. Hastings; next to the grocery was the post office with William Wyman as postmaster; and next a reading room kept

48. Coolidge, Mill and Mansion, p. 61.

by one John Adams. On the side to the north was the apothecary store of George H. Carleton, later Carleton & Hovey, and the hardware store of Alpheus Smith: these two stores occupied the entire front of the building extending back to the hallway mentioned. The basement was rented to two dealers in groceries, Atherton & Buttrick, occupying one half the basement, with an entrance to a bulkhead on what is now City Hall Avenue: and Frye & Abbott occupying the other half of the basement, with an entrance through a bulkhead from what is now the Shattuck Street end of the building.

These tenants paid in all, to the Town, the sum of fifteen hundred and fifty dollars per year rent. The stores in the first story were about three feet above the level of the street, and were approached by steps, as were the entrances at either end of the building.

The second story was the Town Hall for Town meetings, at the easterly end of which, were two fair sized rooms for the use of the Selectmen, Town Clerk, Treasurer and Assessors.

The attic was not designated for any special use.⁴⁹

Several other sources, based on the reminiscences of long-time Lowell settlers, contain descriptions of the original interior layout of the Town House. According to Charles Hovey, who became a partner of George H. Carleton in 1838, Carleton's drug store was the "most westerly store" in the new Town House. The store

49. Webster, Story of the City Hall Commission, pp. 67-69.

occupied nearly one-half of the front of the building, but extended less than half its depth. The floor was four steps above the sidewalk. The corresponding store at the easterly end was rented by Alpheus Smith, for the sale of hardware and clothes--a combination of stock natural enough, when we remember that his customers were almost all mechanics, whose purchases were largely of tools and clothes. . . .

An entry the entire length of the building occupied the centre, from east to west. On the south side there was a store kept by H. W. Hastings for fine groceries at one end, a reading-room by John Adams at the other, and the post office, under the late William Wyman, postmaster, between the two. The basement was occupied by two grocery stores, Atherton & Buttrick . . . an Frye & Abbott, . . .

Over all, in the second story, was the Town Hall . . . and two smaller rooms used by the Selectmen and Assessors, respectively. Over these small rooms were the Armories of the two military companies, viz: "the Mechanic Phalanx" and "The Lowell Light Infantry."⁵⁰

In 1894 another old resident gave the following description of the interior layout of the original Town House as follows:

The store in the northwest corner then included the entire front of the westerly end of the building, was occupied by the late George H. Carleton, the apothecary, the original head of the present firm of Carleton & Hovey. The post office (Wm. Wyman, postmaster) occupied the centre room on the south side. An entry ran through the building from west to east,

50. Hovey, "History of an Old Firm," 238.

and a transverse entry from the front to the Postoffice boxes, and intersecting with the long entry. The southwest corner was occupied by H. W. Hastings as a genteel grocery and wine store, and the southeast corner as a reading-room by Mr. John Adams.

The grocery stores of Atherton & Butterick (the late A. W. Buttrick) and Frye & Abbott (Ziba Abbott, Esq.) occupied the basement. The front at the easterly end, corresponding to Mr. Carlestone's store, was used for hardware and cloths, by Alpheus Smith--afterward "Smith & Burbank" (the late Samuel Burbank). . . .

The first floor of the building was then two or three feet above the present one, and the stores were reached by several stone steps.⁵¹

J. Town Officials Move into the Town House

Town officials moved into their quarters in the Town House in late November 1830. An advertisement appeared in The Lowell Mercury on November 27, 1830, announcing the office hours of the town clerk, Samuel A. Coburn, in his new office in the Town House. His room, which was directly above the Reading Room of John Adams, would be open to the public on Monday and Saturday evenings of each week between the hours of 7 and 9 o'clock for the purpose of recording births and deaths and conducting other town business.⁵²

51. "Reminiscences - No. 2," in "Selections," I. 69.

52. The Lowell Mercury, November 27, 1830.

CHAPTER THREE
THE TOWN HOUSE DURING THE LOWELL TOWNSHIP PERIOD:
1830-1836

A. The Town of Lowell: 1830-1836

The Town House served as the seat of government for the Town of Lowell during the period from 1830 to 1836. It was here that town meetings revealed the growing political strength and the emerging civic pride of the town's non-textile manufacturing interests and the resultant strengthening of the local government. Whereas in previous years Boott had used his near-complete control of town affairs as an instrument of mill company policy, the continued growth of the town and civic identity of the townspeople resulted in a more independent local government increasingly responsive to a larger and diversified constituency.⁵³

The period from 1830 to 1836 witnessed tremendous growth in Lowell. The population nearly tripled from 6,474 in 1830 to 17,633 in 1836. Several new canals were constructed, and the Suffolk, Tremont, Lawrence, Middlesex, and Boott mills and the Lowell bleachery commenced operations. Other new developments occurred in Lowell: a town fire department was organized in 1830; the Railroad Bank was established in 1831; the Lowell High School was built in 1831; the Merrimack House, a large hotel, was opened in 1832; and the Boston and Lowell Railroad began operations in 1835, thereby providing faster and more efficient transportation services between its depot at the corner of Merrimack and Dutton Streets and Boston. A new public hall, with reading and library rooms, was erected by the Middlesex Mechanics Association in 1835, and the town opened two large new grammar schools, an almshouse, and a poor farm in that same year.⁵⁴

53. United States Department of the Interior, National Park Service, "Draft, Old City Hall, Lowell, Massachusetts, and Its Surrounding Properties," by Robert Weible, Spring 1979, pp. 7-8, and Blewitt, "The Mills and the Multitudes," in Eno, Cotton Was King, pp. 162-164.

54. Miles, Lowell As It Was and As It Is, pp. 37-41; Kengott, Record of a City, pp. 12-13, 22-23; Lowell Fireman's Fund Association, Fire Service of Lowell, p. 23; Cowley, Hand Book of Business in Lowell, p. 116; and Drake, History of Middlesex County, II, 70-72.

By 1833, ten years after the first mill had commenced operations, Lowell had achieved national recognition as a great manufacturing center. This recognition was confirmed in that year by the visit of President Andrew Jackson, the first of a long succession of presidents, presidential aspirants, and distinguished national and foreign dignitaries to view the industrial progress in Lowell. By the following year there were 22 mills in operation, containing 3,933 looms and 116,804 spindles. With a capital investment of nearly \$6,500,000, the mills employed 5,051 females and 1,512 males and produced some 27,000,000 yards of cotton cloth annually.⁵⁵

The year 1834 also saw the visit to Lowell of Michael Chevalier, the French political economist who offered a description of the bustling manufacturing center. According to him, the town was

. . . a pile of huge factories, each five, six, or seven stories high, and capped with a little white belfry, which strongly contrasts with the red masonry of the building, and is distinctly projected on the dark hills in the horizon. By the side of these larger structures rise numerous little wooden houses, painted white, with green blinds, very neat, very snug, very nicely carpeted, and with a few small trees around them, or brick houses in the English style, that is to say, simple, but tasteful without and comfortable within; on one side, fancy-goods shops and milliners' rooms without number, for the women are the majority in Lowell, and vast hotels in the American style, very much like barracks (the only barracks in

55. Frank P. Hill, ed., Lowell Illustrated: A Chronological Record of Events and Historical Sketches of the Large Manufacturing Corporations (Lowell, 1884), n.p.; Josephson, Golden Threads, p. 56; Z. E. Stone, "General Jackson in Lowell," Contributions of the Old Residents' Historical Association, Lowell, Mass., 1 (1874), 105-136; Niles' Weekly Register, XLIV (July 6, 1833), 316; and Lowell Courier-Citizen, May 30, 1911.

Lowell); on another, canals, water-wheels, water-falls, bridges, banks, schools, and libraries, for in Lowell reading is the only recreation, and there are no less than seven journals printed here. All around are churches and meeting-houses of every sect, Episcopalian, Baptist, Congregationalist, Methodist, Universalist, Unitarian, &c., and there is also a Roman Catholic Chapel. Here are all the edifices of a flourishing town in the Old World, except the prisons, hospitals, and theatres; everywhere is heard the noise of hammers, of spindles, of bells calling the hands to their work, or dismissing them from their tasks, of coaches . . . arriving or starting off, of the blowing of rocks to make a mill-race or to level a road; it is the peaceful hum of an industrious population, whose movements are regulated like clockwork; a population not native to the town, and one half of which at least will die elsewhere. . . .⁵⁶

The physical and industrial growth of Lowell, together with the strengthening of the local town government and the emerging civic pride of the townspeople, had ramifications for the utilization and improvement of the Town House during the 1830-1836 period. While few exterior or interior modifications of consequence were made to the structure during this time, various decisions were made concerning the installation of building furnishings and improvements and the use of the structure for public and private purposes.

B. Proposed and Implemented Improvements to the Town House:
1830-1836

1. Installation of Safe

The town meeting of March 7, 1831, voted to authorize the town selectmen to purchase and install a safe in the Town House for the protection of town government books, papers, and records from

56. Michael Chevalier, Society, Manners and Politics in the United States [1839] (Reprint ed., New York, 1966), pp. 128-129.

destruction by fire. The safe was purchased and installed in the Selectmen's Room by Humphrey Webster at a cost of \$13.33.⁵⁷

2. Proposed Bell and Clock for Exterior Facade

At the request of John Richardson, a merchant tailor on Merrimack Street, and other townspeople, a town meeting on April 2, 1832, considered the procurement and placement of a bell and clock on the exterior facade of the Town House. It was determined to choose a committee, consisting of the selectmen and Joseph M. Dodge, to consider whether it was legal to raise money for the bell and clock and whether the two items were necessary. At the next town meeting on September 3 the committee reported that it had consulted with some "professional gentlemen" who advised that it would be legal for the town to appropriate money for the bell and clock if the town considered those items necessary. However, the committee, perhaps reflecting the views of the conservative mill management against what it considered unnecessary town expenditures, recommended that the matter be deferred one year as "the necessary appropriations already made will probably exceed the amount of money raised." The report was approved by the town meeting, and the following year at a town meeting on July 22, 1833, the question was finally dismissed by a secret ballot vote.⁵⁸

3. Lighting of Hall and Entry

The town meeting on April 2, 1832, considered the recommendation of lighting the hall and entry of the Town House with oil lamp chandeliers. The desire to light the hall was encouraged to improve its utility and attractiveness, while the proposal to light the entry may

57. Town Record, Folio 86, and Webster, Story of the City Hall Commission, pp. 69-70

58. Town Record, Folios 124, 130, 133, 170, and "Report of Committee to Procure a Clock & Bell," 1832, Town of Lowell, 1826-1832, Records of the City of Lowell. Earlier on April 1, 1833, a town meeting had endorsed another economy move by postponing indefinitely the purchase of a portrait of George Washington for placement in the hall of the Town House. Town Record, Folio 188.

have been considered as a safety precaution because of the rising tensions between the Irish, who were being recruited to provide cheap labor for the construction of the canals and factories, and the other inhabitants of Lowell in the early 1830s. The animosities, largely the result of the over-crowded and deplorable living conditions of the Irish, were manifested in personal squabbles, street fights, and frequent nightly disturbances.⁵⁹

At the request of Elisha Bartlett and on the motion of Kirk Boott, the town meeting voted to authorize the selectmen "to consider the expediency of lighting the town hall and if they deem it proper to place two chandeliers therein for that purpose." At the request of Thomas Billings, it was also voted to authorize the selectmen "to light the entry in the town house if they shall deem proper." While the latter motion was under consideration, the selectmen were to place a constable in the public entry of the Town House each evening between 7 and 9 o'clock. Finally on April 7, 1834, a town meeting, on the motion of Boott, voted to authorize the selectmen to appropriate a sum not exceeding \$500 to procure chandeliers and holding oil lamps for the entry and hall of the Town House as well as for other unspecified structural repairs.⁶⁰

4. Furniture for Hall and Town Clerk's Office

During the years 1831 and 1832 furniture was purchased for the hall and the Town Clerk's Room in the Town House. In 1831 \$93.90 was spent on furniture "befitting" the Town Clerk's Room and the following year \$160 was spent on furniture for the hall.⁶¹

59. Bender, Toward an Urban Vision, pp. 106-107.

60. Town Record, Folios 124, 126-127, 209, and "From Town Clerk, 1832," Town of Lowell, 1826-1832, Records of the City of Lowell.

61. "Auditor's Report for Year Ending March 1832," and "Auditor's Report, Year Ending March 1832," Town of Lowell, 1826-1832, Records of the City of Lowell. Earlier on March 7, 1831, the town had voted 90-104 against furnishing moveable seats in the hall. Town Record, Folio 86.

5. Proposed Alterations to Hall for Accommodation of County Courts

For some time the citizens of Lowell had been attempting to pressure the Middlesex County commissioners to relocate the Court of Common Pleas from Concord to Lowell. Accordingly, on January 12, 1835, it was voted on the motion of Luther Lawrence that the hall in the Town House be repaired at the expense of the town to accommodate the Court of Common Pleas, provided the June term of the court would be held in Lowell. There are no records indicating whether the alterations were ever accomplished or whether the court ever met in the hall of the Town House. It is probable that the court never met in the hall since the town officials of Lowell made repeated attempts to have the Court of Common Pleas transferred to Lowell in 1835 and 1836. The first record of the court actually meeting in Lowell occurred in 1837 when a room in the newly-constructed Market House was made available to the county for judicial purposes.⁶²

C. Utilization of the Town House: 1830-1836

1. Use of Hall in Town House for Civic Purposes

During the township period, the hall on the second floor of the Town House, which could accommodate in excess of 1,000 persons, served as the site of the Lowell town meetings as well as the location for other civic programs and celebrations. Perhaps the greatest political event to take place in the hall during the township period was the visit of Henry Clay, the eminent statesman and promoter of the American System, in October 1833. On the evening of October 25 a town meeting was held in the hall to honor Clay. According to The Times

the Hall was splendidly illuminated. Half past seven was the hour appointed for the "levee"--but long before that time the street in front of the Town House; and the large entree in the building were filled to what slang parlance, would be esteemed "a regular jam."

62. Town Record, Folios 234-235, 284ff., 318ff., 343ff.

The chairman of the Committee of Arrangements, in behalf of the citizens, addressed Mr. Clay--welcoming him to the Town, and to the witness of an example of the results of the American System; to which Mr. Clay made a brief reply. At the conclusion he was greeted with cheers from the multitude present, and such of them as could find an opportunity in a short evening, tendered personal civilities to the illustrious guest.----During the day . . . succeeding, [Clay] received company again in the Hall.⁶³

2. Rental of Hall in Town House to Private Groups

The question of renting the hall on the second floor of the Town House to private groups as a means of raising revenue for the town was raised at a town meeting on March 7, 1831. A three-man committee, consisting of Joel Lewis, Jonathan Tyler, and Thomas P. Goodhue, was established to study the feasibility of such a policy. The committee reported its findings and recommendations to a town meeting on April 4 as follows:

it is desirable and proper that some income should be derived from the use of the hall. They think that in addition to the use for which it is especially designed there are others to which it may be properly applied. It has been stated in your Committee that one of the religious societies is willing to pay a

63. The Times, October 31, 1833, and Charles Cowley, Illustrated History of Lowell (Boston, 1868), p. 81. Other notable dignitaries visited Lowell during the township period. These included President Andrew Jackson and Vice President Martin Van Buren in June 1833, Congressman David Crockett in May 1834, and Michael Chevalier in June 1834. None of these men, however, appear to have been welcomed or entertained at the Town House. Lowell Courier - Citizen, May 30, 1911; Niles' Weekly Register, XLIV (March-September, 1833), 314-316; and Z. E. Stone, "General Jackson in Lowell," Contributions of the Old Residents' Historical Association, Lowell, Mass., I (1874), 105-136.

moderate rent for it for public worship on the Sabbath, and to supply a part of the seats themselves if the Town furnish the others. If this should be objectionable, they have no doubt that other occasions of letting it for appropriate purpose will be constantly offered. At the same time they are aware that little, if anything, ought to be paid for its use without more convenient seats for an audience. Your Committee ask leave to recommend that an appropriation of one hundred and fifty dollars be placed at the disposal of the Selectmen from the money raised by the Town for contingent expenses, for the purpose of fitting up the hall with a view of letting it at a moderate rent on suitable occasions.

The report was accepted by the town meeting and became the basis of a policy to rent the hall in the Town House to various religious, political, and cultural groups.⁶⁴

A variety of organizations rented the hall of the Town House during the 1830-1836 period. The new Universalist Society led by Rev. Giles Pease held Sunday meetings in the hall.⁶⁵ In November 1832 the local Democratic Party organization used the hall for "a great Democratic jollification meeting" to celebrate the reelection of Andrew Jackson.⁶⁶ Other political gatherings were also held in the hall such as the "overflowing crowd of persons," representing the emerging Workingmen's Parties, meeting on October 28, 1833, to select candidates for the upcoming town elections.⁶⁷ The Middlesex Mechanics Association

64. Town Record, Folios 87, 93-94, and "Report of Committee Upon the Expediency of Renting Town Hall, 1831," Town of Lowell, 1826-1832, Records of the City of Lowell.

65. Z. E. Stone, "George Thompson, the English Philanthropist, in Lowell," Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 116.

66. Samuel P. Hadley, "Personal Reminiscences of Lowell, Fifty Years of Ago, by Paul Hill," Contributions of the Old Residents' Historical Association, Lowell, Mass., V (1894), 279-280.

67. The Times, October 31, 1833.

held their meetings in the hall on a periodic basis between 1832 and 1835, when their new hall was completed.⁶⁸

One of the most noteworthy events to take place at the Town House during the township period was the disturbance growing out of two series of antislavery meetings in October and December 1834 sponsored by the local abolitionist society. Featuring George Thompson, a well-known English philanthropist, abolitionist, and lecturer, who had played a leading role in the abolition of slavery in the British West Indies in 1833, the meetings were historically important in that the resultant disturbance was one of the earliest "riotous demonstrations" in New England growing out of the discussion of the slavery question. Since the textile industry of Lowell was dependent upon the South for its raw cotton supply, abolitionism was not looked upon with favor by the mill owners and a sizeable proportion of the labor force. According to one local historian, "gentlemen of property and standing" in Lowell banded together and determined to mob Thompson "as an emissary of the devil." With three local clergymen representing the local abolitionist organization on the platform with him, Thompson lectured to a crowd of nearly 1,000 in the hall on October 4 without serious incident.

After a New England speaking tour, Thompson was invited by the antislavery interests to give three evening lectures on December 1-3 in the hall--an invitation that was approved reluctantly by the town selectmen. The first lecture entitled "Slavery and the Bible" was well-attended and passed without incident until a heavy stone was "hurled with considerable force" against one of the hall's windows, striking the sash and falling harmlessly on the sidewalk. The second lecture, entitled "The History of San Domingo" was marred by more serious disturbances. According to one account, the speaker appeared

68. Frederick Lawton, "Historical Sketch of the Middlesex Mechanics Association," Contributions of the Old Residents' Historical Association, Lowell, Mass., VI (1904), 280-281.

to excite the ire of some of his audience; and occasional hisses were heard. A small gang of reckless fellows stood outside the hall door, at the head of the stairs, and by stamping, loud talk and hisses made a disturbance for half an hour or more, but officers being sent for, they ceased their annoyance. Later in the evening, however, three missiles were hurled at the building, behind the speaker.

One of them--a large brick-bat--came through the window with a startling crash, passed near Mr. Thompson's head and fell upon the floor. . . . It must have been thrown with great force, to pass into the second story of the building and nearly to the centre of the hall. A very slight change in its course would have brought it in contact with Mr. Thompson's head; but his speech was not to be stopped by arguments of that kind. The brickbat was picked up and laid upon the speaker's desk, and he, not at all daunted or disconcerted, went on as if nothing had happened. The meeting closed without disturbance, the third and last meeting of the series being announced for the next evening.

On the morning of the third lecture, Thompson received a threatening letter and posters were put up around town urging those people with pro-Southern sympathies to attend the lecture that night and voice their objections. The proceedings that evening were described as follows:

The hour of meeting arrived. The managers and Mr. Thompson met the Selectmen in the ante-room, which adjoined the hall. There were unmistakable signs of trouble. In the hall had gathered quite a large audience, and it was plainly to be seen that it was composed of a different element from that heretofore observable in the meetings. Near the door was a threatening, noisy squad of men, though the largest portion of the audience was composed of orderly people, and a respectable

number of ladies was also present. Outside, on the sidewalk on Merrimack Street, a crowd began to gather about the hour assigned for the opening of the meeting. The Selectmen were not a little anxious as to the result, but they were still determined to render Mr. Thompson's friends all possible aid, and do their utmost to prevent a breach of the peace.

The hall, it will be remembered, stood alone, as now, but the buildings nearest it were only cottages, or "ten-footers," and it was approachable from all sides. There were no shutters or blinds attached to the windows, with the exception of the one opening upon Shattuck Street, directly back of the speaker's stand, where a temporary barrier had been erected, which would afford partial protection against missiles hurled from that direction. . . .

The night was exceedingly dark, drizzly and disagreeable. But the stirring appeal which we have quoted had the effect to bring to the vicinity of the hall probably one-quarter of the male population of the place. Some were bent on breaking up the "abolition meeting"; some were there "to see the fun"; others to witness the disturbance, if one occurred. The lights in the street at that time were few and far between, and one could throw a missile at the building and not be recognized by those standing within a few feet of him. People were on all sides of the hall, but the largest number gathered on Merrimack Street, at the junction of Shattuck. About the hour announced for commencing the lecture, the crowd outside was particularly noisy and demonstrative. Brickbats and stones were thrown against the end window, some entering but doing no harm, while the barrier across the window back of the rostrum received a shower of small stones and was cracked and scarred in a manner indicating the earnestness of the arms which sent them flying. Hootings, howlings, hisses!--derisive cries, catcalls and every infernal noise that an earnest, mischievous, reckless mob is capable of making--came up from that black,

animated mass. The condition of things was enough to chill the blood of the well-disposed people within the hall. Every moment added to the confusion and the danger. It hardly seemed possible that anything would appease those disturbers of the peace. Mr. Thompson and his friends were saluted with all manner of disrespectful names, and personal violence was prepared for "the damned Englishman who had come over here to interfere in our matters." The coolest of the number were convinced of the imprudence of his attempting to go on, with hundreds in the hall opposed to him and the streets filled with reckless, determined men--there for the avowed purpose of breaking up the meeting, at all hazards.

It was determined to postpone the lecture and Thompson, with a "few ladies pressed closely about him," passed through the "dimly-lighted passageway" to Merrimack Street. Retiring to a nearby church, he gave the postponed lecture to his abolitionist friends. Meanwhile, the throng of anti-abolitionists filled the hall in the Town House and unanimously passed resolutions condemning Northern interference on the slavery question, the formation of the local Abolitionist Society, and the town officials for allowing the hall to be rented for anti-slavery lectures.⁶⁹

3. Use of Portion of Town House as an Armory

As early as April 5, 1830, a petition requesting the use of two rooms adjoining the hall in the Town House for rent-free use as an armory by the town light infantry companies had been considered by a town meeting and dismissed. On March 5, 1832, the question of providing an armory for the Lowell Light Infantry and Mechanic Phalanx was referred to a committee by a town meeting. The committee recommended

69. Stone, "George Thompson, the English Philanthropist in Lowell," 112-113, and Dugan, "The Outsiders' View" in Eno, Cotton Was King, p. 247. Also see, Rachel Frances Levy, ed. The Life and Adventures of John Levy (Lawrence, 1871), pp. 148-150, and Cowley, Illustrated History of Lowell, pp. 81-82.

on April 2 that the town appropriate \$52 from the rents of the Town House to enable the companies to make slight alterations in the "room now occupied by Mr. Leslie adjoining the Town Hall" to make it usable for their drilling. The hall could also be used by the companies when such use did "not interfere with any business of the town." Although these arrangements were to remain in force until the town built an armory for the companies, it is doubtful that the plans were carried out since another petition requesting rooms in the Town House for the use of the light infantry companies was filed on May 6, 1833. At that time, it was voted to furnish a room in the Town House "for an armory for one of the Light Infantry Companies" before June 4. Shortly thereafter the attic of the Town House, which had been largely unused to date, was provided to the two military companies, known as "The Mechanic Phalanx" and "The Lowell Light Infantry."⁷⁰

4. Rented Commercial Space

Throughout the township period the stores on the first floor and in the basement of the Town House continued to be occupied by commercial establishments and offices. By 1832 Augustus Hunt was occupying the grocery store in the west portion of the basement formerly rented to Frye & Abbott. He specialized in West India goods, groceries, and teas.⁷¹ During this period, Atherton & Buttrick's grocery store in the east portion of the basement became something of an informal community center for the older settlers of Lowell as described in the following account:

70. Town Record, Folios 71, 161, 164; "Report of Committee to Provide Armories for Independent Companies, 1832," Town of Lowell, 1826-1832, and "From Town Clerk, May, 1833," Town of Lowell, 1833-1836, Records of the City of Lowell; and Hovey, "History of an Old Firm," 238.

71. Lowell Directory, 1832.

. . . Nearly every evening found a goodly number gathered there to have a chat about the current events of the day. As chairs were not common in the store, we occupied the tops of the barrels. Many a hearty laugh we have had over choice bits of tattle, &c. Walter Wright, Stephen Cushing, Jesse Phelps, Erastus Douglass, and others, with the proprietors of the store, all dead now, met with us. We kept good hours at that time, and when the nine o'clock bell rang, it was a warning for us to depart for our homes. This old custom is still kept up in every country town, and the village store, evenings, is the rendezvous of the fathers of the town for discussion various matters.⁷²

In the early 1830s Alpheus Smith, who occupied the store at the east front of the building, broadened the stock of his hardware goods store to include cooking utensils, clothes, and the manufacture of carpenter's planes. Broad cloths, cassimeres, vestings, and various kinds of men's clothing were tailor-made to accommodate the mechanics who constituted the bulk of his trade. In addition, he served as the local agent for the N.E. Crown and Keen Glass Companies and for Holmes' & Barnes' Whip Factory.⁷³

While George H. Carleton continued to operate his drug store in the west front corner of the Town House, there were other

72. George Hedrick, "Reminiscences and Recollections of Lowell Since 1831," Contributions of the Old Residents' Historical Association, Lowell, Mass., I (1873), 370. One of the earliest policies issued by the Lowell Mutual Fire Insurance Company in 1832-33 was that for the grocery stock of Atherton & Buttrick's store valued at \$1,500. Fellows, "Insurance in Lowell," 144.

73. Lowelli Directory, 1832, and Hovey, "History of an Old Firm," 238.

changes in the building's tenants during the township period.⁷⁴ It is likely that John Adams moved his reading room out of the building after a town meeting on March 7, 1831, rejected his petition to use the space rent-free. By 1832 Nathaniel Wright, one of the first town selectmen and the first state representative of Lowell, had his law office in the Town House.⁷⁵

74. One of the earliest insurance policies issued by the Lowell National Mutual Fire Insurance Company in 1832-33 was for the "druggists' stock" of George H. Carleton, valued at \$1,000. Fellows, "Insurance in Lowell," 144.

75. Town Record, Folios 86-87, and Trades and Labor Council, Lowell, Mass., Lowell: A City of Spindles (Lowell, 1900), p. 142.

CHAPTER FOUR
THE TOWN HOUSE BECOMES THE CITY HALL OF LOWELL:
1836-1852

A. The Town Of Lowell is Granted a New City Charter: 1836

By the mid-1830s the mill interests in Lowell had become increasingly dissatisfied with the town meeting system of government with its annual appropriations voted by a majority of those present. The town meeting, which was sometimes uncontrollable and unresponsive to the needs of the mill management, increasingly became a cumbersome way to handle the complex problems of Lowell, the population of which had almost multiplied three-fold between 1830 and 1836 from 6,474 to 17,633. In some years there were as many as ten town meetings and the number of voters entitled to participation in town affairs had increased to more than 1,200. Public discussion of a city charter began in 1835 and on February 17, 1836, a city charter committee chaired by corporation lawyer Luther Lawrence reported to a town meeting that a city charter was essential to the political and economic order of Lowell. According to the report, the town system lacked executive power and provided for the irresponsible appropriation and expenditure of town funds--concerns that were of primary interest to the mill owners and to the middle class townspeople to a lesser extent. On April 1, 1836, the state legislature granted a city charter--the third in Massachusetts behind Boston (1822) and Salem (1823). The voters assembled at the last town meeting in the hall of the Town House on April 11 to approve the charter by a margin of 961 to 328. The charter established an elected mayor, a six-member Board of Aldermen, and a 24-member Common Council composed of four representatives from each of the six wards. Decisions on city policies would be made by the mayor with the consent of the two legislative bodies who collectively would constitute the City Council when acting together. Annual elections would be held for all city officials.⁷⁶

76. "An Act to Establish the City of Lowell," The Charter and Ordinances of the City of Lowell; Printed and Published by Virtue of a Resolution of the City Council, Adopted January 18, 1837 (Lowell, 1837), pp. 5-27; Blewett, "The Mills and the Multitudes," in Eno, Cotton Was King, pp. 164-166; Lowell Daily Journal and Courier, April 21, 1860; Lowell Courier - Citizen, May 30, 1911; Cowley, Illustrated History of Lowell, p. 116; Drake, History of Middlesex County, II, 72-73; and Courier-Citizen Company, Illustrated History of Lowell, pp. 532-533.

B. The City of Lowell: 1836-1852

The period from 1836 to 1853, during which time the Town House was referred to generally as the City Hall, witnessed remarkable growth in Lowell as well as ambitious schemes to make improvements in the city. The population of Lowell continued to increase from 17,633 in 1836 to 20,796 in 1840 to 33,383 in 1850. The new city, in conjunction with the Middlesex County government, built a combined public market and courthouse which was opened in 1837. Other new public improvements during the 1836-53 period included: a dispensary to furnish free medicine and medical advice to the poor (1836); a new modern jail (1838); a hospital (1840); a cemetery (1840); and the North and South Commons (1845). City officials also attended to the task of bringing the benefits of urban civilization to Lowell by constructing sidewalks and sewers, paving the streets, erecting new schools, and taking steps to preserve the public health.

The 1836-53 period also witnessed the expansion of the mill and canal system in Lowell. In 1839 the Massachusetts Cotton Mills, the last of the large Lowell textile corporations to be initiated, received its charter and by 1840 the first of its four mills was in production. During the 1840s the eagerness of the corporations to expand their milling operations and the introduction of turbines, installed and tested by Uriah Boyden and James B. Francis in 1844 to replace the breast wheels that had powered the mills, spurred both the plans for a new canal to provide more water power and the concern for making the most efficient use of the available water power. In 1846 the Proprietors of the Locks and Canals initiated the most dramatic engineering feat in the industrialization of Lowell by commencing the construction of the Northern Canal. The project was capitalized by selling at auction the many undeveloped parcels of land still owned by the Proprietors throughout central Lowell, the ownership of which had caused the city's housing to become severely overcrowded and had made rapid and uncontrolled growth of the city all the more uneven. Additional funds were raised by selling the Machine Shop to a new corporation chartered as the Lowell Machine Shop.

By January 1, 1848, Lowell had twelve major corporations, the capital stock of which were estimated in excess of \$12,000,000. The twelve corporations were operating 47 mills with 301,297 spindles, 8,749 looms, and 12,630 employees or nearly 40 percent of the population of Lowell. The number of yards of material produced per week averaged 1,920,000 (cotton), 21,291 (wool), 6,500 (carpets), and 40 (rugs).

Along with the population, economic, and industrial growth of Lowell, the 1836-53 period witnessed a significant increase in the number of foreign-born inhabitants in the city. The "mill girls" had composed the majority of workers in the factories in the 1830s and early 1840s. However, by 1850 one-third of Lowell's total population and one-half of the mill operators were foreign-born. The immigrants, most of whom were Irish, suffered from particularly squalid and overcrowded living conditions, thus bringing poverty and related urban sociological ills to the forefront of Lowell city politics.⁷⁷

C. Improvements and Alterations to the City Hall: 1836-1852

Once the city charter of Lowell was adopted the Town House was renamed the City Hall. During the late 1830s and early 1840s various improvements and alterations were made to the City Hall to accommodate the new city government organization and make the building more presentable as the symbol of the growing civic pride of a bustling manufacturing center. The city government was growing as well and in the late 1840s various plans were considered to increase the size of the seat of city government. Finally, in 1852-53 the necessity for more space for city officials, as well as for a larger auditorium in which to hold civic functions, culminated in a joint effort of the city government and the

77. Miles, Lowell As It Was and As It Is, pp. 36-45, 200-201; Lowell Daily Journal and Courier, April 21, 1860; Bender, Toward an Urban Vision, pp. 91, 104-105; Kengott, Record of a City, pp. 13-14, 22-23; Shepley Bulfinch Richardson and Abbott, "Report: Lowell National Historical Park and Preservation District Cultural Resources Inventory, Prepared for Division of Cultural Resources, North Atlantic Regional Office, National Park Service," 1979, pp. 65-66, 77-84; and Lipchitz, "The Golden Age," in Eno, Cotton Was King, pp. 94-103.

Boston and Lowell Railroad to replace the original train depot at Dutton and Merrimack Streets with a larger station that housed two public meeting halls and city office space on the second and third floors. This joint project permitted the remodeling of the City Hall to accommodate better facilities for the deliberations of the City Council and the functions of the other city officials.

1. Alterations to House New City Government Organization:
1836-1838

On May 17, 1836, the City Council passed a resolution assigning various rooms to the two branches of the council and to other city officials. The resolution read as follows:

that the City Hall be set apart for the present for the use of the Common Council.

The Aldermen's Room for the Mayor and Aldermen, Treasurer, and City Clerk.

The Committee Room for the Assessor and Committees.⁷⁸

Two days later, on May 19, the City Council instructed the Committee on Public Lands and Buildings to review "the expediency of fitting up for the use of the City Council and other officers the back rooms on the first floor of the City Hall" and to submit a plan for the needed alterations to house the various officers of the town.⁷⁹

78. "Resolution Assigning Rooms to the Two Boards and Other City Officers," May 17, 1836, Resolutions, 1836, Records of the City of Lowell, and Lowell Courier-Citizen, October 14, 1893.

79. "Resolution on the Subject of Expediency of Fitting up the Back Rooms of the First Floor in City Hall for City Council," May 19, 1836, Resolutions, 1836, Records of the City of Lowell.

By August 3, 1836, the City Council had determined to remove the tenants from the three back rooms of the first floor of the City Hall and prepare them for use by city officials. On that date the City Council resolved

that the committee appointed to prepare the southwest room [Augustus Hunt's former grocery store] of the City Hall for the accommodation of the Common Council, be instructed to prepare the fixtures for a room to be appropriated for the accommodation of the Board of Aldermen [former post office] and also for a room for the use of Committees, according to a plan submitted by the Committee on Public Lands and Buildings. . . .⁸⁰

The work on the City Council Rooms, for which an appropriation of \$1,200 was voted, was largely completed by February 1837. Among the principal expenditures made on that project to date were the following:

Furnishing windows, J. P. Buswell, \$46.00
Boards, William Fiske, \$22.28
Mahogany, Benjamin Lawson, \$105.75
Chairs, Kittredge & Blake, \$372.83
Hardware, Pierce & Wood, \$23.25
Lumber, William Livingston, \$71.23
Hardware, Mansur & Child, \$76.03
Planing, Goodhues & Brooks, \$4.17
Labor, (4 men), \$381.46⁸¹

80. "Joint Resolution to Fit up the Room Adjoining the Room Now Being Fitted Up for the Common Council for the Accommodation of the Board of Aldermen," August 3, 1836, Joint Resolution, 1836, Records of the City of Lowell. The plans referred to are not extant. Also see Webster, Story of the City Hall Commission, pp. 71, 79. These three rooms had been occupied by John Adams' reading room and circulating library (southeast room), the city post office (center room), and Augustus Hunt's grocery and West India goods store (southwest room).

81. First Annual Report of the Receipts and Expenditures of the City of Lowell, February 1837 (Lowell, 1837), pp. 18-19.

The following year in February 1838 the city auditor reported that an additional sum of \$554.41 was appropriated in 1837 for "fitting up and furnishing" the City Council rooms. Since February 1837 the following expenditures had been made for the work, which was completed sometime prior to February 1838:

Labor	\$148.72
Furniture and Fixtures	184.60
Lumber and Hardware	125.83
Painting	114.09 ⁸²

2. Repairs to Basement: 1836-1838

On October 24, 1836, the City Council approved a resolution calling for repairs to the basement floor in the City Hall. The Superintendent of Streets was to make "such reasonable repairs of the floor in the basement story . . . as may be necessary to put the same in permanent good order--or to make a new floor if it in his judgment shall be necessary so to do." The work, which was not to exceed \$600, was completed by January 1837.⁸³

Apparently, there were continuing problems with the basement floor because on October 24, 1838, the City Council again ordered the Superintendent of Streets to make necessary repairs or alterations to the floor "to put the same in permanent good order." The work was completed in 1838 with the following expenditures:

82. Second Annual Report of the Receipts and Expenditures of the City of Lowell, February, 1838 (Lowell, 1838), p. 16. A clock was purchased in 1838 to complete the furnishings in the City Council rooms. Third Annual Report of the Receipts and Expenditures of the City of Lowell, February, 1839 (Lowell, 1839), p. 23.

83. "Resolution Relative to Repairing Floor in Basement Story of City Hall," October 24, 1836, Joint Orders, 1836, Records of the City of Lowell.

Labor	\$151.62
Lumber	222.42
Hardware, Iron work and other materials	75.00 ⁸⁴

3. Purchase of Seats and Minor Alterations to Hall: 1836-1837

On November 21, 1836, the City Council directed the Superintendent of Streets to purchase additional seats and make minor alterations and improvements in the gallery of the hall on the second floor of the City Hall. The work, which was not to exceed \$300, was completed by early 1837.⁸⁵

4. Furnishing of Treasurer's and Collector's Offices:
1837-1838

The City Council on July 10, 1837, ordered that the southeast room (John Adams' former reading room) on the first floor of the City Hall be "fitted up & furnished" as an office for the City Treasurer and City Collector under the direction of the Mayor and Aldermen at an expense not to exceed \$50.⁸⁶ Later on November 20 the City Council appropriated an additional \$550 for "fitting up [the] Treasurer's Rooms" with furniture and fixtures. The work was completed in 1838 at a total cost of slightly over \$600, a sum which included the following items:

84. Third Annual Report of the Receipts and Expenditures of the City of Lowell, p. 23, and "Resolution, City Hall Cellar Floor to be Repaired," February 24, 1838, Joint Orders, 1836, Records of the City of Lowell.

85. "Resolution Relative to Furnishing City Hall With An Additional Number of Setees," November 21, 1836, and "Resolution That \$800 be Transferred from the Appropriation for Incidental Expenses for Alterations, Repairs &c. on City Hall," February 6, 1837, Joint Orders, 1836, Records of the City of Lowell.

86. "Resolution Authorizing the Fitting Up the Southeast Room in City Hall for Treasurer's & Collector's Office," July 24, 1837, Joint Orders, 1836, Records of the City of Lowell.

Furniture and fixtures	\$51.85
Lumber and Hardware	31.23
Labor and Materials	523.30 ⁸⁷

The work also included the installation of at least one safe for the books, papers, and records of the City Treasurer and City Clerk.⁸⁸

5. Remodeling of Old Committee Room for Use of School Committee: 1838

In response to a request by the School Committee and Health Commissioners of Lowell, the Committee on Public Lands and Buildings recommended that the Old Committee Room in the City Hall be remodeled for such purposes. On May 11, 1838, the City Council endorsed the recommendation of the committee and appropriated \$50 for the alterations, fixtures, and furnishings. The work was carried out quickly and completed by February 1839.⁸⁹

6. General Improvements: 1837-1839

Numerous improvements were made to the City Hall during the years 1837-1839. The foremost project was the painting, scouring, and whitewashing of the hall on the second floor. Although some portions of the building's interior had been painted and whitewashed in 1837-1838, the Committee on Public Lands and Buildings reported to the City Council on June 12, 1839 that

87. Second Annual Report of the Receipts and Expenditures of the City of Lowell, p. 18, and Third Annual Report of the Receipts and Expenditures of the City of Lowell, p. 24.

88. "Resolution--Safes for City Treasurer & City Clerk," December 2, 1837, Resolutions, 1836, Records of the City of Lowell.

89. "Resolution Appropriating a Sum for Fixtures and Repairs of the Old Committee Room and Authorizing School Committee to Fit Up Same," May 23, 1838, Resolutions, 1836- , and "Report of Committee on Public Lands & Buildings on Memorial of School Committee--Asking Use of a Room in City Hall," May 11, 1838, Reports, 1836-7-8-9-1840, Records of the City of Lowell, and Third Annual Report of the Receipts and Expenditures of the City of Lowell, p. 23.

the ceiling & walls of the City Hall are much defaced, and they recommend that the ceiling be whitewashed & the walls painted. . . .

The report was approved by the City Council on June 19, and a resolution was passed appropriating funds to carry out the work.⁹⁰

A survey of the City Auditor's records shows that numerous improvements were made to the City Hall during 1839. Among the major itemized expenditures were the following:

Tables and other furniture for Assessor's Room, William Johnson, \$29.38

Whitewashing City Hall, Crosby & Marshall, \$47.00

Painting and setting glass in City Hall, Abner Kittredge, \$91.61

Alterations and repairs of stores, Locks & Canals Co., \$32.40.⁹¹

7. Purchase of City Hall Common: 1839

The lot, comprising 7,306-2/3 square feet of land directly south of the City Hall across City Avenue, was purchased from the Proprietors of the Locks and Canals for \$913.87 on August 7, 1839. The property, which was to serve as a city common and became generally

90. Second Annual Report of the Receipts and Expenditures of the City of Lowell, p. 16, and "Resolution Authorizing the Mayor to Cause Painting &c. to be Done in the City Hall," June 26, 1837, Joint Orders, 1836, and "Report on Painting and Whitewashing the City Hall," June 12, 1839, Reports, 1836-7-8-9-1840, Records of the City of Lowell.

91. Fourth Annual Report of the Receipts and Expenditures of the City of Lowell, For 1839 (Lowell, 1840), pp. 28-31.

known as City Hall Common, had restrictions placed on it in the deed of conveyance prohibiting the construction of any buildings.⁹²

8. Alteration of Windows for Improvement of Ventilation of Hall: 1839

On August 14, 1839, the Committee on Public Lands and Buildings reported on the need for "a more thorough ventilation" of the hall on the second floor of the City Hall. The committee observed that

a better ventilation of the Hall is much needed & may be obtained at a trifling expense by so altering the windows of the Hall that the upper sash may be let down at pleasure.

The committee found that

the expense of such alteration will probably be from five to six dollars per window; and they recommended that the eight side windows be so altered. . . .

The City Council approved the recommendation and T. C. Gilman was hired to make the alterations at a cost of \$40.⁹³

9. New Entry From Merrimack Street to Hall on Second Floor: 1839 - Early 1840s

Some time during the period between 1839 and the early 1840s a new entrance was opened from the Merrimack Street side of the City Hall building "into the [second-floor] Hall from end to end." On

92. Deed, Proprietors of Locks and Canals on Merrimack River to City of Lowell, August 7, 1839, Middlesex County Deed Book 389, Folio 556, Middlesex County Registry of Deeds, Cambridge, Massachusetts, and "Report of Committee Appointed to Purchase Land Near Corner of High Street and In Rear of City Hall," July 24, 1839, Reports, 1836-7-8-9-1840, Records of the City of Lowell.

93. "Report on Petition of S. R. Handcom on Ventilating the City Hall," August 14, 1839, Reports, 1836-7-8-9-1840, Records of the City of Lowell, and Fourth Annual Report of the Receipts and Expenditures of the City of Lowell, p. 30.

February 6, 1837, the City Council directed the Committee on Public Lands and Buildings to study the expediency of providing "an additional stair case & entrance into the City Hall from the entry in the Lower Story." The committee reported on their investigations more than two years later on August 14, 1839 as follows:

That in their opinion no additional entrance can be obtained to the Hall, from the interior, without materially injuring the beauty and convenience of the rooms, or destroying the usefulness of other parts of the building. They therefore recommend that no action be had in the premises.

The City Council approved the recommendation, but at a later date an alternate plan was approved for constructing a new entrance from the Merrimack Street side of the building that led directly to the hall on the second floor.⁹⁴

10. Remodeling of Attic for Use as Armory by Militia
Companies: 1838-Early 1840s

Some time between 1838 and the early 1840s the attic of the City Hall, which had been used periodically by the Lowell militia companies as an armory since 1833, was remodeled to provide better facilities for military drilling and exercises. On March 31, 1838, members of the Mechanics Phalanx petitioned the City Council for the rent-free use of the second-floor hall in the City Hall building to conduct their military exercises. Since most of the members worked during the day, the exercises could be conducted only in the evening, and there were no other suitable rooms in Lowell that were available at that time. The Joint Standing Committee on Public Lands and Buildings recommended and the City Council approved the use of the hall by the Mechanics Phalanx "for

94. "Resolution that Committee on Public Lands & Buildings Enquire Into the Expediency of Providing an Additional Entrance to City Hall," February 6, 1837, Joint Orders, 1836, and "Report of Committee on Public Lands & Buildings Concerning an Additional Entrance to the City Hall," August 14, 1839, Reports, 1836-7-8-9-1840, Records of the City of Lowell, and Webster, Story of the City Halli Commission, p. 72.

twelve evenings subject to such restrictions, and for such evenings as the Mayor may think proper." Apparently, the heavy demand by various groups for the use of the hall led to the determination to remodel the unused attic for the exclusive use of the Mechanics Phalanx and other local militia companies.⁹⁵

11. Alteration of Windows to Improve Ventilation of Rooms Occupied by Mayor, Aldermen, and Treasurer: 1840

In early 1840 the City Council determined to improve the ventilation of the room occupied by the Mayor and Aldermen. On February 8, 1840, the Committee on Public Lands and Buildings reported

that the windows of said Room, & of the Treasurer's Room can be made to let down from the top, and an opening made thro' the partition into the main entry of the building. . . .

The work was completed by the end of 1840.⁹⁶

12. New Furnace for City Hall: 1840

A special committee was established by the City Council on October 17, 1840, to examine the feasibility of improving the heating system in the City Hall building. On November 21 the committee reported its recommendation "that the present furnace be removed, and that one of Blaney's furnaces be procured in its place." Upon the approval of the City Council a furnace was purchased from Benjamin Blaney for \$143.50

95. "The Petition of Timothy Tweed & others," March 31, 1838, "Report of Committee on the Petition of Timo. G. Tweed et al. for Use of City Hall," April 14, 1838, Reports, 1836-7-8-9-1840, and "Resolution--The Mechanic's Phalanx to Have the Use of the City Hall for Drill," April 16, 1838, Resolutions, 1836- , Records of the City of Lowell, and Webster, Story of the City Hall Commission, p. 72.

96. "Report of Committee on Public Lands & Buildings on Resolution for Ventilating Aldermen's Room," February 8, 1840, Reports, 1836-7-8-9-1840, Records of the City of Lowell.

and E. F. Watson was paid \$42.19 for labor and materials in the installation of the furnace as well as related repairs in the Council Room.⁹⁷

13. Fitting Up Watch Room in Basement: 1841

In 1841 a watch room was fitted up in the basement of the City Hall building. The work was done by E. F. Watson and included the alteration of a window.⁹⁸

14. Sewer and Drain: 1842

During 1842 a number of sewer and water drainage projects were carried out in the vicinity of the City Hall. The city let a contract to Elbridge Livingston at a cost of \$978 for building a sewer from the south side of the City Hall to Middle Street, then eastward to Central Street, and then southward along Central Street where it entered a sewer at the corner of Market and Central Streets. At the same time Livingston constructed a drain back of the City Hall and Harrison D. Goodenow built gutters in Merrimack and Central Streets.⁹⁹

15. Miscellaneous Improvements: 1842

Various improvements and alterations were made to the City Hall building in 1842. The major projects included:

97. "Report of Committee on Heating City Hall," November 21, 1840, Reports, 1840-1-2, Records of the City of Lowell, and The Auditor's Fifth Annual Report of the Receipts and Expenditures of the City of Lowell, For the Financial Year Ending December 31, 1840 (Lowell, 1841), p. 39. A stove and stove pipe were also installed in the Aldermen's Room by Adams & Littlefield.

98. The Auditor's Sixth Annual Report of the Receipts and Expenditures of the City of Lowell, For the Financial Year Ending December 31 1841 (Lowell, 1842), pp. 37-39.

99. The Auditor's Seventh Annual Report of the Receipts and Expenditures of the City of Lowell, For the Financial Year Ending December 31, 1842, and the Treasurer's Annual Account (Lowell, 1843), pp. 27, 33, 36.

Repairs on armory at City Hall, A. S. Myrick, \$11.88
Mason work on armory at City Hall, George T. Knight, \$3.25
Repairing seat at City Hall, William Blaisdell, \$28.00
Altering Mayor and Alderman's Room and Repairs, Amos S.
Myrick, \$46.35
Painting and glazing, Abner Kittredge, \$30.64
Carpet for Aldermen's Room, S. & T. P. Goodhue, \$74.53.¹⁰⁰

16. Alterations in Store Windows: 1843

During the spring of 1843 George H. Carleton & Co. and Bixby and Whiting, both of whom were renting store space on the first floor of the City Hall, requested permission "to lengthen and make bow windows in the stores they occupy." The Committee on Public Lands and Buildings, which studied the proposal, reported on June 5 that

The Petitions propose to lengthen the windows to within a foot of the floor and to project them not more than 18 inches beyond the outside of the brick work. To put in good and substantial frames, sashes &c. and glass of a large size not more than six lights to a window exclusive of side lights. The labor and materials to be paid for by them, at an expense estimated at \$75 per window to be done under the direction of the Committee on Public Lands & buildings.

The Committee also reported that it had examined the building

in relation to the practicability and safety of the proposed alterations, and are of opinion they can be made without injury to the strength, durability, or appearance of the building.

100. Auditor's Seventh Annual Report, p. 41.

The City Council gave its approval for the alterations on July 5.¹⁰¹

17. General Improvements to Hall: 1843

In early 1843 the Committee on Public Lands and Buildings examined the second-floor hall in the City Hall building to see if it needed repairs, pointing, and whitewashing as some citizens had claimed in a formal petition. On March 9, the committee reported that such work was needed but, because of the engagements already made for the hall that month, the committee recommended that the petition be referred to the next City Council. In April the new City Council referred the petition to the Joint Standing Committee on Public Lands and Buildings and on the 10th of that month the committee recommended that the hall be painted and whitewashed "as soon as convenient" at an estimated cost of \$200. Although the petition had urged the appropriation of \$400 for new seats in the hall, the committee found that the seats were adequate for their intended use. The work was completed by the end of 1843. Among the major expenditures were the following:

Stock and painting inside and glazing, Abner Kittredge, \$147.58
Whitewashing, Crosby & Sprague, \$59.26
Stock and labor repairing railing, coving, desk, and settees,
\$31.94
Labor on same, Asa Wetherbee, \$10.12
Repairing chairs, Amos S. Myrick, \$32.57
Clock for Common Council Room, R. Lyman, \$10.00
Lamps, glasses, and candles for hall, Common Council Room,
Treasurer's Room, and Mayor and Aldermen's Room, Mixer
& Pitman, \$58.32.¹⁰²

101. "Report on Petition of George H. Carleton & Co. & Bixby & Whiting for Leave to Make Bow Windows," June 5, 1843, Reports, 1842-3-4-5, Records of the City of Lowell.

102. "Report of Committee on Public Lands & Buildings on Petition of J. G. Pillsbury & others," March 9, 1843, and "Report of Committee on Public Lands & Buildings on Petition of John A. Buttrick & others for Repair of City Hall," April 10, 1843, Reports, 1842-3-4-5, Records of the City of Lowell, and The Auditor's Eighth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Accounts, For the Financial Year Ending December 31, 1843 (Lowell, 1844), pp. 16, 36, 44.

18. Renewal of Gutters and Painting and Repair of Outside
Woodwork: 1843

On June 5, 1843, the City Council authorized the Committee on Public Lands and Buildings to examine the outside of the City Hall. The committee reported on June 26 that the gutters needed repairs and the outside woodwork needed painting. The work, which was completed by early September at a cost of \$417.07, included the following principal projects:

Repairing, making, and leading gutters, Josiah Sawtell, \$151.60
Painting outside, P. F. Hall, \$87.50
Paints and glass, Mixer & Pitman, \$35.42
Timber for gutter, William Fiske, \$22.53

During the work, it was found that the gutters were "so much decayed that it became necessary to renew a part of them and to line them with lead," thus causing a cost over-run exceeding the original estimate of \$350 for the repairs and painting.¹⁰³

19. Repairs to Cellar: 1844

Various repairs were made to the cellar of the City Hall in 1844 upon the request of John Shed. The repairs, which were carried out by the Committee on Public Lands and Buildings, included the following:

Steps to basement, Stephen Hodgskins, \$6.53
Window in basement, J. H. Combs, \$4.00
Painting.¹⁰⁴

103. "Report of Committee on Lands & Buildings on Painting Wood Work Outside of City Hall & School Houses," June 20, 1843, and "Report of the Committee on Lands and Buildings on the Repairs of the City Hall and Sundry School Houses," September 4, 1843, Reports, 1842-3-4-5, Records of the City of Lowell, and Auditor's Eighth Annual Report, p. 44.

104. "Report of Committee on Lands & Buildings on Petition of John Shed--Painting Cellar Under City Hall," September 4, 1843, Reports, 1842-3-4-5, Records of the City of Lowell, and The Auditor's Ninth Annual Report of the Receipts & Expenditures, of the City of Lowell, Together with the Treasurer's Account, For the Financial Year Ending December 31, 1844 (Lowell, 1845), pp. 40-41.

20. New Well for City Hall Water Supply: 1844-1845

On September 23, 1844, the Committee on Public Lands and Buildings reported on "the expediency of bringing water to the City Hall, or some point contiguous thereto." The report noted that

the Committee of the Trustees of the Savings Institution [Lowell Institution for Savings] have readily consented to the city taking water from the well in their cellar free of charge, in either iron or wood pipes of the size of 3 inches in diameter or more if necessary, and that said pipes for the conveyance of water shall remain during the mutual consent of the parties. . . .

. . . the cost of laying an iron pipe will be exclusive of digging about 30 cts. per foot. Wood will probably cost less. The distance from said well, through the lot in the rear of the City Hall, to the southwest corner of the sidewalk at the west end of the City Hall is about 130 feet. Your committee think a good well may be obtained at the west end of the City Hall for \$50.

This would doubtless be the most economical mode of supplying the building with water should the water prove of good quality, of which we think there is little doubt. . . .

. . . that a well sunk near the west end of the City Hall will be the easiest and best mode of supplying said building with water.

The City Council approved the digging of the new well and presumably the project was carried out in 1844 or 1845.¹⁰⁵

105. "Report of Committee on Lands & Buildings on Expediency of Bringing Water to City Hall," September 23, 1844, Reports, 142-3-4-5, Records of the City of Lowell.

21. Creation of City School Library and Location in City Hall:
1845

Pursuant to the acts of the state legislature passed on March 3, 1842, March 7, 1843, and March 11, 1844, relating to school libraries, the City Council passed an ordinance creating the public City School Library on May 20, 1844. A Board of Directors, consisting of the Mayor, the President of the Common Council, and five citizens elected annually, would supervise, maintain, and make by-laws for the operation of the library. It was to be located in the City Hall "for the common use and benefit of the inhabitants of the City."¹⁰⁶

The question of preparing a room in the City Hall for the new City School Library was submitted to the Committee on Public Lands and Buildings, working in conjunction with the Board of Directors. It was determined to remove the store located on the first floor between the Common Council Room and the store occupied by George H. Carleton & Co. at the northwest corner of the building. The room, as proposed for the library, would be 32 feet in length and 10 feet in width and would be able to hold 5,000 volumes. The expense of "fitting it up with a sash door, shelves, and other fixtures" was estimated to be about \$150.¹⁰⁷

During the remainder of 1844 and early 1845 the new library room was remodeled and refurnished. The work included the following items:

106. "Report of Committee on the Subject of a Library," May 6, 1844, Reports, 1842-3-4-5, and "City of Lowell, In Ordinance Establishing the City School Library," May 20, 1844, Ordinances, 1836-1853, Records of the City of Lowell. Lowell was entitled to a sum of about \$1,200 under the subsidy system that the state had set up to encourage the formation of "city school libraries." Coburn, History of Middlesex County, II, 230.

107. "Report of Committee on Lands & Buildings on Com. of Mayor Relating to Room for City S. Library," August 19, 1844, Reports, 1842-3-4-5, Records of the City of Lowell; Records of the Directors of the City School Library, 1844-1870, 1 vol., Special Collections, Lowell Memorial City Library; and Webster, Story of the City Hall Commission, p. 72.

Fitting up library room, E. F. Watson, \$120.43
Painting and setting glass, W. Blaisdell, \$10.44
Straw matting, T. P. & I. N. Goodhue, \$8.61
Stove and pipe for library room, Cushing and Mack, \$6.85.¹⁰⁸

The library was completed and opened on February 11, 1845, on a daily basis from 2 p.m. to 5 p.m. and 7 p.m. to 9 p.m. and was available to anyone paying the annual user's fee of 50 cents. It quickly became apparent that the library room was too small, and the directors soon requested permission to move into Rooms 4 and 5 recently occupied by the circulating library of Bixby and Whiting. On June 2 the City Council approved the move and hired Page & Hills to make the room suitable for library use.¹⁰⁹

The new library room was completed later in 1845. The work was accomplished by the following individuals:

Fitting up library, Page & Hills, \$123.41
Painting and papering, W. A. Blaisdell, \$23.42
Whitewashing, W. Churchill, \$3.00
Locks, Lowell Lock Company, \$3.38
Lathing and plastering, Read & Powers, \$24.88.¹¹⁰

108. The Auditor's Ninth Annual Report of the Receipts and Expenditures, of the City of Lowell, Together with the Treasurer's Account, For the Financial Year Ending December 31, 1844 (Lowell, 1845), p. 49.

109. Records of the Directors of the City School Library, 1844-1870; Webster, Story of The City Hall Commission, p. 72; Miles, Lowell As It Was and As It Is, pp. 201-202; Lowell Advertiser, June 6, 1845; and "Report of Committee on Lands & Buildings on Communication of Directors of the City S. Library," May 19, 1845, Reports, 1845-1846, Records of the City of Lowell.

110. The Auditor's Tenth Annual Report of the Receipts & Expenditures of the City of Lowell, Together With the Treasurer's Account, For the Financial Year Ending December 31, 1845 (Lowell, 1846), p. 39.

22. Address Numbering on Merrimack Street: 1845

On January 27, 1845, the City Council ordered that a uniform address numbering system be adopted for Merrimack Street which extended eastward from Pawtucket Street near the Merrimack River to the boundary line of Tewksbury. The plan that was adopted began at Bridge Street and numbered alternately on the north and south sides of the street westerly to the Merrimack Canal, thus giving the four store fronts in the City Hall new numbers.¹¹¹

23. Installation of Lightning Conductors: 1845

In 1845 lightning conductors were installed on the City Hall building by Peter Eaton, Jr., at a cost of \$38.96.¹¹²

24. Closing of Sidewalk Entrances into City Hall Basement
Stores: 1845

In March 1845 the City of Lowell planned to widen and pave Merrimack Street as well as raise the sidewalks along the street, thus necessitating the closing of the sidewalk entrances into the basement stores of the City Hall. On March 17 the Committee on Public Lands and Buildings recommended that the basement entrances "which extend into the sidewalk in Merrimack Street" be closed "as soon as practicable." The City Council delayed its approval of the recommendations until later in 1845, but the entrances were closed by A. K. Hood after giving the tenants three months' notice that year. By the end of the year, Merrimack Street had been paved from Central Street to Dutton Street, probably under contract by David Gore & Co.¹¹³

111. "Report of Committee on Lands & Buildings on the Petition of P. Whiting & others for the Numbering of Buildings on Merrimack Street," January 27, 1845, Reports, 1842-3-4-5, Records of the City of Lowell.

112. Auditor's Tenth Annual Report, pp. 38-39.

113. "Report of Committee on Lands & Buildings on Closing Up Entrances to Basement of City Hall on Merrimack St.," March 17, 1845, and "Order, Committee to Give Notice to Occupants of Stores in Basement of City Hall," June 16, 1845, Reports, 1845-1846, Records of the City of Lowell; Lowell Courier, June 21, 1845; Auditor's Tenth Annual Report, pp. 12-13, 38; and The Auditor's Eleventh Annual Report of the Receipts

Fitting up library room, E. F. Watson, \$120.43
Painting and setting glass, W. Blaisdell, \$10.44
Straw matting, T. P. & I. N. Goodhue, \$8.61
Stove and pipe for library room, Cushing and Mack, \$6.85.¹⁰⁸

The library was completed and opened on February 11, 1845, on a daily basis from 2 p.m. to 5 p.m. and 7 p.m. to 9 p.m. and was available to anyone paying the annual user's fee of 50 cents. It quickly became apparent that the library room was too small, and the directors soon requested permission to move into Rooms 4 and 5 recently occupied by the circulating library of Bixby and Whiting. On June 2 the City Council approved the move and hired Page & Hills to make the room suitable for library use.¹⁰⁹

The new library room was completed later in 1845. The work was accomplished by the following individuals:

Fitting up library, Page & Hills, \$123.41
Painting and papering, W. A. Blaisdell, \$23.42
Whitewashing, W. Churchill, \$3.00
Locks, Lowell Lock Company, \$3.38
Lathing and plastering, Read & Powers, \$24.88.¹¹⁰

108. The Auditor's Ninth Annual Report of the Receipts and Expenditures, of the City of Lowell, Together with the Treasurer's Account, For the Financial Year Ending December 31, 1844 (Lowell, 1845), p. 49.

109. Records of the Directors of the City School Library, 1844-1870; Webster, Story of The City Hall Commission, p. 72; Miles, Lowell As It Was and As It Is, pp. 201-202; Lowell Advertiser, June 6, 1845; and "Report of Committee on Lands & Buildings on Communication of Directors of the City S. Library," May 19, 1845, Reports, 1845-1846, Records of the City of Lowell.

110. The Auditor's Tenth Annual Report of the Receipts & Expenditures of the City of Lowell, Together With the Treasurer's Account, For the Financial Year Ending December 31, 1845 (Lowell, 1846), p. 39.

the three rooms in the easterly half of the building, namely, the Aldermen's room, the Treasurer's office, and the Library room, can be conveniently warmed by a furnace; but they find it impracticable to heat the Council room also by the same furnace. As the three former rooms are in constant use they think it expedient to provide for these forthwith. . . .¹¹⁶

The City Council approved the committee report and the work was completed by David Dana at a cost of \$170.91 sometime later in 1845.¹¹⁷

27. Remodeling of City Hall Basement: 1846

Various alterations and repairs were ordered for the basement of the City Hall in November 1845 to make it suitable for an oyster saloon and restaurant to be operated by the Cheney family. In return for the remodeling work that the City of Lowell would subsidize partially, the Cheneys agreed to a 5-year lease of the basement for an annual fee of \$300. However, because of the difficulty in removing J. M. Manning, a tenant and probably a restaurant operator, from a portion of the basement, the work was not carried out until August 1846, thus delaying the opening of the oyster saloon and restaurant until October 16. The following work was paid for by the city:

Iron posts put in basement, Lowell Machine Shop, \$39.52

Labor and stock for floors and other repairs in basement, James Currier, \$108.93

Painting basement, Ockington & Hindman, \$56.52

116. "Report of Committee on Lands & Buildings on Heating Council Rooms," October 6, 1845, Reports, 1845-46, Records of the City of Lowell.

117. Auditor's Tenth Annual Report, p. 38. The following year Dana repaired the heating registers and hot air pipe connected with the furnace. Auditor's Eleventh Annual Report, p. 50.

Stone to put under pillars in basement, G. K. Eastman, \$5.75
Partition in basement, Warren Cheney, \$21.46
Mason work in basement, Charles Page, \$12.00
Pipe and pump and installation in basement, J. A. Sawtell,
\$24.90
Making stairs, J. A. Sawtell, \$13.00
Making cesspool and laying drains, Lyman Freeman, \$37.13
Work on cesspool and drains, Benjamin Richardson, \$11.14

In addition, the Cheneys paid for nearly \$1,500 of the remodeling work.¹¹⁸

28. Refurbishing Common Council and Mayor and Aldermen's Rooms: 1846

In 1846 the Common Council Room and the Mayor and Aldermen's Room were refurbished. The work was accomplished as follows:

Painting Council Rooms and blinds, Ockington & Hindman,
\$69.56
Making closet and doors, E. F. Watson, \$27.09
Making book cases, and repairing seats and doors, Asa
Wetherbee, \$36.63
Repairs of seats and lamps, J. V. Atkinson, \$21.38
Carpet, mats, cord, and duster, T. P. & I. N. Goodhue,
\$84.99
Glazing, painting signs, varnishing desks, and paper hanging,
\$16.19

118. "Report of Committee on Lands & Buildings--Repairs in Basement of City Hall," November 3, 1845, Reports, 1845-1846, and "Report of Committee on Lands & Buildings on Order Authorizing the Leasing of the Cellar Under the City Hall," December 31, 1846, Reports, 1846-1847, Records of the City of Lowell, and Auditor's Eleventh Annual Report, pp. 49-50.

Lamps, coal-hod, and spittoons, \$10.91
Whitewashing lobby, W. Colcord, \$3.00
Jury box, William Johnson, \$2.00
Mats, Tarr & Huntrees, \$2.00
Chairs and stool, B. H. Weaver, \$7.50.¹¹⁹

29. Installation of Iron Window Shutters on City Hall Building
Windows as Fire Protection: 1847-1848

In early 1847 the structure that was located directly east of the City Hall across the narrow passageway known as City Hall Avenue was destroyed by fire. The fire threatened to ignite the City Hall and did cause minor structural damage. Thus, the Joint Committee on Public Lands and Buildings studied the problem and recommended the installation of iron window shutters on the door and windows at the east end of the City Hall. The fire damage was repaired and the new shutters were installed by the end of 1847 as follows:

Carpenter's work, repairing fire damage, Fifield & Peabody,
\$17.83
Painting and papering, repairing damage of fire, N. G. Swasey,
\$22.79
Glazing, repairing damage of fire, William Newman, \$39.48
Whitewashing hall and enlarging furnace, repairing damage of
fire, Carlton & McCarty, \$123.51
Mason work, repairing fire damage, G. J. Knight, \$9.25
Iron shutters for door and windows on east end of City Hall,
Ingalls & Cushing, \$252.00
Hanging shutters, S. F. Dresser, \$27.78
Iron work for shutters, J. G. Kittredge, \$8.50
Staging for putting up shutters, W. S. Pierce, \$5.00

119. Auditor's Eleventh Annual Report, p. 50.

Wire netting for basement windows, Greenleaf & Dinsmore, \$26.95. Later in 1848 iron doors were placed on the east end of the building by J. G. Kittredge at a cost of \$155.85.¹²⁰

30. Alterations for Increased Office Space: 1847

In 1847 Carleton & Hovey's drug store was removed from the City Hall building and the space remodeled to provide increased office space for city officials. On June 15, 1846, the Committee on Public Lands and Buildings had recommended such alterations to provide additional space for the mayor, treasurer, and clerk. The committee had observed:

that the only eligible situation for the office of the Mayor is the easterly part of the room now occupied by Carlton & Hovey as an Apothecary's shop and they would recommend that room be converted into offices for the Mayor and City Treasurer and that the present City Treasurer's office be taken for an office for the City Clerk.¹²¹

Later on April 5, 1847, a special committee studying various proposals for increased accommodations for city officials reiterated the recommendation. The committee recommended a plan

120. The Auditor's Twelfth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Accounts, For the Financial Year Ending December 31, 1847 (Lowell, 1848), p. 60; "Report of Committee on Lands & Buildings on Protecting of Public Buildings Against Fire," February 15, 1847, Reports, 1846-1847, Records of the City of Lowell; and The Auditor's Thirteenth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With The Treasurer's Accounts, For the Financial Year Ending December 31, 1848 (Lowell, 1849), p. 38. Up to this time one of the few precautions against fire in the City Hall was the installation of twelve water buckets in the building in the early 1840s. Auditor's Sixth Annual Report, p. 50.

121. "Copy of An Order Relative to An Office for the Mayor," April 13, 1846; "Report of Committee on Lands & Buildings on Order Relating to an Office for the Mayor," June 15, 1846; and "Order Notice to G. H. Carleton & Co. - and Fitting Up Offices for Mayor & Treasurer," June 15, 1846; Reports, 1846-1847, Records of the City of Lowell.

to take the room now occupied by Messrs. Carleton & Hovey, as a drug store. From this, in connection with the auditor's office, three ample offices may be obtained for the accommodation of which a safe should be built. This plan involves a comparatively small expenditure, & will meet the present & even prospective wants of the bldg.

A resolution was quickly passed by the City Council to implement the recommendation and later that year Carleton & Hovey were removed from the City Hall, thus placing the entire building (with the exception of the basement) at the disposal of the city government.¹²²

The alterations, which were carried out in 1847, included a number of major expenditures. Among the principal items of work were the following:

Building two safes and plastering rooms, William Carlton,
\$491.73

Carpenter's work in alterations and repairs in Hall and Offices,
Ira Spalding, \$410.49

Painting and glazing, Abner Kittredge, \$426.75

Safe doors and locks, Edwards & Holman, \$265.20

Iron pillars, Bent & Huckley, \$35.73

Iron work for safes, J. G. Kittredge, \$15.03

Enlarging table and new furniture in Aldermen's Room,
Huntress & Moulton, \$68.80.¹²³

122. "2nd Report of Special Committee on Accommodations for City Government & Offices," April 5, 1847, Reports, 1846-47, Records of the City of Lowell, and Hovey, "History of an Old Firm," 241.

123. Auditor's Twelfth Annual Report, pp. 59-60.

31. New Ventilation System For Hall: 1848

As early as November 1846 complaints about the poor ventilation system in the second-floor hall of the City Hall building had been raised. On March 6, 1848, the Committee on Public Lands and Buildings reported to the City Council concerning a complaint by the mayor of improper ventilation in the hall of the City Hall. The committee found that

. . . When the hall is full, the air becomes bad, especially for the speaker, and all those in the centre of the hall. Although the windows slide down from the top, it does not ventilate for the comfort and health of the audience.

The committee recommended that one or two Emerson ventilators be installed under the supervision of a special committee, and a resolution was passed to carry out the recommendation.¹²⁴

Two ventilators were purchased for the City Hall by the end of 1848 from David Dana at a cost of \$83.50 and were installed by S. G. Cole for \$124.57. The installation work included plastering and painting work by John McCarty and Abner Kittredge, respectively.¹²⁵

32. Miscellaneous Improvements: 1848

Various improvements were carried out in the City Hall structure in 1848. The major projects included the following:

124. "Report on Ventilation of the City Hall," December 1, 1846, Reports, 1846-1847, and "Report on Mayor's Communication Relating to the Ventilation of the City Hall," March 6, 1848, Reports, 1848-1849, Records of the City of Lowell.

125. Auditor's Thirteenth Annual Report, p. 38.

Alteration in cellar doors, William Carlton, \$50.18
Stoves and funnel, Cushing & Mack, \$178.68
Alterations for Engineer's Room, Fifield & Peabody, \$47.99
Alterations for Engineer's Room, Lowell Machine Shop, \$43.59
Alterations for Engineer's Room, S. G. Cole, \$76.32.¹²⁶

33. Gas Lighting Installed: 1850

In 1849 the Lowell Gas Light Company was incorporated with the goal of introducing gas light in the city by 1850. On September 18, 1849 a joint special committee reported on "the necessary arrangements for lighting the several rooms at City Hall with Gas." The report noted that

fifty-nine burners, rightly distributed, would be sufficient to light all the rooms in the building, with the exception of the two attic rooms and the cellars. The pipe and fittings necessary to conduct the gas, according to a measurement of Messrs. Darracott & Co. would cost about \$276, and the chandaliers [sic], pendants and bracelets, \$314, making a total outlay for fixtures of \$590. This estimate may vary a trifle from the actual cost, as the committee could not designate, in all cases, the precise spot where burners would be located. The price of pipe is 35 cts. per foot where concealed, and 30 cts. per foot unconcealed.

The amount expended for oil, &c. last year . . . used to light the City Hall and adjacent rooms, was \$354.33. The accompanying estimate . . . makes the cost of lighting with gas

126. Auditor's Thirteenth Annual Report, p. 38. More new stoves and a funnel were added in 1849 by Cushing & Mack at a cost of \$40.38. The Auditor's Fourteenth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Report, For the Financial Year Ending December 31, 1859 (Lowell, 1850), p. 50.

\$352.05. The Gas Company will charge 3-1/2 mills per cubic foot for gas, and will be at the expense of putting up a metre, to measure the quantity used. It is estimated that a burner will consume four cubic feet per hour, thus one burner will cost 1 ct. 4 mills per hour for gas.

Your committee have made a generous estimate in regard to the quantity of gas to be consumed, and if any attention is paid to economy in its consumption we have no doubt that gas will be found much cheaper than oil. Quite a number of burners have been introduced in the estimate, which will seldom be used, but it is thought necessary to have them. The introduction of gas will save much labor, and should consequently, expense, in the superintendance of the building.¹²⁷

Upon discussing the report, the City Council endorsed the committee's recommendation and authorized the installation of gas lighting in the City Hall building. The work was completed in 1850 by George Darracott & Co. at a cost of \$867.89.¹²⁸

D. Utilization of the Hall in the City Hall Building: 1836-1852

Throughout the 1836-53 period the hall on the second floor of the City Hall served as one of the primary centers of civic and cultural life in Lowell. The hall was rented by the city authorities to various

127. "Report of Committee on Lighting City Hall with Gas," September 18, 1849, Reports, 1849, Records of the City of Lowell. A copy of the "Estimate of the Consumption of Gas to be Used for Lighting the City Hall Building and the Cost," which was contained in the committee report, may be seen on the following page.

128. The Auditor's Fifteenth Annual Report of The Receipts and Expenditures of the City of Lowell Together With The Treasurer's Report, For The Financial Year Ending December 31, 1850 (Lowell, 1851), p. 43, and Cowley, Illustrated History of Lowell, p. 140.

Estimate of the consumption of Gas to be used for lighting the
City Hall building and the Cost.

	<u>No. of Burners</u>	<u>Cost pr. hour</u>	<u>Est. No. of Hours</u>	<u>Quantity Gas</u>	<u>Annual Exp.</u>
Council Room	8	11.2	90	2,880 ft.	\$ 10.08
Aldermen's "	4	5.6	104	1,664	5.83
Entry "	4	5.6	900	14.400	50.40
Mayor's "	3	4.2	900	10.800	37.80
City Clerk's "	3	4.2	300	3.600	12.60
Auditor's "	2	2.8	150	1.200	4.20
Treasurer's "	3	4.2	520	6.240	21.84
Library "	6	8.4	650	15.600	54.60
Hall	23	32.2	450	41.400	144.90
Assessor's "	2	2.8	300	2.400	8.40
Engineer's "	<u>1</u>	1.4	100	<u>400</u>	<u>1.40</u>
	59			100.584 ft.	\$352.05

cultural, political, religious, military, and civic groups. Rental of the hall was subject to at least one restriction passed by resolution of the City Council on October 3, 1836, that the Joint Committee on Public Lands and Buildings be instructed to make no engagements of the hall on Monday evenings that might disturb the deliberations of the council.¹²⁹ On special occasions when dignitaries visited Lowell, they were sometimes given municipal-sponsored welcomes and requested to speak before large formal gatherings in the hall.

The first major event to take place in the hall after Lowell became a city was the election of municipal officers in 1836. The city had not had time to divide into wards and the elections were held in the hall in the form of a town meeting. In the voting for the office of mayor, Dr. Elisha Bartlett, the Whig candidate who had established his medical practice in Lowell in 1827 and was a supporter of the corporations, opposed Eliphalet Case, the Democratic candidate who was the editor of the Jacksonian newspaper The Lowell Advertiser and the city postmaster. One old Lowell resident later remembered this election, which Bartlett won by the slim margin of 958 to 868, as one of the highlights of political goodwill in the early municipal history of Lowell. According to this resident, Bartlett and Case "walked the length of the hall, arm in arm, each depositing a ballot for the other, amid the applause and approval of all present."¹³⁰

The only surviving cash book kept by the Lowell City Treasurer, covering the period from October 1, 1838, to December 31, 1840, provides the most detailed description of the variety of events that took place in the hall. Entries in the cash book indicate that the hall

129. Webster, Story of The City Hall Commission, p. 71.

130. Walker, "Early Recollections of Lowell," 250, and Blewitt, "The Mills and the Multitudes," and Arthur L. Eno, Jr., "Minds Among the Spindles: A Cultural History," in Eno, Cotton Was King, pp. 166, 232. Also see, Courier-Citizen Company, Illustrated History of Lowell, pp. 203-204.

was rented out for such events as vocal, instrumental, and band concerts, debutante balls, painting exhibitions, lectures by various itinerant speakers as well as those sponsored by the Lowell Lyceum, public assemblies, sabbath and special meetings of one of the local universalist societies and the John Street Church and Society, and an anti-slavery fair.¹³¹

During the years 1840-47 the City Auditor's records listed the principal organizations that rented the hall as well as the itemized revenue obtained from such rentals. The groups that were listed in the records are as follows:

131. Cash Book, City of Lowell, Mass., October 1838 to December 31, 1840, Special Collections and Archives, Lydon Library, University of Lowell. See Appendix B for a complete listing of the entries in the cash book.

	<u>1840</u>	
Lectures and exhibitions -		\$300.50
Third Baptist Society -		125.11
	<u>1841</u>	
Lectures and exhibitions -		\$347.87
Third Baptist Society -		510.00
Lowell Institute -		69.00
Lowell Lyceum -		55.00
	<u>1842</u>	
Lectures and exhibitions -		\$340.50
Third Baptist Society -		200.00
Lowell Institute -		75.00
	<u>1843</u>	
Lectures and exhibitions -		\$371.75
Third Baptist Society -		184.62
Lowell Institute -		72.00
	<u>1844</u>	
Lectures and exhibitions -		\$643.00
Third Baptist Society -		200.00
Lowell Institute -		78.00
	<u>1845</u>	
Lectures and exhibitions -		\$406.27
Third Baptist Society -		96.46
Lowell Institute -		93.00
Second Unitarian Society -		19.23
	<u>1846</u>	
Lectures and exhibitions -		\$848.00
Fourth Congregational Society -		219.69
Lowell Institute -		75.00
	<u>1847</u>	
Lectures and exhibitions -		\$467.60
Third Baptist Society -		12.56
Lowell Institute -		69.00. ¹³²

132. Auditor's Fifth Annual Report, p. 35; Auditor's Sixth Annual Report, p. 35; Auditor's Seventh Annual Report, p. 38; Auditor's Eighth Annual Report, p. 42; Auditor's Ninth Annual Report, p. 38; Auditor's Tenth Annual Report, p. 35; Auditor's Eleventh Annual Report, p. 45; and Auditor's Twelfth Annual Report, p. 57. The Auditor's records both before 1840 and after 1847 lump all rental fees from the use of the hall together and do not list individual organizations.

Of the aforementioned organizations, one of the most interesting was the Lowell Institute. In 1845 Miles described this organization in his Lowell As It Was and As It Is in the following manner:

This is an association of gentlemen of this city, which has for its object the management of a course of lectures, delivered every winter. About twelve hundred tickets are sold, at the low price of seventy-five cents each. With the proceeds a band of music is hired to play every lecture evening, and the most distinguished lecturers are engaged, at the rate of fifteen dollars per lecture. The City Hall is commonly crowded full. Many of the female operatives attend, and the opportunity is justly prized by them of deriving more entertainment and instruction than most of them could receive at home. It is not unusual for other courses of lectures to be given in Lowell during the evenings of winter.¹³³

In addition to these sources, a cursory review of city reports and newspapers as well as reminiscences by older residents also provide some information on the utilization of the hall during the 1836-53 period. In April 1841 a former mechanic in the Lowell Machine Shop gave illustrated lectures describing the principles and apparatus of the recently-developed daguerreotype process.¹³⁴ The hall was rented to the Lowell Washington Total Abstinence Society in August 1841 for a series of successive Thursday evening meetings.¹³⁵ The Mechanics Phalanx, one of the Lowell light infantry companies that had been conducting its

133. Miles, Lowell As It Was and As It Is, p. 205.

134. Stone, "Introduction of the Telegraph," 186-187.

135. "Report of Committee on Public Lands & Buildings on Petition of James Cook et al.," August 9, 1841, Reports, 1840-1-2, Records of the City of Lowell.

military exercises in the attic of the City Hall since 1833, used the hall for drilling in the summer of 1842.¹³⁶ In 1843 and 1844 the Lowell Irish Repeal Association held periodic rallies and lectures in the hall to win support for its cause.¹³⁷ During the fall and winter of 1844-45 the Mechanic's and Laborer's Association arranged to use the hall for periodic meetings over a six-month period.¹³⁸ In 1845 the Middlesex North District Medical Society was organized as an auxiliary of the Massachusetts Medical Society, and many of the organization's meetings were held in the hall. One such address was given on May 21, 1845, by Dr. John D. Pillsbury, a prominent physician in Lowell from 1831 to 1856, on the subject "The Progress of Medical Science."¹³⁹ In June 1845 various civic leaders held public meetings in the hall to discuss the measures to be taken by the city to commemorate the death of Andrew Jackson.¹⁴⁰ That same month a mass ladies' meeting, attended by some 200 women, was held in the hall to plan the city's annual Fourth of July

136. "Report of Committee on Public Lands & Buildings on Petition of J. L. Connor & others for Use of City Hall," September 5, 1842, Reports, 1840-1-2, Records of the City of Lowell. New armories were built in the Market House in 1842, thus alleviating the need to use the hall and attic in the City Hall for military exercises. Auditor's Seventh Annual Report, p. 41. Also see "The Petition of Timothy Tweed & others" March 31, 1838, and "Report of Committee on the Petition of Timo. G. Tweed et al. for Use of City Hall," April 14, 1838, Reports, 1836-7-8-9-1840, and "Resolution--The Mechanic's Phalanx to Have the Use of the City Hall for Drill," April 16, 1838, Resolutions, 1836- , Records of the City of Lowell.

137. Auditor's Eighth Annual Report, p. 57.

138. "Report of Committee on Lands & Buildings on Petition of J. L. Spafford & others for Use of City Hall," November 18, 1844, Reports, 1842-3-4-5, Records of the City of Lowell.

139. D. N. Patterson, "Reminiscences of the Early Physicians of Lowell and Vicinity," Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 400-401, and Cowley, Illustrated History of Lowell, pp. 127-128.

140. Lowell Courier, June 24, 1845.

picnic and celebration to be staged at the recently-completed Prescott Mill Building.¹⁴¹ In May and August of 1846 lectures and experiments described as "a kind of scientific variety show" were presented in the hall by Winthrop Atwill of New York and Dr. G. Q. Cotton to acquaint the public with Morse's recent invention of the magnetic telegraph.¹⁴² Perez Fuller, a tailor on Merrimack Street who had also served in the City Council and state legislature, gave several concerts in the City Hall in 1847 during which he displayed his talents in acting, comic singing, and elocution.¹⁴³ The year 1848 witnessed a variety of events in the hall including temperance lectures in March, a concert by the Macomber Troupe, featuring quartets, duets, ballads, songs, and instrumental music, in May, a concert by the Bakers, a popular singing group in the Northeast, in September, and a "wild and uproarious" local Democratic Party caucus to select candidates for the city elections and party organization for the coming year in September.¹⁴⁴

The presidential election campaign in 1848 became a divisive issue in American politics as the major political parties were divided over the question of the extension of slavery into new territories acquired as a result of the Mexican War. Thus, the Whigs sent a number of their ablest spokesmen including Abraham Lincoln, the only Whig Congressman

141. Ibid., June 26, 1845.

142. Stone, "Introduction of the Telegraph," 171-72. One of the interesting experiments performed included the extension of a wire from the platform to the gallery over which Colton and Sarah G. Bagley, one of the earliest telegraph operators in Lowell, sent messages to each other.

143. H. M. Ordway, "The Drama in Lowell, With a Short Sketch of the Life of Perez Fuller," Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 277-279.

144. "Report of Committee on Licenses on Petition of J. J. Adams & others for Free Use of City Hall," March 6, 1848, Reports, 1848-1849, Records of the City of Lowell; Vox Populi, September 22, 1848; and The Lowell Advertiser, May 27, 1848. At an undetermined time in 1848 Edgar Allan Poe lectured on "Poetic Principles" in the City Hall. Lowell Courier - Citizen, May 30, 1911, and Eno, "Minds Among the Spindles," in Eno, Cotton Was King, p. 223.

from Illinois, into New York and New England, where the Free Soil Party led by former President Martin Van Buren had made its greatest inroads, to advocate Whig principles and candidates and counsel union in party and national politics. On July 15 the Rough and Ready Club of Lowell held a large rally in the hall to support Zachary Taylor, the Whig candidate for President.¹⁴⁵ Two months later (on September 16), Lincoln and George Woodman of Boston spoke to a Saturday night political rally in the hall. One old resident remembered attending the rally as a sixteen-year old boy and described the event as follows:

. . . I was late in reaching the meeting, and when I turned the corner of Carleton and Hovey's I could hear the noise of loud applause and shouts of laughter coming from the hall. I hurried along, entered the building and ascended the long staircase. Entering the hall, I found the body of it well filled with a seated crowd who were laughing heartily and uproariously over a story they had been told by a man [Lincoln] who was speaking as I entered. The gallery was filled with ladies who joined in the laughter. . . .

For nearly three-quarters of an hour I sat and listened, now doing my best to follow his arguments, and now going in roars of laughter that followed his stories.¹⁴⁶

After the Lincoln visit, the other political parties continued their campaigning in Lowell. The following Monday evening the Free Soil Party held a well-attended and enthusiastic rally in the hall. Within a week the local Democratic Party also held a large rally to support General Lewis Cass as its presidential nominee. Despite the electoral victory of

145. Lowell Daily Journal and Courier, July 15, 17, 1848.

146. Samuel P. Hadley, "Recollection of Lincoln in Lowell in 1848 and Reading of Concluding Portion of the Emancipation Proclamation," Contributions of Lowell Historical Society, I (1913), 368-374, and Cowley, Illustrated History of Lowell, pp. 137-138.

Taylor in 1848, Free Soil sentiment continued to remain strong in Lowell into the 1850s as the party increasingly made inroads into the ranks of the Whigs.¹⁴⁷

The slavery question continued to be a source of agitation in the political life of Lowell. In 1876 an old resident of Lowell reminisced about an unruly political rally that had taken place in the City Hall in 1850:

No one who had the good fortune to be present in the City Hall on one occasion, will ever be able to drive from his memory the recollection of the scene when a young Irish orator from Nashua, N.H., came forward, and was introduced by Mr. Butler, and began to speak for a coalition between Democrats and Free-Soilers in Massachusetts, during the year when Mr. Boutwell was elected Governor. Scarcely had the young man uttered ten words, when he said it was proposed to make this a "test question," referring to a religious test between Romanists and Protestants, implying that the Papists were on his side. Such a scene of uproar and confusion as then ensued, I have never witnessed, before or since. Hissing, groaning, scraping, hooting, all sorts of hideous noises, combined to drown the voice of the speaker. Mr. Butler, in an instant, threw off his coat in the heated atmosphere, came forward in his shirt-sleeves, simply waved his hand before the tumultuous and enraged audience, and in a moment all was so quiet that you could hear the ticking of the clock in the further end of the hall. Mr. Butler begged them to hear the young man speak, and promised that he would make no further allusion to the subject of the "test question." The young man tried to begin again, but the loud uproar was renewed, and the audience

147. Lowell Daily Advertiser, September 18, 19, 1848, and "Petition of C. L. Knapp & others for Use of the City Hall," October 10, 1851, Reports, 1850-51, Records of the City of Lowell.

would not allow the orator from Nashua to utter another word. Mr. Butler finished the evening with one of his most eloquent and characteristic speeches.¹⁴⁸

Prior to the arrival of Louis Kossuth, the Hungarian patriot, in Lowell on May 6, 1852, his cause was endorsed by some persons in the city. A Kossuth Pic Nic was held in the hall on April 14 of that year at which \$100 was raised.¹⁴⁹

E. Tenants in City Hall Building: 1836-1852

Throughout the 1836-52 period the City of Lowell continued to rent space in the City Hall to various entrepreneurs for the operation of stores. In 1836, when Lowell received its city charter, the Lowell Annual Advertiser listed ads for three stores located in the building. These establishments included that of Danforth Atherton and A. W. Buttrick, dealers in West India goods, groceries, wines, teas, and gunpowder; that of Pierce & Wood, specializing in sales of hardware and woolen cloth; and that of George H. Carleton, selling drugs and medicines. The Lowell post office was still located in the rear center room of the building, and Carleton's drug store was located in the northwest corner of the structure.¹⁵⁰

The aforementioned cash book kept by the City Treasurer lists the entrepreneurs who rented space in the City Hall from October 1838 to December 31, 1840. During this time, there were three principal renters listed as follows:

148. Proceedings in the City of Lowell At the Semi-Centennial Celebration of the Incorporation of the Town of Lowell, March 1st, 1876 (Lowell, 1876), p. 116.

149. Lowell Daily Journal and Courier, April 15, 1852.

150. Lowell Annual Advertiser, 1836, n. p.

Danforth Atherton - July 1, 1838 - December 31, 1840 - \$150 per year

G. H. Carleton & Co. - July 1, 1838 - December 31, 1840 - \$325 per year

John Diggles - October 20, 1838 - December 31, 1840 - \$225 per year

Three men also rented store space in the basement for varying lengths of time during the period. These men are as follows:

Samuel Putney - May 8, 1839 - July 1, 1839 - \$7.29

Heman Woodward - July 1, 1839 - July 1, 1840 - \$75 per year

George Udell - January 1 - December 31, 1840 - \$37.50 per year.¹⁵¹

The year 1841 witnessed significant changes in the store rentals in the City Hall. It was the last year in which Atherton & Buttrick's West India goods and grocery store occupied space in the building, leaving G. H. Carleton & Co. (Carleton had formed a partnership with Charles Hovey, his former apprentice in 1838) as the only remaining tenant of those who had moved into the new building in 1830-31. John Diggles and F. H. Davis, who rented space for a short time in 1841, also moved their establishments out of the City Hall that year. One new tenant who moved into the building in mid-1841 was Eliphalet Cheney, a

151. Cash Book, City of Lowell, Mass., October 1838 to December 31, 1840. Also see Auditor's Fifth Annual Report, p. 35. The store formerly known as George H. Carleton's Drug Store was changed to G. H. Carleton & Co., or more correctly Carleton & Hovey Co., on November 17, 1838, when Charles Hovey was admitted as a full partner in the business at his twenty-first birthday after serving a seven-year apprenticeship. Lowell Sunday Telegram, June 26, 1921, and Hovey, "History of An Old Firm," 240. Since the rental fees paid by G. H. Carleton & Co. was much higher than the other store entrepreneurs it is possible that the firm occupied the equivalent of two store fronts.

fruit seller. His location was listed as being under the City Hall, indicating that he may have been in the basement.¹⁵²

The year 1842 witnessed the arrival of two new tenants in the building. John Shed, the dominant partner in Shed & Hale, opened a restaurant that was probably located in the basement of the building. In mid-April Daniel Bixby, together with his partner Whiting, opened a circulating library in Rooms 4 and 5 of the structure. This library served for all intents and purposes as the city library until December 1844, when Bixby & Whiting canceled their lease in anticipation of the opening of the Lowell City School Library in February 1845.¹⁵³

In 1843 the tenants in the City Hall remained stable for the entire year, thus producing \$806.25 in revenue for the city. The rental fees were as follows: G. H. Carleton & Co., \$325; Bixby & Whiting, \$300; John Shed, \$181.25; and Eliphalet Cheney, who changed his listing from that of fruit seller to restorator (or restaurant operator), \$100.¹⁵⁴

During 1844 and 1845 several changes in tenants in the City Hall occurred. On July 1, 1844, John Shed moved out of the building to be replaced almost immediately by J. M. Manning, who presumably also operated a restaurant. In both 1844-45 Eliphalet Cheney was listed in the Lowell Directory as operating a fruit cellar rather than a restaurant under the City Hall. In February 1845 the new City School Library was opened in the City Hall, occupying the space between the Common Council

152. Auditor's Sixth Annual Report, p. 35; Auditor's Seventh Annual Report, p. 38; Hovey, "History of An Old Firm," 240-241; Lowell Directory, 1842, p. 64; and Lowell Sunday Telegram, June 26, 1921.

153. Auditor's Seventh Annual Report, p. 38; Catalogue of Bixby & Whiting's Circulating Library, Nos. 4 & 5, City Hall, Merrimack Street, Lowell.

154. Auditor's Eighth Annual Report, p. 42, and The Lowell Almanac, Business Key, and Pocket Memorandum, for 1843, p. 80.

Room and Carleton & Hovey's drug store. Later that year the library was moved into the refurbished rooms formerly rented by Bixby & Whiting.¹⁵⁵

After lengthy efforts to remove J. M. Manning from the basement of the City Hall, the city finally succeeded in removing him during the summer of 1846. After making extensive alterations in the basement, some of which were paid for by Warren and Luther S. Cheney, an oyster saloon and restaurant was opened on October 16 by those men. Later on December 31 a five-year lease was negotiated with the Cheneys at \$300 per year. All "spiritous liquors" were prohibited in the establishment except for "cider and small beer," thus giving rise to the name of the restaurant as "the new temperance cellar." The Cheneys also advertised their interest in supplying persons with oysters "for parties, country use, or for trade." At the same time, Eliphalet Cheney was listed as a seller of confections and fruit under the City Hall.¹⁵⁶

The drug store operated by Carleton & Hovey was removed from the City Hall during the summer of 1847, thus putting the entire building, except for the basement, in city hands for the use of municipal government offices and functions. After leaving the City Hall, Carleton &

155. Auditor's Ninth Annual Report, p. 38; Auditor's Tenth Annual Report, p. 35; Lowell Directory, 1844, pp. 65, 149; and Lowell Directory, 1845, p. 65. Although some documentary records refer to the library as being located in the space that was formerly Hasting's grocery store, the Auditor's records make no mention of rent received from such a store. While no official city records list J. K. Fellows as a renter of space in the City Hall, an ad in The Lowell Advertiser on February 7, 1845, indicates that he had recently returned from New York with a wide variety of watches and jewelry that he was offering for sale at a 25 percent discount in his shop in Room No. 8 below the City Hall.

156. Lowell Directory, 1847, p. 80; Auditor's Eleventh Annual Report, p. 45; Auditor's Twelfth Annual Report, p. 57; and "Report of Committee on Lands & Buildings on Order Authorizing the Leasing of the Cellar Under the City Hall," December 31, 1846, Reports, 1846-47, Records of the City of Lowell.

Hovey erected a new single-story drug store on the property just to the east of the City Hall on the site where an earlier structure had burned the year before.¹⁵⁷

The Cheney family continued to operate its fruit business and oyster saloon in the basement of the City Hall until 1853. The Lowell Directory of 1849 listed Eliphalet Cheney as a fruit seller while Luther S. Cheney was listed as the sole operator of the oyster saloon. In 1851 Rufus and Warren Cheney operated the restaurant, but by 1853 Luther S. Cheney was again listed as the only owner of the establishment. In 1853 Warren Cheney and Benjamin F. Dickey were listed as fruit sellers, and John P. Cheney was listed as a clerk in the City Hall basement. In 1853 the Cheneys moved out of the City Hall because they were unable to negotiate a satisfactory lease with the city giving them sufficient compensation for the damages they had suffered during the renovation of the building in 1852-53.¹⁵⁸

F. Maintenance Of City Hall: 1836-1852

Throughout the 1836-52 period the City Hall was maintained and protected by salaried officers of the City of Lowell. From 1836 until April 15, 1845, Daniel G. Greenleaf served as the custodian and watchman of the City Hall. His responsibilities included lighting the oil lamps in the building and he was charged with the responsibility of the furniture owned by the city in the building. At various times special cleaning tasks were assigned to other individuals. In 1844 his position was classified as Messenger of City Government and Superintendent of City Hall with an

157. Hovey, "History of An Old Firm," 242, and Auditor's Twelfth Annual Report, p. 57.

158. Lowell Directory, 1849, p. 53; Lowell Directory, 1851, p. 44; Lowell Directory, 1853, p. 72; Auditor's Thirteenth Annual Report, p. 36; Auditor's Fourteenth Annual Report, p. 49; and "Report of Committee on Lands & Buildings on References of Subject of Damages to Occupants of Basement of City Hall," November 19, 1852, Reports, 1852-1853, Records of the City of Lowell.

annual salary of \$400 which was nearly double the pay he had received prior to that time.¹⁵⁹

After 1845 the position of Superintendent of the City Hall was held by several individuals for short periods of time. On April 15, 1845, Greenleaf was replaced as Superintendent of the City Hall by James V. Atkinson, a resident of Lowell for more than twenty years who was simultaneously appointed a city constable.¹⁶⁰ In 1846 the title of the position was changed to Keeper of the City Hall and in April of that year Orin Reed was appointed to the job.¹⁶¹ In 1849 and 1850 Samuel Miller and Daniel G. Greenleaf were both employed in the position of Keeper of the City Hall.¹⁶² During the years 1851-53 Greenleaf was employed as the full-time City Messenger and Keeper of the City Hall at an annual salary of \$625.¹⁶³

159. First Annual Report of the Receipts and Expenditures of the City of Lowell, pp. 18-19, 24; Second Annual Report of the Receipts and Expenditures of the City of Lowell, p. 20; Third Annual Report of the Receipts and Expenditures of the City of Lowell, p. 22; Fourth Annual Report of the Receipts and Expenditures of the City of Lowell, p. 38; Auditor's Fifth Annual Report, pp. 28, 37, 44; Auditor's Sixth Annual Report, pp. 38, 47; Auditor's Seventh Annual Report, pp. 41, 43, 49; Auditor's Eighth Annual Report, pp. 44, 53; and Auditor's Ninth Annual Report, pp. 33, 40.

160. Auditor's Tenth Annual Report, p. 43, and Lowell Directory, 1845, n.p.

161. "Report on Petition of Communication Received for Increase of Pay as Keeper of the City Hall," April 19, 1847, Reports, 1846-1847, Records of the City of Lowell; Auditor's Eleventh Annual Report, pp. 50, 55; and Auditor's Twelfth Annual Report, pp. 60, 70.

162. Auditor's Fourteenth Annual Report, p. 68, and Auditor's Fifteenth Annual Report, p. 67.

163. The Auditor's Sixteenth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account, for the Financial Year Ending December 31, 1851 (Lowell, 1852), p. 65; The Auditor's Seventeenth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account, for the Financial Year Ending December 31, 1852 (Lowell, 1853), p. 64; and The Auditor's Eighteenth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account, For the Financial Year Ending December 31, 1853 (Lowell, 1854), p. 58.

CHAPTER FIVE
THE TOTAL RENOVATION OF THE CITY HALL BUILDING:
1852-1853

A. Alterations Considered to Accommodate the Lowell City Government: 1840-1851

During the 1840s and early 1850s various alterations to the City Hall building were considered to accommodate the growing demands of the city government of Lowell. On March 27, 1840, the Common Council ordered the Committee on Public Lands and Buildings to "enquire into the expediency of enlarging the Common Council Room by including that part of the passageway adjoining said room." On May 27 the committee reported that

an alteration might be made, which would add no doubt much to the convenience of the Council, but as the expense would be very considerable, and must necessarily increase the already too onerous tax of the City, at a time when they are least able to bear it, and as the passage way is wanted, both for city uses, and by the occupant of the adjoining shop, who now pays a heavy rent, and will quit, if deprived of its use--It is the unanimous opinion of the Committee that it is inexpedient at this time to make any such alteration. . . .

The City Council accepted the conclusions of the committee and the idea was dropped.¹⁶⁴

On the same day, the Committee on Public Lands and Buildings reported on a petition requesting "that a room may be furnished in the gallery of the City Hall for the convenience of committees." The report indicated that

164. "Report of the Committee on Public Lands and Buildings on the Expediency of Enlarging the Common Council Room," May 27, 1840, Reports, 1840-1-2, Records of the City of Lowell.

no suitable room for the purpose . . . can be made in the Gallery, and that any such alteration will materially injure the appearance of the Gallery without any advantages corresponding with the expense. . . .

The report was approved by the City Council on May 27 and the matter dropped.¹⁶⁵

Although the plans to enlarge the Common Council Room and provide for a committee room were tabled, such plans continued to be under discussion throughout the early 1840s. When George H. Carleton requested a long-term lease for his drug store in the northwest corner of the building in early 1841, a special committee considered the petition and reported its conclusions on January 21:

As applications have been recently made to the City Council for committee rooms, for enlargement of the Common Council room &c and as it is not improbable the City may have occasion ever long to provide for these and other purposes adapted to their increasing wants and accommodations, it is considered by your committee not unlikely nearly or quite the whole of the ground floor of the City Hall may soon be wanted for the necessary accommodations of the city. Under present circumstances, therefore, it would be improvident legislation voluntarily to preclude themselves from the enjoyment of privileges, which may become indispensable, without any advantage to accrue therefrom. Should the store now occupied by Mr. Carleton not be wanted for City uses, he undoubtedly can occupy it as long

165. "Report of Committee on Public Lands & Buildings on Petition of Wm. R. Long & Others," May 27, 1840, Reports, 1840-1-2, Records of the City of Lowell.

as he pleases, as the city would not desire a change for the sake of a better tenant.¹⁶⁶

In December 1844 it was determined to cancel the lease of Bixby & Whiting who operated a circulating library in the City Hall, thus giving the entire building into the hands of the city except for Carleton's store. Hence a committee established to commence the planning arrangements recommended on December 23, 1844, that alterations be made in the City Hall to accommodate the increasing needs of the city government. Whereas the City Hall had provided ample room for the town government in 1830, the growth of the city and the increasing demands placed upon the city government required more space. The report stated in part:

Now when our members have increased to more than twenty-five thousand with prospects of a still greater increase it is not unreasonable to suppose that some alterations may properly be made and probably was from the first intended to meet the increasing wants of the city. With these views your committee would recommend the appointment of a committee . . . to report plans and estimates for appropriating the whole of the lower story of the city hall to city purposes.

The proposed joint special committee should also be instructed to report

plans and estimates for the enlargement of the city hall by the erection at the west end of the same of a portico, stairs, and suitable entrances, and removing the assessors and committee

166. "Report of the Committee Petition of George H. Carleton," January 21, 1841, Reports, 1840-1-2, Records of the City of Lowell.

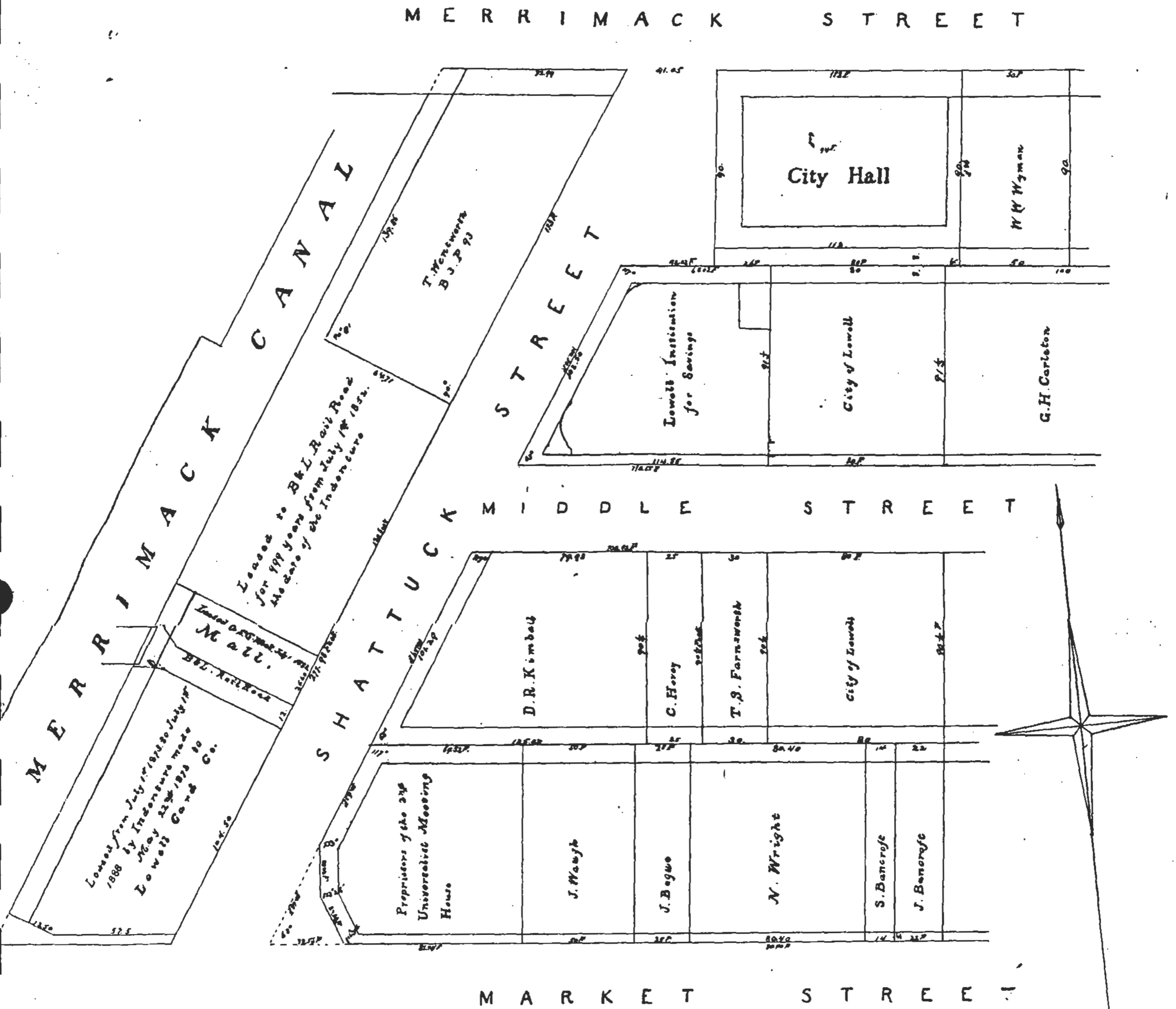
rooms and erecting galleries on the sides; or by purchasing land and enlarging the same at the eastern end thereof, and that said committee have power to employ a competent architect should they see fit. . . .¹⁶⁷

On February 24, 1845, the joint special committee reported to the City Council that it had obtained "two plans with profiles" for the alteration of the City Hall which they were submitting for consideration. The plans and specifications which were marked A and B, had been prepared by James H. Rand, a prominent local architect, at a cost of \$47.50.¹⁶⁸

Rand was a manufacturer of sashes, doors, blinds, shutters, and frames with an office at the Mechanics' Mills in Lowell which he had established in 1845. When the Lowell Directory first included a business key in 1849, he was listed as the only architect in the city. Among his chief accomplishments in Lowell architecture were the preparation of plans and specifications for the Third Universalist Church (1843), two grammar schools (1845 and 1849), the new city jail on Thorndike Street and alterations at the Market House (1856, 1858). Rand moved his business

167. "Report of Committee of Aldermen on Bixby's Lease and Improvements in City Hall," December 23, 1844, Reports, 1842-3-4-5, Records of the City of Lowell. A copy of a map entitled "Copy of a Part of General Land Plan No. 3 at the Office of the Proprietors of Locks and Canals on Merrimack River, Lowell, dated 1844" may be seen on the following page. The map is located in the Historical Cartographic Files of the Lowell Institution for Savings.

168. "1st Report of Special Committee on Alteration of City Hall," February 24, 1845, Reports, 1842-3-4-5, Records of the City of Lowell, and Auditor's Tenth Annual Report," p. 38. Copies of the two plans, which were done in ink and watercolor wash, may be seen on pages 108-109. The two drawings are analyzed by Penelope H. Batcheler in her "Draft, Historical Structures Report, Architectural Data, Old City Hall," pp. 17-22. The original drawings are located in the City Engineer's Office in the City of Lowell, Drawing #T-9-40. Apparently, Rand submitted more plans the following year, because in 1847 he was paid \$130 for "plans for alterations in the City Hall, and for plans and estimates for House of Reformation, in 1845 and 1846." Auditor's Twelfth Annual Report, p. 63.



Copy of a part of General Land Plat No. 3.
 at the office of the Proprietors of Locks and
 Canals on Merrimack River, Lowell.
 dated 1844.

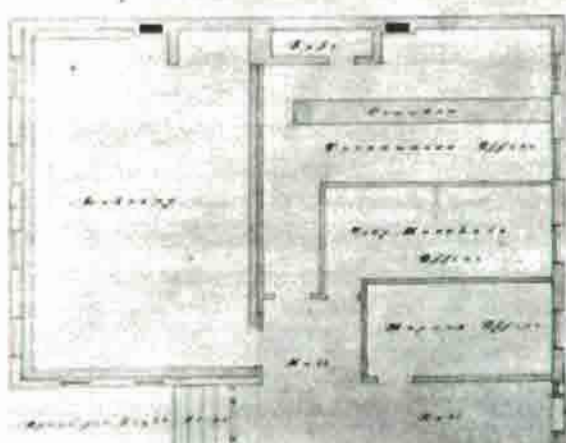
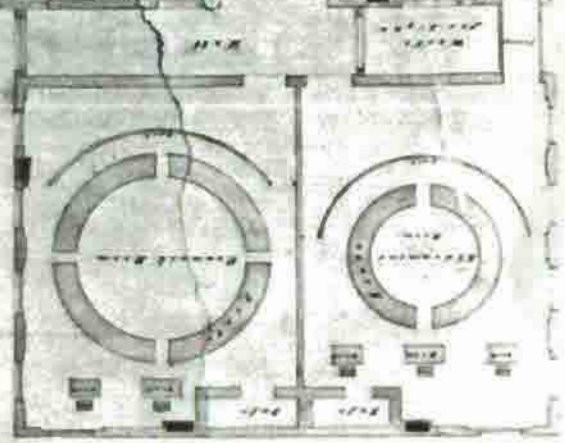
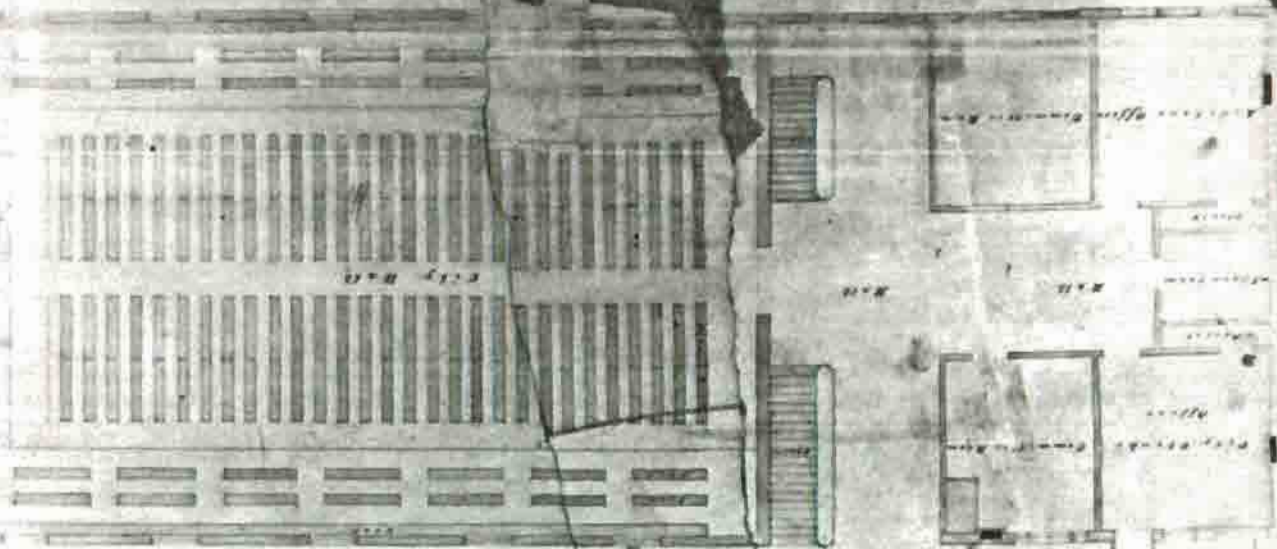
Scale 40 feet to an inch.

Copied April 21. 1896.

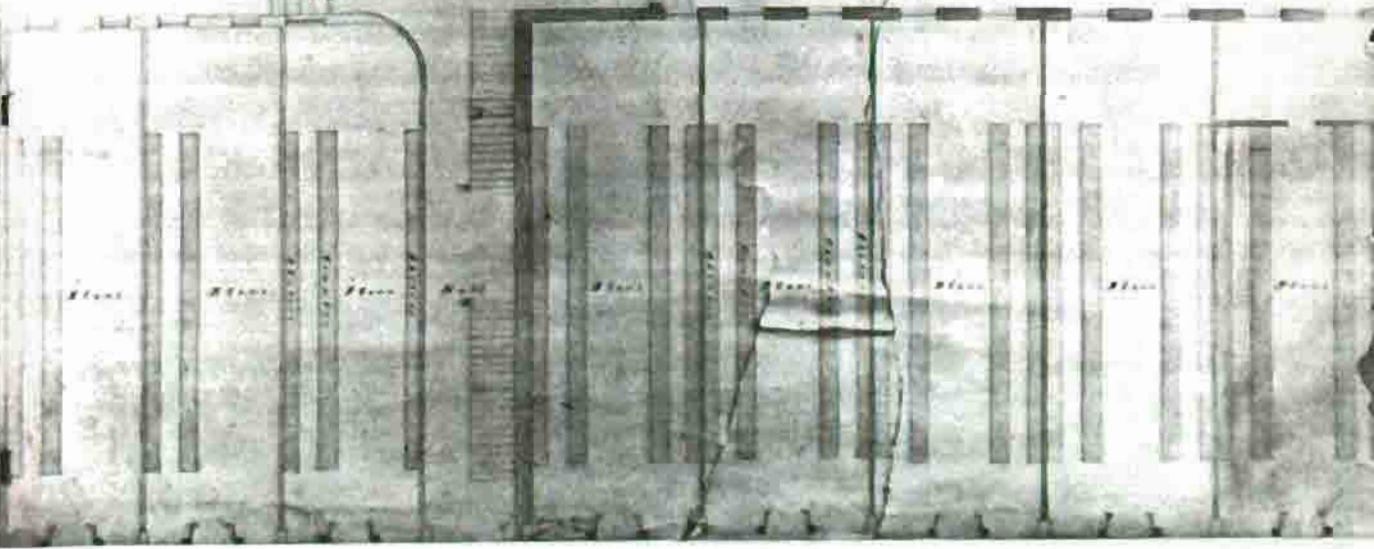
Smith and Brooks.

Civil Engrs.

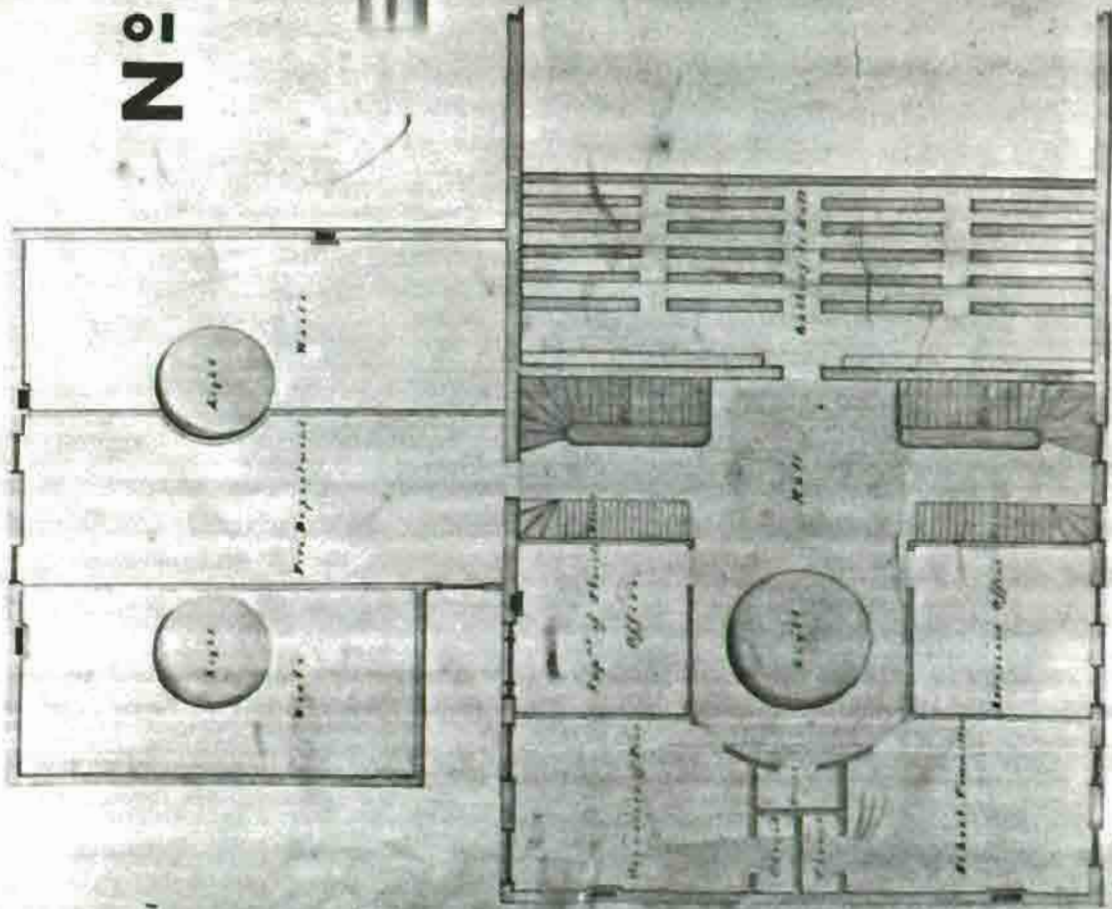
No 1



Proposed Alterations to City Hall



No 2



and architectural office to Andover Street in 1853, but by 1859 he had moved his office to Boston. One of his major commissions after moving to Boston was the City Hall in Portland, Maine, a large structure "in the Florentine Style of architecture" built in 1858-1859 under his superintendence.¹⁶⁹

The plans by Rand were laid aside, and during the years 1846-48 several other proposals were advanced for furnishing more space for the Lowell city government. On April 20, 1846, the City Council appointed a special committee "to take into consideration the expediency of providing better accommodations for the City Government and offices." Specifically the committee was to study the advisability of the city's acquisition of the lot to the east of the City Hall and the city's purchase of the interest of Middlesex County in deed to the Market House.¹⁷⁰

The special committee submitted a lengthy report to the City Council on December 10, 1846. The report recommended the purchase of the lot directly east of the City Hall owned by William Wyman of Baltimore for \$13,500, and a smaller lot just south of the Wyman lot owned by George H. Carleton for \$1,200. A new three-story, \$20,000-building would be built on those lots and connected with the present City Hall at the

169. Cowley, Illustrated History of Lowell, pp. 153-154; The Lowell Advertiser, February 10, 1845; Lowell Directory, 1849, p. 223; Lowell Directory, 1853, p. 245; Cowley, Hand Book of Business, p. 144; Coolidge, Mill and Mansion, pp. 98-99; "The City Hall, Portland, Maine," The Architects' and Mechanics' Journal, 1 (December 3, 1859), pp. 56-57; James H. Rand, [Plans of the Third Universalist Church, 1843/Barrister's Hall, 1906], Architect, James H. Rand, Builder, Jonathan Page [Lowell 1906], nine sheets of ink drawings, Special Collections and Archives, Lydon Library, University of Lowell; Auditor's Twelfth Annual Report, p. 63; Auditor's Fourteenth Annual Report, p. 53; and The Auditor's Twenty-Third Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account, For The Financial Year Ending December 31, 1858 (Lowell, 1859), p. 42.

170. "Copy of Order--On Better Accommodations for City Government," April 20, 1846, Reports, 1846-1847, Records of the City of Lowell.

second and third stories. The current hall on the second floor would be enlarged at a cost of \$2,000, and the ground floors of both buildings would be leased to tenants for commercial space.¹⁷¹

Following this report, two resolutions authorizing the Mayor to purchase the Wyman and Carleton properties and the treasurer to borrow \$15,000 to finance the acquisitions were introduced in the Common Council on December 10. However, the resolutions were tabled pending further consideration, and it was determined to refer the entire matter to the new City Council that would meet in January 1847. During the interim the Middlesex County commissioners offered to sell their interest in the Market House for \$10,000, thereby providing the city with an opportunity to obtain additional space for government offices.¹⁷²

On January 5, 1847, the new City Council established a special joint committee to review the various proposals for the accommodations of the city government. On February 1 the committee submitted the first of two reports as follows:

The first point that seemed important in the view of your Committee to settle was the cost of the additions & alterations in the present building consequent upon the proposed purchase of the Wyman & Carleton lots. They submitted the subject to Mr. Rand & obtained from him plans & estimates. . . . It appears from the estimates of Mr. Rand that the buildings & alterations will cost from 30 to 35,000 dollars--the land will cost very nearly \$15,000 making a gross amount of \$50,000.

171. "Report of Special Committee on the Subject of Accommodations for the City Government," December 10, 1846, Reports, 1846-1847, Records of the City of Lowell.

172. "Resolution Authorizing the Purchase of Land for Government Rooms," December 10, 1846, and "Resolution to Borrow \$15,000," December 10, 1846, Reports 1846-1847, Records of the City of Lowell.

Your committee are of opinion that it is inexpedient to involve the city in so great an increase of its debt believing that some other way of accommodating the City Government may be devised.

Your committee incline to the opinion that ample accommodations may be had in the Market House if the County's interest therein should be purchased. The commissioners ask \$10,000 for that interest-probably it may be obtained for a less sum.¹⁷³

The joint committee issued the second part of its report on April 5, 1847, reversing its recommendations concerning the Market House in favor of a recommendation to use the entire City Hall for municipal government use. The report stated that the Market House would not be available for two or three years, and that the poor financial state of the city made it inexpedient to consider the purchase of property and the construction of a new city government building. The committee recommended that the immediate need of office space be remedied by removing Carleton & Hovey's drug store from the building and converting the space for offices. The City Council voted to implement the committee's recommendation. Later that year Carleton & Hovey moved out of the City Hall, thus placing the entire building (with the exception of the basement) at the disposal of the city government.¹⁷⁴

The question of how to provide adequate room and facilities for the accommodation of the city government continued to be debated as late as November and December 1850. On November 29 the city council

173. "1st Report on Accommodations for the City Government," February 1, 1847, Reports, 1846-47, Records of the City of Lowell.

174. "2nd Report of Special Committee on Accommodations for City Government & Offices," April 5, 1847, Reports, 1846-47, Records of the City of Lowell, and Hovey, "History of an Old Firm," 241. The office alterations made after the removal of Carleton & Hovey's drug store are treated in Chapter Four.

appointed a joint special committee to consider the following possibilities: (1) reconstructing the Market House to provide office space for city officials; (2) selling the Market House (the city having recently bought the Middlesex County interest in the building) and building a new centrally-located city government structure containing a 3,000-seat auditorium and space for the police court, City School Library, and city officials; and (3) reconverting the entire first story of the City Hall to stores or other rental space. The committee issued its report on December 31, 1850, and described the deplorable accommodations for city officials. The Ward School Committee had a room in the Mechanic Building, the City Engineer was housed in the Bank Building, and the City Marshall, Overseers of the Poor, and the Superintendent of Streets had no formal office space. The Police Court was operating in cramped quarters in the Market House and the Mayor had only one room in which to conduct business. The report noted that reconstruction of the Market House would be neither satisfactory nor economical, and that the first floor of the City Hall could be converted totally to rent-producing stores if the city government vacated its present office space. The sale of the Market House was not viewed as a viable option because of restrictions on part of the property as a city commons. The erection of a new building was considered to be the best option, but the committee felt that the next City Council should deal with that question.¹⁷⁵

The new City Council met on January 28, 1851, and appointed a joint special committee "to consider the expediency of converting the first story of the City Hall building into stores or other rental property." The committee issued its report on July 22, recommending against such alterations, and the City Council approved the recommendation.¹⁷⁶

175. "Report of Special Committee on Reconstructing Market House, &c," December 31, 1850, Reports 1850-51, Records of the City of Lowell.

176. "Report of Joint Special Committee on Market House & City Hall," July 22, 1851, Reports, 1850-1851, Records of the City of Lowell.

B. Development of Plans for Renovation of City Hall Building and Construction of Huntington Hall: 1851-1852

While the committee was preparing its report, city officials learned that the Boston and Lowell Railroad Company was planning to construct a new train depot at the junction of Merrimack and Dutton Streets, one block west of the City Hall. The news gave rise to the discussion that the city might take advantage of the new structure by entering into an agreement with the railroad to build an extra story on the building for a large auditorium, thus providing more space in the City Hall for government offices. Negotiations with the railroad authorities were commenced, and thus previous discussions about the reconstruction or sale of the Market House and the erection of a new city government building were dropped eventually from consideration.¹⁷⁷

While these negotiations were underway, the City Council directed the Committee on Public Lands and Buildings to evaluate various plans for repairs and alterations to the City Hall to accommodate the various city government officials and functions. In their report on February 10, 1852, the committee recommended

a new entrance to the Hall as drawn up on a Plan with red ink and marked C & on file in the City Clerks Office. The entrance would require an addition on the south side [i.e., the rear] of the Building 10 by 28 feet for the purpose of building stairs leading directly from the front door to the south side of the building as shown on the Plan. They would recommend the addition to be built of brick of sufficient height to admit of stairs into the attick [sic] of the building. They also recommend the removal of the present stairs, gallery & partitions so that the Hall will extend the whole length of the Building & would recommend the speakers desk removed to the center of the north side of the Hall & a gallery 15 or 16 ft.

177. Webster, Story of the City Hall Commission, p. 73.

wide built on the south side & both ends of the Hall which would enable about nine hundred more people to be seated than under the present arrangement. Your committee would also recommend a room to be finished on the first floor where the stairs are now built for the assessors or any other use required for the city. The safe in the present assessors room may be retained for the safe keeping of such books & papers as are not in immediate use which will make room in the City Clerks safe for such books & papers as the present emergency requires. . . . 178

The City Council approved the report and directed the Committee on Public Lands and Buildings to estimate the expenses of the proposed alterations. The estimate, which was forwarded to the City Council on February 24, contained the following items.

Addition for stairway at south side of building including stairs--\$1200

Removing partitions, gallery, and old stairway, building galleries on three sides of hall, arching windows, and altering and new plastering ceiling--\$2400

Whole expense including finishing of room for use of assessors--\$3,600. 179

178. "Report of Special Committee on Enlargement of City Hall," February 10, 1852, Reports, 1852-1853, Records of the City of Lowell.

179. "Report of Committee on Lands & Buildings on Expense of Alteration of City Hall," February 24, 1852, Reports, 1852-1853, Records of the City of Lowell.

Meanwhile negotiations between the City of Lowell and the Boston and Lowell Railroad were continuing over the lease of a portion of the proposed depot to the city for use as a municipal auditorium. The final items of a lease were agreed to on July 30, 1852, whereby the city received that portion of the building (to be completed on February 1, 1853) above the first story with entrances on both Merrimack and Shattuck Streets provided that the city would use one portion of the second story as a hall and that the city would not use the remaining portion for machinery or commercial rental space for a period of thirty years. Within six months of the building's completion, the city agreed to finish a room on the second story for a municipal auditorium having dimensions of 127 feet, 4 inches long by 80 feet, 4 inches wide and within one year the other portion was to be completed into rooms for city purposes. The city agreed to maintain its part of the structure and pay an annual rental fee of \$450.¹⁸⁰

In anticipation of the final terms of the agreement, a Joint Special Committee was assigned the task of drawing up proposals for the alteration of the existing City Hall building. The committee found that

the present city hall would not be needed, and that alterations might be made in that building highly advantageous to the city. The rooms required for city purposes might be located in the second story, thus affording ample and superior accommodations.

A third story might be made to serve for the City Library or for other purposes. The lower story might be divided into four spacious stories, which it is believed might be rented for \$2,000 per year.

180. "Agreement, City of Lowell and Boston and Lowell Railroad Corporation," July 30, 1852, in The Auditor's Nineteenth Annual Report of the Receipts and Expenditures of the City of Lowell, Together with the Treasurer's Account, For Financial Year Ending December 31, 1854 (Lowell, 1855), p. 42, and The Lowell Advertiser, May 25, 1852.

Specifications, plans, and estimates had been drawn up at a cost of \$186 by Daniel G. Bean, a local architect, for the committee, and the cost of the proposed renovation and remodeling work was estimated at some \$8,000. The report was approved immediately by the City Council.¹⁸¹

C. The Renovation of the City Hall: 1852-1853

The renovation of the City Hall and the construction of the Boston and Lowell Railroad depot began during the summer of 1852. Unfortunately, there are no extant plans, specifications, or drawings related to the renovation and alterations made to the City Hall building. The only available data on the construction period is the list of expenditures for the work found in the City Auditor's records as follows:

1852

Lumber, Brooks & Tyler, \$154.96
Lumber, Merrimack River Lumber Company, \$43.11
Frames and Sash, Fifield & Peabody, \$168.00
Painting, James Farson, \$110.74
Lime and cement, Horatio Fletcher, \$108.34
Slating, John Waugh, \$31.66
Iron Work, Lund Lovejoy, \$49.93
Plans, D. G. Bean, \$186.00
Safe doors and locks, Smith, Lovett & Co., \$65.50
Nails, J. F. & J Rogers, \$19.93
Nails, Stephen Mansur, \$5.82
Acid, Carleton & Hovey, \$2.95
Freight, Boston and Lowell Railroad Company, \$5.93
Mason work, John B. Tuttle & Co., \$404.49
Labor, 18 men, \$505.41

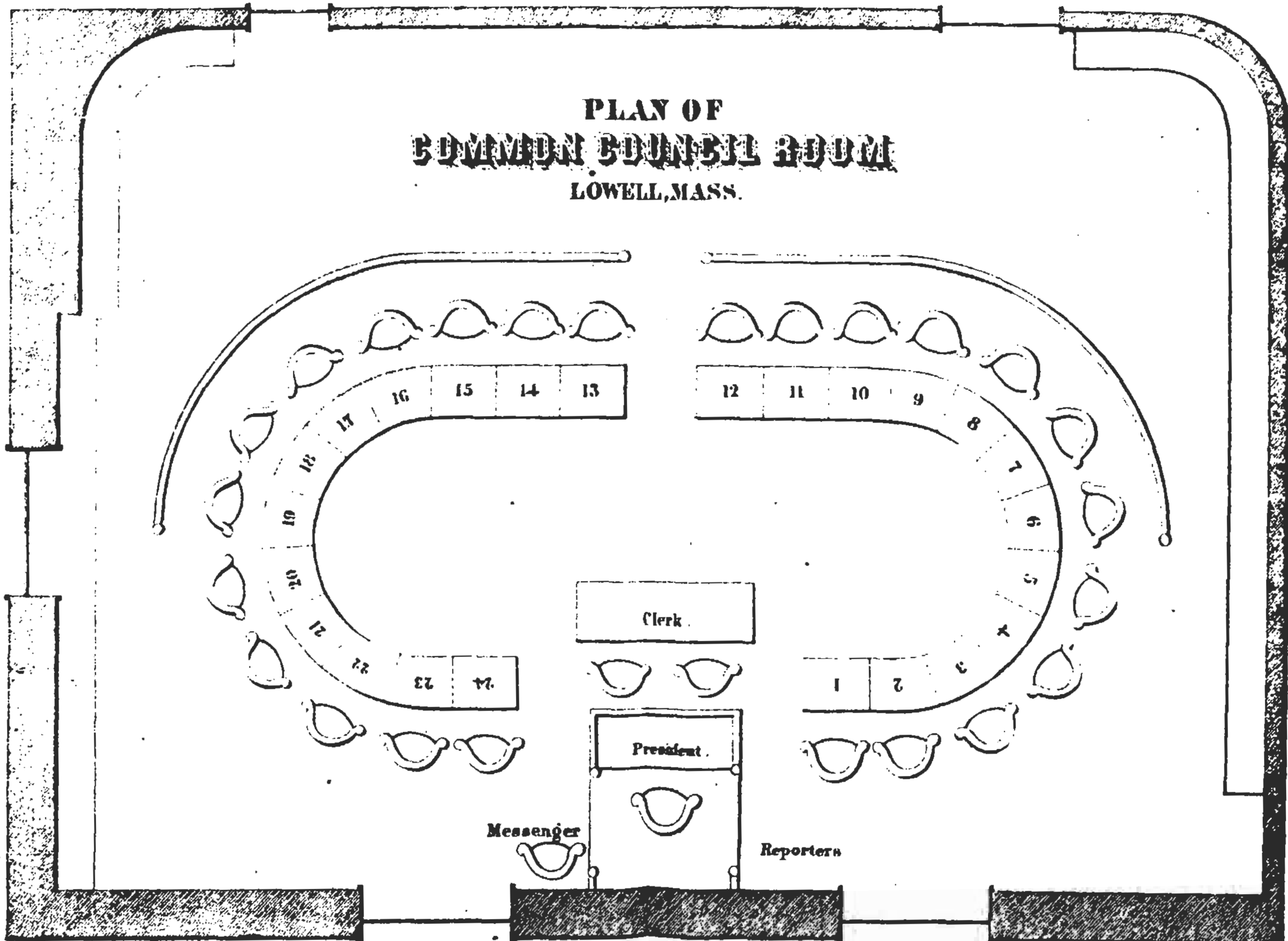
181. "Report of Joint Special Committee on Communication of Mayor and an Order in Reference to a New City Hall," May 22, 1852, Reports, 1852-1853, Records of the City of Lowell, and Auditor's Seventeenth Annual Report, p. 57. Little is known about Daniel G. Bean. His first entry in the Lowell Directory was in 1847 when he was listed as an employee of the Middlesex Corporation. In 1853 he was listed as one of two architects in Lowell, along with James H. Rand, with an office at 48 Central Street. Lowell Directory, 1847, pp. 63, 181, and ibid., 1853, pp. 51, 245.

1853

Mason work, John B. Tuttle & Co., \$1,209.52
Mason work, Crosby & Prescott, \$590.61
Mason work, John J. Pray, \$26.62
Mason work, Herrick & Tuttle, \$13.16
Labor and sundries, Stephen Carlton, \$414.12
Lumber and labor, Spalding & Page, \$671.14
Lumber, Merrimack River Lumber Company, \$211.31
Lumber, Brooks & Tyler, \$546.18
Lumber, Otis Allen & Co., \$109.22
Lumber, Eleazer Austin, \$244.95
Labor and lumber, Thomas Pratt, \$224.76
Labor and lumber, H. C. & J. F. Howe, \$40.98
Labor and lumber, J. J. Hoyt, \$15.00
Lumber and brick, Horace Howard, \$116.74
Lumber and lime, Horatio Fletcher, \$55.05
Sash weights and caps, F. H. Myrick, \$389.44
Glass, Coburn & Mixer, \$1,238.77
Mahogany, Cutters & Clark, \$233.00
Stone and labor, Leonard Robinson, \$86.97
Stone and labor, S. Clough & Co., \$21.00
Stone, Theodore W. Jones, \$799.99
Stone, David Nichols, \$10.50
Doors and sash, Fifield & Peabody, \$264.16
Blinds, Favor & Hatch, \$111.50
Painting blinds, Howes & Harper, \$78.00
Paint and labor, G. C. Morey & Co., \$295.85
Paint and labor, Abner Kittredge, \$488.22
Stock and labor, David Dana, \$69.82
Nails and tools, Stephen Mansur, \$144.60
Nails and screws, J. F. & J. Rogers, \$79.75
Iron work, George W. Garland, \$37.16
Iron rods, Daniel Lovejoy, \$31.15
Screws, Josiah Sawtell, \$12.00
Screws, Moses Loverien, \$2.00
Safe doors, Robert Kershaw, \$150.00
Transportation, Boston & Lowell Railroad Company, \$7.35
Trucking, L. C. Johnson, \$.44
Steam boiler, Allen & Endicott, \$484.85
Building chimney, George S. Butters, \$243.03
Fixtures, Lowell Gas Light Company, \$238.54
Furniture, Adams & North, \$809.05.
Furniture, Weaver & Brother, \$252.89
Labor, 23 men, \$1,240.58.

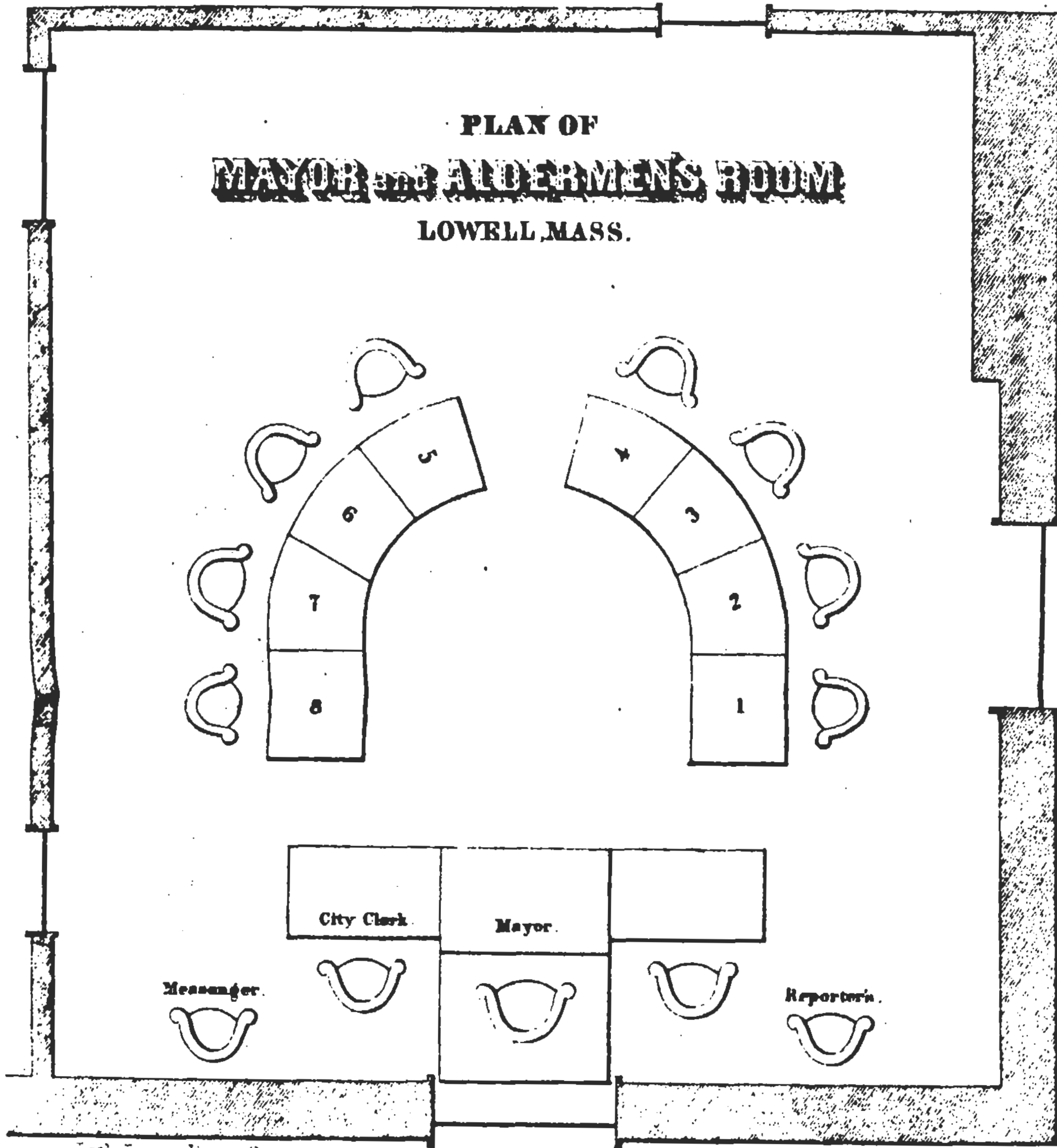
182. Auditor's Seventeenth Annual Report, pp. 56-57, and Auditor's Eighteenth Annual Report, pp. 51-52. Although there are no extant plans, drawings, or specifications relating to the 1852-53 renovation and remodeling work, two drawings entitled "Plan of Common Council Room, Lowell, Mass." and "Plan of Mayor and Aldermen's Room, Lowell, Mass." were published in Municipal Register: Containing Rules and Orders of the City Council, and a List of the Government and Officers of the City of Lowell, for 1864, printed in Lowell City Documents, 1863. The two plans may be seen on the following pages.

PLAN OF
COMMON COUNCIL ROOM
LOWELL, MASS.



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PLAN OF
MAYOR and ALDERMENS ROOM
LOWELL MASS.



The alterations and renovation of the City Hall were completed by early 1853 at a cost of \$14,364.34. The extensive alterations to the City Hall preserved the Greek Revival style of architecture in which the structure was built originally and which had come to dominate virtually all construction activity in Lowell by the mid-1840s. While the alterations did not change the basic image of the 1830 building, the visual support of the classic pilasters at the northeast and northwest corners was replaced by new granite store front posts. The floor of the first story was lowered two feet to grade level, and the 20-foot ceiling height of the former second story and the former attic were divided by the introduction of a third floor to provide two floors for city offices. A new main entrance was established on Merrimack Street flanked by four "fashionable" stores, having double doors with transoms, large glass lights, and cross-hatched skirts that extended the full depth of the building. The structure featured four chimneys, two ventilators, a continuous roof snow guard, second and third floor windows separated by panels, a projecting brick frieze under the wood cornice, and projecting pilasters with capitals at the corners. The west and east walls were changed by bricking up the original main entrance facing Shattuck Street and the entrance facing the alley on the east. The end stores were given side entrances--the eastern one, a simple door with flanking windows, and the western one, a modest display window facing the adjacent plaza plus an entrance and apparently a back "office" door.¹⁸³

Commenting on the changes made to the City Hall building, two local historians looked back on the early history of the structure with some nostalgia. In his Illustrated History of Lowell, Charles Cowley wrote:

183. Webster, Story of the City Hall Commission, p. 74; Batcheler, "[Draft], Historical Structures Report, Architectural Data, Old City Hall," pp. 24-25, 27-29, 38-39, 41-43, 46-47, 51-52, 84; and Coolidge, Mill and Mansion, pp. 96-99.

Synchronously with the building of this Depot, the City Hall Building was reconstructed, and the hall from which it took its name became a thing of the past. Many interesting memories are associated with that Hall. There had been witnessed the most tumultuous scenes in our early history. There had been fought the battle for the schools,-the battle for Belvidere,-the battle for the Charter,-the battle of the Market House,-the battle for Caleb Cushing as the "Representative Man." There the heart of young Lowell had throbbled under the passionate eloquence of Clay. There had spoken Abraham Lincoln, John Quincy Adams, Daniel Webster, Rufus Choate, Edward Everett, John M. Berrian, Lewis Cass, Levi Woodbury, Isaac Hill, and others of the great men of America, who have since passed out of time into history.

Some year later, D. Hamilton Hurd observed in his History of Middlesex County that could the early founders of Lowell

come back to earth again, [they] would scarcely recognize its [i.e., the City Hall's] identity. The bricks indeed remain, but the two rows of short windows have given place to one row of long ones. The hall in the second story has disappeared; the long entry running through the building parallel to Merrimack Street is no more. . . .¹⁸⁴

While there were no changes made to the basement, the oyster saloon and restaurant operated by the Cheney family, which stayed in business throughout the construction period, was damaged by some of the remodeling operations. In November 1852 the City Council authorized a new lease of the basement to the Cheneys, but apparently they balked at the terms offered by the city. Finally, the case was submitted to a

184. Cowley, Illustrated History of Lowell, p. 148, and Hurd, History of Middlesex County, II, 19.

three-member arbitration panel, but the Cheneys were unmollified and moved their business to another location in 1853.¹⁸⁵

D. The Construction of Huntington Hall: 1852-1853

The new Boston and Lowell Railroad depot, which possibly was inspired by the new town hall that had been constructed at Manchester, New Hampshire, in 1845, was also completed by early February 1853 under the direction of Samuel K. Hutchinson as superintending builder. The structure, based on plans drawn by E. C. and J. E. Cabot of Boston, was characterized by the Mayor as "one of great architectural beauty, an ornament to the city, and reflects much credit upon those who have been instrumental in procuring the erection."¹⁸⁶ Coolidge, a student of pre-Civil War architecture in Lowell, noted in his Mill and Mansion that the depot was the "first public building in Lowell which illustrates the full romantic trend." The structure

was a sober, Italianate building with a T-shaped facade. Two stories high, made of brick, it was crowned by a corbelled cornice which curved majestically around the corners. The stem of the T was a projecting pavilion supported below on arches, adorned above with a series of round-headed windows and carrying an extraordinary pseudo-baroque clock. . . .¹⁸⁷

While the first floor of the depot was used by the railroad company, the entire second floor and the third floor at the north end of the building were assigned to the City of Lowell. On the second floor there was a spacious hall (30 feet high, 127 feet long, and 80 feet wide)

185. "Report of Committee on Lands & Buildings on Reference of Subject of Damages to Occupants of Basement of City Hall," November 19, 1852, Reports, 1852-1853, Records of the City of Lowell.

186. Webster, Story of the City Hall Commission, pp. 73-74.

187. Coolidge, Mill and Mansion, pp. 96-97, 209-210.

with convenient adjoining rooms. This hall, which was designed to replace the former second floor hall in the City Hall building, was named in honor of Dr. Elisha Huntington, then Lieutenant Governor of Massachusetts and the mayor of Lowell for eight terms between 1840 and 1858. The third floor at the north end of the depot building contained a smaller hall (20 feet high, 70 feet long, 57 feet wide), which was named in honor of Patrick Tracy Jackson, one of the founders of Lowell.¹⁸⁸

Although Huntington Hall would not be completely furnished until March, the first event to be held in it took place on February 12 when a large crowd turned out to hear a two-hour discourse by Governor George S. Boutwell on constitutional revision followed by remarks from Benjamin F. Butler and other local politicians. As the spacious hall was still unfinished, many people had difficulty hearing the speakers and left early, prompting one local newspaper to quip:

. . . Whether, when completed, it will be any less like "all outdoors" to speak or hear in, is a question; should it not be, Mr. Butler's simile of the snail that moved from its own shell into a lobsters shell and froze to death, would be quite appropriate.¹⁸⁹

188. Cowley, Hand Book of Business, p. 144; "Order, Naming the New Hall," February 8, 1853, Orders of the Mayor and Aldermen, 1835 to 1851, Records of the City of Lowell; and Eno, "Minds Among the Spindles," in Eno, Cotton Was King, p. 232. After 1853 Huntington Hall was often popularly referred to as the city hall.

189. Lowell Daily Advertiser, February 14, 1853. See also Vox Populi, February 11, 1853.

CHAPTER SIX
THE CITY HALL BECOMES THE CITY GOVERNMENT BUILDING:
1853-1893

A. The City of Lowell: 1853-1893

During the period from 1853 to 1893 when the City Government Building served Lowell as the office building for most of its elected officials, the city continued to increase its mill facilities and industrial production. At the same time, the city began to decline in relative industrial importance as competing factories at Fall River, New Bedford, and Manchester, capitalizing on the new age of steam power and conveniently located for water transportation of coal, raw cotton, and finished products, gradually surpassed Lowell in importance. While the Lowell mills expanded their facilities and production, the general economic state of the mills fell into a period of lethargy brought on by corrupt and fraudulent business practices tolerated by an absentee management that was primarily interested in profits, widespread stock ownership among numerous disinterested individuals, and the replacement of the remaining native mill girls by a work force consisting primarily of cheap immigrant labor. Whereas Lowell had attracted worldwide acclaim in the first half of the nineteenth century, it quickly lost its reputation as a leading dynamic industrial center after the mid-1850s. One writer has described this change as follows:

Lowell had been the leading exponent of a new path to economic salvation. It became one of a group of competing mill towns. Successful because well established and skillfully if ruthlessly administered . . . it had been the darling of an important and adventurous clique of American capitalists. Its history had been dramatic. Its citizens, aware of the world-wide interest focused on their actions, had behaved histrionically. Its evolution became an uneventful progress in which the important problems were not those of Temperance, slavery and the Ten-Hour Day, but the improvement of the water system, the introduction of horse cars and the formation of a local historical society.

Compared with the rapid expansion in the 1820s and 1830s and the more limited development of the 1840s, the growth of Lowell and its corporations was drastically curtailed in the late 1850s and early 1860s as the result of the nationwide financial panic of 1857 and the outbreak of

the Civil War in 1861. In the decade between 1845 and 1855, the number of spindles operating in the Lowell mills had doubled from 200,000 to 400,000, but in the next ten years a relatively modest 50,000 spindles were added in the city. The effects of the economic downturn were reflected in the 1860 census, which numbered 36,827 Lowell residents, representing an increase of 10 percent over 1850, compared to a population growth of more than 60 percent during the 1840s.

The Civil War had a severe impact on the industries and population of Lowell. Between 1860 and 1865 the population of the city dropped some 15 percent to approximately 31,000. The two principal causes for the downturn were the enlistment and drafting of men into the Union army and the curtailment or shutdown of most of the textile corporations after their supplies of Southern cotton were depleted. Despite the cutbacks, which resulted in the loss of some 10,000 jobs and drove the remaining native-born mill girls back home to their New England family farms, several of the corporations used the war years to carry out major rebuilding campaigns in their millyards, demonstrating their prewar profitability and their confidence in postwar recovery. Woolen mills also flourished during the war because of the continued availability of wool and the wartime demand for woolen products.

The Lowell cotton mills resumed active production following the Civil War, and the city commenced again the growth that characterized its early decades. After the wartime low of some 31,000 residents, the population increased to 40,928 in 1870, 59,475 in 1880, 77,696 in 1890, and 84,367 in 1895. Thus, the population of Lowell nearly tripled in the 30-year period after the Civil War, an increase aided in part by four substantial land annexations in 1874 and 1888.

The growth of the Lowell population was accompanied by the expansion of industrial facilities and production in the post-Civil War era, although no new textile corporations were incorporated. A statistical review of the manufacturing capabilities for the Lowell industries in 1874 was presented by Elias Nason in his A Gazateer of Massachusetts as follows:

9 cotton manufactories in addition to hydraulic power--to steam engines
74 mills and other buildings
16,000 employees
2,497,115 yards of cotton per week
60,000 yards of wool per week
37,500 yards of carpeting per week
2,500 yards of shawls per week

The expansion of the Lowell mills and industrial production continued during the following decade. In 1884 Frank P. Hill noted in his Lowell Illustrated that:

At present the combined capital of the largest corporations amounts to about \$18,000,000; number of mills, 170; spindles, 896,250; looms, 24,445; 13,158 females and 7,691 males are employed; 237,276,000 yards of cotton are made per year.

Three important developments characterized the growth of Lowell as an industrial city from the end of the Civil War to the early 1890s. First, the work force of the mills increasingly became dominated by a permanent operative class made up largely of cheap immigrant labor that the absentee management attempted to exploit in its drive to produce ever-higher profits. The large Irish contingent in Lowell was supplemented in the postwar era by increasing numbers of French Canadians who replaced the remaining native mill operatives that left during the wartime slowdown. The companies no longer provided housing and moral supervision for their employees to the degree that they had with their locally-recruited female operatives. The growing indifference of the corporations brought the problems of urban poverty and decay to the forefront of local politics, and the city politicians followed the example of civic leaders in other urban areas in the United States by attempting to solicit the political support of the immigrant workers through the use of the patronage system and other devices of "city machine politics."

A second evolutionary change in Lowell's previous pattern of development was the widespread adoption of steam power by the major corporations to supplement water power in the city. Steam power was

used successfully by 1848, and after the war it was the power source that allowed the mills to increase substantially their industrial production by constructing new mill facilities. By 1885 steam engines were producing more horsepower for Lowell's mills than was water power by a margin of 13,000 to 11,000.

The third key difference between prewar and postwar Lowell was that, while the major textile corporations remained the dominant economic resource of the city throughout the nineteenth century, other industries, commercial interests, and political forces came into their own after the Civil War. The period commenced with the incorporation in 1865 of the Wamesit Power Company owned by Benjamin F. Butler, a prominent and shrewd politician who built and strengthened the Democratic Party in Lowell into an effective political force on behalf of labor and reform issues in the postwar era by organizing the Irish into a strong block of support. Nearly thirty years later, the period culminated in the dedication of a new City Hall in 1893 as the growth of the city in area, population, and industrial production fostered plans for a monumental Romanesque Revival structure both to accommodate the growing municipal government and to provide an appropriate symbol of the prosperous industrial city that Lowell had become.

In 1893 another nationwide financial panic disrupted the economic life of Lowell. Following that depression, the number and diversity of immigrants coming to Lowell increased greatly, with large numbers of Greek, Polish, Portuguese, and European Jews joining the mill work force. Because of the continuing dominance of the largely absentee and disinterested mill management and the increasingly antiquated physical structure of the mills themselves, Lowell was on the verge of a new era that would witness a significant decline in its industrial output and importance.¹⁹⁰

190. "Report, Lowell National Historical Park and Preservation District Cultural Resources Inventory," pp. 84-86, 95-103, 109; Elias Nason, A Gazateer of Massachusetts (Boston, 1874), pp. 299-307; Hill, Lowell Illustrated, n.p.; Blewitt, "The Mills and the Multitudes," "Peter F.

B. Improvements and Alterations to the City Government Building:
1853-1893

On February 8, 1853, the Lowell City Council held its first meeting in the recently-remodeled and renovated City Hall building. Although the structure continued to be referred to as the City Hall or City Hall building for several years, it was generally cited as the City Government Building in the city records by the mid-1850s. On the other hand, Huntington Hall, which served as the municipal auditorium after 1853, was often referred to as the City Hall.

At its first meeting in the renovated building, the City Council determined to allocate the space on the remodeled second floor of the building. The assignment of rooms was as follows:

Room in southeast corner -- Mayor and Aldermen's Room

Room in northeast corner adjoining southeast room--Common Council Room

Room on south side, west of and adjoining southeast room--City Clerk's Office

Room in southwest corner -- City Auditor's Office

Room on south side, east of and adjoining southwest room--City Treasurer's Office

Two rooms in northeast corner, west of stairs--Mayor's Offices.

Blewett, "The New People: An Introduction to the Ethnic History of Lowell," Fidelia, O. Brown, "Decline and Fall: The End of the Dream," and Dugan, "The Outsiders' View," in Eno, Cotton Was King, pp. 141-146, 167-175, 192-195, 250.

The City School Library, containing some 10,000 volumes, would be moved to a room occupying the full width of the east end of the third floor in a few days.¹⁹¹

During the next forty years, various improvements and alterations were made to the City Government Building. Some structural changes reflected efforts to modernize and to upgrade the conveniences of the building. Others were related to the problem of making available more office space for the growing needs of the municipal government.

1. Heating of Offices and Stores: 1853-54

On September 27, 1853, the committee overseeing the finishing work on Huntington Hall reported that the hall was ready for the installation of "heating apparatus." After reviewing the merits of various heating systems, the committee concluded that the best method would be

to locate a steam boiler under the City Hall of suitable capacity to heat the City Hall building entire in all its rooms, & also Huntington & Jackson Halls; to connect the two Halls by steam pipe to be laid underground & put suitable pipes in Huntington Hall for heating, will cost about two thousand dollars. . . .

191. Vox Populi, February 11, 1853; Lowell Weekly Journal and Courier, February 17, 1853; Lowell Daily Journal and Courier, February 9, 1853; Lowell Daily Advertiser, February 10, 1853; Webster, Story of the City Hall Commission, pp. 80-81; Hurd, History of Middlesex County, p. 234; and "Order - Appropriating Rooms in the 2d Story of the City Hall," February 8, 1853, Orders of the Mayor and Aldermen, 1835-1851, Records of the City of Lowell. During the next decade the offices of other city officials were accommodated in the building as follows: Collector of Taxes, Superintendent of Streets, Civil Engineer, Superintendent of Public Buildings, and Superintendent of Schools. Municipal Register: Containing Rules and Orders of the City Council, and a List of the Government and Offices of the City of Lowell, for 1864, printed in Lowell City Documents 1864.

After examining this report, the City Council directed the Joint Committee on Public Lands and Buildings to study the feasibility of such a heating system arrangement in the City Government Building "in connection with the steam apparatus, already ordered for heating Huntington Hall." The committee reported on October 11 that

the cost will be about \$750 for the 2nd and 3d stories, and \$250 for the stores underneath; making one thousand Dollars for the whole Building.

Your committee are aware of the safety and convenience of this method of heating; but think favorably of deferring the matter, until it has been surely tested in the other Halls.¹⁹²

Despite the delay recommended by the committee, the steam heating system was installed in both buildings in 1854. George Dracott, Jr., was paid \$1,149.85 for "steam pipe and labor" in the City Government Building and \$1,139.74 for "steam pipe and labor" in Huntington and Jackson Halls. The work on the City Government Building included the erection of a boiler chimney against the south wall.¹⁹³

2. Miscellaneous Improvements: 1854

A number of miscellaneous improvements were made to the City Government Building during 1854. Among the major items were the following:

192. "Order, Committee to Enquire into Expediency of Heating City Hall Rooms by Steam," September 27, 1853, Orders of the Mayor and Aldermen, 1835-1851, and "Report on Heating City Hall Rooms & Huntington & Jackson Halls by Steam," September 27, 1853, and "Report of Committee on Lands & Buildings on Heating Rooms in City Hall with Steam," October 11, 1853, Reports, 1852-53, Records of the City of Lowell.

193. Auditor's Nineteenth Annual Report, p. 42.

Counters for Store, Theodore Warren, \$90.15
Whitewashing and Repairing, Crosby & Prescott, \$31.03
Furniture, Adams & North, \$46.47
Repairs and Labor, David Dana, \$38.32
Stoves, Cushing & Mack, \$47.47
Globes, William Dearden, \$12.57
Sashes and Blinds, Edward Fifield, \$42.10
Painting, G. S. Morey & Co., \$39.80
Labor and Materials, Ira Spalding, \$12.15
Repairing Cistern, Caleb Crosby, \$12.68.¹⁹⁴

3. Renumbering of Stores: 1854

At the request of Carleton & Hovey, the Committee on Public Lands and Buildings recommended on October 11, 1853, that "the stores [in the City Government Building] be numbered consecutively from the number of the store east of the building." Accordingly, Lewis Waterman was paid \$6 in 1854 for "numbering [the] Government building."¹⁹⁵

4. Miscellaneous Improvements: 1855-1859

The following miscellaneous improvements were made to the City Government Building during the years 1855-1859:

Painting, Abner Kittredge, \$18.50
Pump, J. C. Treadwell, \$9.62
Repairing cistern, Caleb Crosby, \$10.14
Repairing pipes, George Darracott, \$15.11
Repairing pipes, J. H. Newman, \$33.52

194. Ibid., pp. 42-43.

195. "Report of Committee on Lands & Buildings on Petition of Carleton & Hovey & others," October 11, 1853, Records of the City of Lowell, and The Auditor's Twentieth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account, for the Financial Year Ending December 31, 1855, p. 52.

Stoves, N. J. Wier & Co., \$12.38
 Emersons smokers, Cushing & Mack, \$18.41
 Painting Stores, Abner Kittredge, J. B. Fielding & Co., and Samuel
 Farson, \$44.40
 Whitewashing, Herrick & Tuttle, \$96.87
 Cementing cellar floor, Elijah Read, \$21.00
 Water gauge for boiler, L. E. Lincoln, \$25.00
 Repairing steam pipes, Bosworth & Randlett, \$7.74
 Repairing pipes and pump, Wilder & Dana, \$6.75
 Repairing Roof, John Waugh, \$15.98
 Fixtures in Stores, Lowell Gas Company, \$12.11
 Low water detector with whistle to boiler, E. H. Ashcroft, \$35.00
 Whitening and repairing plaster, Oliver C. Prescott, \$85.76
 Painting stores, George N. Osgood, \$33.70
 Copper water pipe, Wilder & Dana, \$17.63
 Repairing roof, John Waugh, \$3.76.¹⁹⁶

5. Remodeling of City School Library: 1859-1860

Early in 1859 the directors of the City School Library determined that the library shelves were inadequate for the present holdings (11,779 volumes) and the anticipated acquisition of more books. Thus, the City Council ordered the construction of "six large and capacious alcoves" to be added to the room providing "ample space for six thousand additional volumes, as well as adding much to the beauty and convenience of the Room." The recent construction of the Carleton Block, a four-story brick building on the east side of the City Government Building, had "materially obstructed the light from the eastern

196. Auditor's Twentieth Annual Report, pp. 51-52; The Auditor's Twenty-First Annual Report of the Receipts and Expenditures of the City of Lowell, Together with the Treasurer's Account for the Financial Year, Ending December 31, 1856, p. 44; Auditor's Twenty-Third Annual Report, pp. 40, 43; and The Auditor's Twenty-Fourth Annual Report of the Receipts and Expenditures of the City of Lowell, Together with the Treasurer's Account for the Financial Year Ending December 31, 1859, pp. 54, 91.

windows of the Library Room." This problem was remedied by the addition of a skylight or additional interior lighting facilities in late 1859 or early 1860.¹⁹⁷

6. Replacement of Boiler Under Building With One At Rear of Structure: 1860

The Joint Standing Committee on Public Lands and Buildings was directed on January 9, 1860, to consider the "removal of the boiler under the City Government Building" and its replacement with "a new boiler" that could also provide steam heat for the High School House, the Green Grammar School House, and Huntington and Jackson Halls. The committee submitted its report on April 10 and recommended that

the public good, protection of life, and the safety of the public documents require, that the Boiler now under the City Government Building be removed from under said building, and that a Boiler or Boilers for heating [be located] below the surface of the passage way south of said Government Building near where the chimney now stands, of ample capacity to heat Huntington Hall, Jackson Hall, City Government Building, High and Green School Houses with steam.

. . . the cost will not exceed Forty Five Hundred Dollars; and the saving annually will be about two Hundred Dollars; also the safety from fire is considerable, and when the health and comfort of the scholars, particularly of the High School, is taken into consideration; the superior advantages of the change contemplated over Furnace or Stove heat will be so apparent as to need no argument in its favor.

Again, it usually occurs that the halls are mostly used in the evening; the Schools in the day time: in this there will be

197. "Report of the Directors of City School Library," December 20, 1859, Records of the Directors of the City School Library, 1844-1870.

great economy, as with little additional fuel the necessary heat for the evening will be easily furnished. You are probably already aware that this removal and addition has been contemplated for several years, and the present seems . . . a favorable time to have this completed.

The report was quickly approved by the City Council and the boilers were completed in the rear of the City Government Building by the end of 1860 at a cost of \$5,044.60. The project included the following principal individual expenditures:

Two boilers, Lowell Machine Shop, \$1,400 each, \$2,800
Furnace binders and plates to cover flues, \$84.16
Pipe, steam fittings, and labor, Horace R. Barker, \$1,795.22
Covering stone and labor, Runels, Clough & Co., \$239.38
Old iron rail, Boston & Lowell and Nashua & Lowell Railroad
Company, \$29.70
Illuminating tile, F. H. Moore, \$42.70
Drain Pipe and hair, Caleb Crosby, \$26.74
Fire brick, Wilder & Dana, \$5.50
Roll-Brimstone and packing, Charles B. Coburn, \$13.39
Sash doors, Josiah G. Peabody, \$2.50

As a precaution against fire, a water hydrant was installed near the rear of the City Government Building by the Lowell Fire Department.¹⁹⁸

198. "Order in Relation to the Boiler Under the City Government Building," January 9, 1860, Orders of the Mayor and Aldermen, 1835 to 1851, and "Report of the Joint Standing Committee on Lands & Buildings on the Removal of the Boiler under the City Government Building," April 10, 1860, Reports, 1860, Records of the City of Lowell, and The Auditor's Twenty-Fifth Annual Report of The Receipts and Expenditures of the City of Lowell, Together with the Treasurer's Account for the Financial Year Ending December 31, 1860, pp. 80-81, 106.

7. Relaying Sidewalk on South Side of Merrimack Street:

1860

On February 14, 1860, the City Council directed the Joint Standing Committee on Streets to study the necessity of relaying the sidewalks on the south side of Merrimack Street between Central and Shattuck Streets. The committee was also to consider the expediency "of conveying the water from the conductors in front of the Buildings under the walk to the street instead of over."

After surveying the sidewalk, the committee reported on June 26 that portions of the walk were in "bad condition, the bricks having become uneven and broken." Hence the sidewalk needed to be relaid to establish "a more even and uniform slant in the grade." However, the committee found it inexpedient to convey the water from the conductors under the sidewalk since "the water in winter would be likely to freeze and raise the sidewalk about it, rendering it more dangerous than in its present conditions." The work was completed by the end of the summer.¹⁹⁹

8. Miscellaneous Improvements: 1861-1862

The following general improvements were made to the City Government Building during the 1861-1862 period:

1861

Counters, painting, glazing, and installing flag-staffs on City Government Building and Market House, Furnald & Rollins, \$259.82

Painting, staining, and varnishing City Government Building and Huntington Hall, J. B. Fielding & Co., \$255.17

199. "Order for the Committee on Streets to Consider the Expediency of Relaying a Portion of the Sidewalk on the Southerly Side of Merrimack Street Between Central and Shattuck Streets," February 14, 1860, and "Report of the Joint Standing Committee on Streets on the Order Related to Relaying a Portion of the Sidewalk on Merrimack Street Between Shattuck and Central Streets, June 26, 1860," Reports, 1860, Records of the City of Lowell.

Whitening and coloring, D. M. Presscott, \$202.00

Gas and Steam Fittings and labor, Horace R. Barker, Huntington Hall and City Government Building, \$320.75

1862

Gas and Steam Fittings, and labor, Huntington Hall and City Government Building, Horace R. Barker, \$80.59.²⁰⁰

9. Installation of Two Ventilators and New Gutters: 1863

The installation of two ventilators and new gutters, as well as roof repairs and work on gas and steam fittings, were the principal improvements made to the City Government Building in 1863. The following expenditures were made in relation to those projects and other minor improvements:

Lumber, nails, iron bolts, labor, Furnald & Rollins, \$208.91

Timber for gutter, Norcross & Saunders, \$67.43

Slate, zinc, lead, tin, and labor for repairing roofs of City Government Building and other buildings, John Waugh, \$154.90

Two patent ventilators, Luther Robinson, \$78.00

Sawed ornament, Luther Robinson, \$3.00

Gas and steam fittings and labor, City Government Building and Huntington Hall, Horace R. Barker, \$94.56

Solder, lead pipe, zinc on mats, rivets, burrs, ejects, binds, and labor, City Government Building and Huntington Hall, H. H. Wilder, \$53.83

Mason work, Crosby & Drown, \$23.01.²⁰¹

200. The Auditor's Twenty-Sixth Annual Report of The Receipts and Expenditures of the City of Lowell, Together with the Treasurer's Account for the Financial Year Ending December 31, 1861, pp. 73-74, and The Auditor's Twenty-Seventh Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1862, p. 72.

201. The Auditor's Twenty-Eighth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account of the Financial Year Ending December 31, 1863, pp. 44, 81-82, and Annual Report of the Superintendent of Public Buildings, For the Year 1863, pp. 3-4, printed in Lowell City Documents, 1863.

10. Painting and Roof Repair: 1864

The Superintendent of Public Buildings reported that the City Government Building was in good condition at the end of 1864. However, the ceilings in the structure needed to be "whitened" and the office walls "colored" since they had "become very much discolored in many places." Aside from the painting projects the roofs of the City Government Building and Huntington Hall were repaired with slate and zinc by John Waugh in 1864.²⁰²

11. Painting Stores and Masonry Work in Mayor's Office: 1865

During 1865 the major improvements made to the City Government Building were the painting of the stores by Brown & Carter (\$249.13) and masonry work in the Mayor's office by Crosby & Drown (\$119.43). Other work included some minor roof repairs by John Waugh, and the installation of a blind for the School Committee Room by J. G. Peabody and a gilding top light by J. F. Westall. Two portraits of Abraham Lincoln, who was assassinated on April 14, were painted for the City Government rooms by Samuel P. Howes.²⁰³

12. Installation of Piped Water and General Painting: 1867

In 1867 a piped water system was constructed in Lowell under a contract let to George H. Norman. The contract probably included the introduction of water piping into the City Government Building. The outside doors and sash were painted, but other than that the Superintendent of Public Buildings found the structure to be in good condition and in need of little work.²⁰⁴

202. Annual Report of the Superintendent of Public Buildings for the Year 1864, pp. 3-4, and The Auditor's Twenty-Ninth Annual Report of The Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Financial Account for the Year Ending December 31, 1864, pp. 83-84, printed in Lowell City Documents, 1864.

203. The Auditor's Thirtieth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1865, pp. 39, 81-82, printed in Lowell City Documents, 1865.

204. Annual Report of Superintendent of Public Buildings For the Year 1867, pp. 3-4, and Auditor's Report of the Receipts and Expenditures,

13. Interior Remodeling: 1868

A number of improvements were carried out on the interior of the City Government Building in 1868. These projects included:

Building desks for the Mayor and Aldermen's and Common Council Rooms, sheathing the Messenger's Room and finishing a Dressing Room in connection with the Mayor's office; painting and graining all the offices in the Government Building and whitening and coloring all the offices and halls connected therewith, also painting the front of the stores in the building. . . .

The interior remodeling involved the following major itemized expenditures:

New Desks in Common Council Room

Mahogany, Clark & Smith, \$121.34

Mahogany and whitewood, H. & A. Whitney, \$42.17

Ornaments, rosettes, cherry rail, newels, carving brackets, oil and polish, labor, Crosby Furniture Company, \$45.12

Cherry lumber, Thomas Pratt, \$18.40

Cherry wood, H. & A. Whitney, \$52.57

Labor making desks, Robert L. Hall, \$240.00

New Desks in Mayor and Aldermen's Room and for the Mayor, President, and Clerks in the Mayor and Aldermen's and Common Council Rooms

Mahogany, Clark & Smith, \$104.04

Mahogany, H. & A. Whitney, \$113.47

Sticking mouldings, turning circles, turning rosettes, and labor, Crosby Furniture Company, \$58.13

for the Year Ending December 31, 1867, pp. 74-76, 85, printed in Lowell City Documents, 1867-8.

Morocco border strips, Lawrence, Wilde & Hull, \$2.50
Oil, whiting, and labor, George N. Osgood, \$43.61
Labor, \$223.00

Miscellaneous Remodeling

Carpet for Aldermen and Common Council Rooms, Adams, North & Co., \$405.73
Two chandeliers for Common Council Rooms, H. R. Barker & Co., \$100.00
Two gas light brackets and shades, H. R. Barker & Co., \$30.00
Gas fittings and labor in Common Council Room, H. R. Barker & Co., \$21.92
Plastering, coloring, sponge, and labor, D. M. Prescott & Co., \$424.35
Mason work, D. M. Prescott & Co., \$55.62
Coca mats, felting, carpeting, curtains, and office chairs for City Library Room and Messenger's Office, Adams, North & Co., \$125.38.²⁰⁵

14. Boiler Repairs and Improvement of Water Supply for Boilers: 1868

The boilers in the rear of the City Government Building, which were becoming increasingly dangerous and unreliable; were repaired twice during the year. H. R. Barker & Co. was paid \$455.88 for providing tarred pipe, valves, brass castings, pipe tongs, couplings, and gas fixtures in the repair of the steam boilers and the boiler pump. Later, Dobbins & Crawford were paid \$406.76 for low moor iron and rivets in the repair of the boilers.

205. The Auditor's Thirty-Third Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1868, pp. 49-51, 100-102, and Annual Report of the Superintendent of Public Buildings, For The Year 1868, p. 3, printed in Lowell City Documents, 1868-9.

Earlier in 1864 and 1867 there had been problems with the water supply for the steam boilers. On both occasions the Proprietors of the Locks and Canals had kept the water pipes north of the Pawtucket Canal filled with water from their reservoir in order to keep the boilers operating. Thus, in 1868 the city sought to supplement the boiler water supply by building a new cistern and putting in a new two-inch supply pipe from the canal to the basement of the City Government Building.²⁰⁶

15. Office Furnishings: 1869

Few improvements, other than office furnishings were made to the City Government Building in 1869. The principal expenditures listed for the structure include the following:

Chandelier, Aldermen's Room, H. R. Barker & Co., \$50.00
Settee and chair, Adams, North & Co., \$9.75
Two sofas, Aldermen's Room, Adams, North & Co., \$100.00
Duster and umbrella stand, Aldermen's Room, \$5.58.²⁰⁷

16. Alterations in Mayor's Office: 1870

Extensive alterations and remodeling were carried out in the Mayor's Office in 1870. The work included:

Stucco work, D. M. Prescott & Co., \$127.71
Repairing sofa, Adams, North & Co., \$20.00
Calendar clock, G. T. Williams, \$40.00

206. Auditor's Twenty-Ninth Annual Report, p. 83, printed in Lowell City Documents, 1864; Auditor's Report . . . for the Year Ending December 31, 1867, p. 85, printed in Lowell City Documents, 1867-8; and Annual Report of The Superintendent of Public Buildings, For The Year 1868, pp. 3-4, and The Inaugural Address of His Honor Jonathan P. Folsom, Mayor of the City of Lowell to the Two Branches of the City Council, January 4, 1869, p. 10, printed in Lowell City Documents, 1868-9.

207. The Auditor's Thirty-Fourth Annual Report of The Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1869, pp. 95-96, printed in Lowell City Documents, 1869-70.

Carpet, Adams, North & Co., \$177.70
Gilt moulding and picture books, J. B. Fielding & Co., \$8.64
Sheathing, A. L. Brooks, \$51.43
Graining, William F. Pennington, \$36.75
Moulding, M. C. Pratt & Co., \$9.15
Tin pipe and labor, S. G. Mack & Co., \$22.10
Steam coil, marble slab, chandeliers, pipe, and labor, H. R. Barber
& Co., \$187.19.²⁰⁸

17. Miscellaneous Improvements: 1870

A number of miscellaneous improvements were made to the City Government Building in 1870. These projects, the majority of which related to repairs to the first floor stores, included:

Repairing store of E. C. Leslie & Co., D. M. Prescott & Co.,
\$141.14
Whitening and repairing store of William Bascom, D. M. Prescott &
Co., \$26.93
Whitening store of Carleton & Hovey, D. M. Prescott & Co., \$25.20
Whitening and sand, D. M. Prescott & Co., \$25.65
Clock, City Clerk's Office, E. B. Carter, \$10.00
Desk, Treasurer's Office, R. L. Hall, \$29.00.²⁰⁹

18. Installation of Two Tubular Boilers: 1872

Since 1868 various city officials had recommended that the boilers in the rear of the City Government Building be replaced in the interests of public safety since they were subject to leaking and needed

208. "Annual Report of the Superintendent of Public Buildings for the Year 1870," Reports, 1870, Records of the City of Lowell, and The Auditor's Thirty-Fifth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1870, p. 96, printed in Lowell City Documents, 1870-71.

209. Auditor's Thirty-Fifth Annual Report, p. 97, and Annual Report of the Superintendent of Public Buildings for the Year 1870 p. 3, printed in Lowell City Documents, 1870-71.

frequent repairs. In January 1871 the Superintendent of Public Buildings reported that

. . . It will be necessary to put new boilers into the Government Building this season, for the old ones are liable to give out at any time, and I would recommend to put the boilers back into the vacant lot [across the passageway sometimes referred to as City Avenue to the rear of the City Government Building] if the restrictions can be taken off the land so as to allow the city to build upon it. . . .²¹⁰

During 1872 the old boilers were removed and two new tubular boilers were purchased from and installed by William Dobbins at a cost of \$3,176.01. Other work involving the installation of the boilers included the following:

Mason work on boilers, Rollins & Sargent, \$112.73

Brackets, couplings, felting, fusible tubes, repairing steam pump, boilers, pipe, and labor, H. R. Barker & Co., \$545.48.²¹¹

19. Removal of Library and Remodeling of Former Library

Space: 1872

Although there had always been some dissatisfaction with the location of the City School Library (renamed City Library of Lowell in 1860) on the third floor of the City Government Building, efforts by the library directors to find more convenient and accessible quarters did not

210. Inaugural Address of His Honor Jonathan P. Folsom, p. 10, printed in Lowell City Documents, 1868-9, and The Inaugural Address of His Honor Edward F. Sherman, Mayor of the City of Lowell, To the Two Branches of the City Council, January 2, 1871, p. 10, and Annual Report of the Superintendent of Public Buildings for the Year 1870, pp. 3-4, printed in Lowell City Documents, 1870-71.

211. The Inaugural Address of His Honor Francis Jewett, Mayor of the City of Lowell, To the Two Branches of the City Government, January 6, 1873, p. 10, and The Auditor's Thirty-Seventh Annual Report of the Receipts and Expenditures of the City of Lowell, Together with the Treasurer's Account for the Financial Year Ending December 31, 1872, pp. 103-104, printed in Lowell City Documents, 1872-73.

begin in earnest until 1870. In January of that year, the directors reported that they desired

most emphatically to assert that the interests of the City demand, at the earliest practicable opportunity, the placing of the City Library in a more commodious and accessible position, and nearer the ground floor. . . . If it is deemed right to spend for educational purposes what is annually expended in the form of a public library . . . it is, certainly, desirable that the arrangements should be such as will induce people to avail themselves of the boon offered.²¹²

Later in 1870 the City Council rejected a proposal that would relocate the library on the first floor of the City Government Building, taking over the space occupied by the two stores on the east side of the stairway. Opposition to the scheme was based on the loss of rent, the expense of remodeling to adapt the storerooms for the library, and the fact that even the proposed space would soon prove to be inadequate.²¹³

The following year witnessed negotiations between the City Council and Hocum Hosford for the purpose of obtaining a portion of his new building on Merrimack Street known as the Masonic Temple for the library. The result of the negotiations was a 10-year lease of ample accommodations on the second floor of the Masonic Temple at an annual rental cost of \$1,200. The new library rooms were completed in 1872 and thus the library moved into its new quarters in that year. Soon thereafter the former library facilities on the third floor of the City

212. Annual Report of the Directors of the City Library, For the Year 1869, p. 5, printed in Lowell City Documents, 1869-70.

213. Inaugural Address of His Honor Edward F. Sherman, p. 15, printed in Lowell City Documents, 1870-71.

Government Building were "remodeled into convenient rooms" for offices of city authorities at a cost of \$325.²¹⁴

20. Renovation of Stores: 1873

Three of the four stores in the City Government Building were renovated in 1873. The three stores, operated by Carleton & Hovey, E. C. Leslie & Co., and Alfred Gilman & Son, had new floors laid. In addition to unspecified alterations in Leslie's and Gilman's stores, both establishments were painted, papered, and whitened. New tables, reflectors, and piping were put into Leslie's store. Most of the work, which cost \$1,169.24, was performed by H. R. Barker & Co.²¹⁵

21. Miscellaneous Improvements: 1873

Various improvements were made to the City Government Building in 1873 as follows:

Repair of chest door, Treasurer's Office, American Steam Safe Company, \$30.00

Reflectors in store, brackets, nipples, pipe, repairing boilers, use of steam pipe, globe valves, chandeliers, and labor, H. R. Barker & Co., \$719.34

Chairs, carpet, mat, and duck, Benner Brothers, \$47.55

214. Journal of the Board of Aldermen, Vol. IX, Folio 526, Records of the City of Lowell; The Inaugural Address of His Honor Josiah G. Peabody, Mayor of the City of Lowell, to the Two Branches of the City Council, January 1, 1872, p. 17, printed in Lowell City Documents, 1871-72; Inaugural Address of His Honor Frances Jewett, p. 10, printed in Lowell City Documents, 1872-73; Webster, Story of the City Hall Commission, pp. 81-82; and Trades and Labor Council of Lowell, Lowell: A City of Spindles, p. 167.

215. The Auditor's Thirty-Eighth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1873, p. 117, printed in Lowell City Documents, 1873-74, and "Annual Report of the Superintendent of Public Buildings for the Year 1873," Reports, 1874, Records of the City of Lowell.

Carpets, Messenger's and City Clerk's Offices, N. Adams & Co.,
\$51.51

Wall and steam pipes, water supply pipes, and boiler repairs, H. R.
Barker & Co., \$428.59.²¹⁶

22. Proposal to Widen City Hall Avenue Rejected: 1873

During the spring of 1873 Charles Hovey, a partner in Carleton & Hovey's drug store on the west side of the City Government Building, petitioned the City Council to widen City Hall Avenue, to 25 feet between Middle Street and City Avenue. City Hall Avenue, which extended between Merrimack and Middle Streets on the east side of the City Government Building and the vacant city lot across City Avenue in its rear, served as a convenient short-cut to the commercial establishments along Merrimack Street. The Joint Committee on Streets, which had jurisdiction over the matter, examined the area and on May 13 reported "that the common convenience and necessity does not require that said Avenue should be widened." Hence the petition was dropped.²¹⁷

23. New Sewer Connection: 1874

In 1874 Halladay & Vreeland were paid \$508.75 for laying a drain pipe from the City Government Building to the sewer on Merrimack Street. The pipe was supplied by N. T. Staples & Sons at a cost of \$20.16.²¹⁸

216. "Annual Report of the Superintendent of Public Buildings for the Year 1873," Reports, 1874, Records of the City of Lowell, and Auditor's Thirty-Eighth Annual Report, pp. 116-117, printed in Lowell City Documents, 1873-74.

217. "Report, Committee of Streets, On Petition, Charles Hovey, City Hall Avenue," May 13, 1873, Reports, 1873, Records of the City of Lowell.

218. "Report of the Superintendent of Public Buildings for 1874," Reports, 1875, Records of the City of Lowell, and The Auditor's Thirty-Ninth Annual Report of the Receipts and Expenditures of the City of Lowell, Together With the Treasurer's Account for the Financial Year Ending December 31, 1874, p. 116, printed in Lowell City Documents, 1874-75.

24. New Water and Urinal Closets and Cellar Floor: 1876

In 1876 five water closets and one urinal closet were added to the City Government Building at a total cost of \$780. A new floor was laid in the cellar and a committee room was whitened.²¹⁹

25. Major Structural Renovation and Alterations: 1878

The City Government Building was renovated in 1878 to better accommodate the functions of the city officials. It was reported in January 1879 by Mayor John A. G. Richardson that "the improvements and alterations to the building" would "answer the purposes of the city for many years."²²⁰

The movement for major alterations to the City Government Building began in January 1874. At that time Mayor Frances Jewett recommended in his inaugural address that

. . . I invite your attention to the actual need of more room for the proper transaction of business at the City Government Building. The increase in all departments has far outgrown the limited space allotted for some of the offices. I think the time has not yet arrived for incurring the large expense of a new city hall, even if the city had an eligible piece of land, but I am of the opinion that an expenditure of fifteen or twenty thousand dollars, will so far improve the present building, as to make it adequate to our wants for the next ten years. By putting modern windows in the two upper stores, and a mansard roof in place of the present one, the outside appearance of the building will be greatly improved, and will

219. Annual Report of the Superintendent of Public Buildings, For the Year 1876, pp. 3-4, printed in Lowell City Documents, 1876-77.

220. The Inaugural Address of His Honor John A. G. Richardson, Mayor of the City of Lowell, To the Two Branches of the City Government, January 6, 1879, pp. 8-9, printed in Lowell City Documents, 1878-79.

correspond somewhat with the many changes in the old-fashioned buildings on Merrimack street. In the upper story thus created, the Board of Aldermen and the Common Council could have large and commodious rooms, with proper committee rooms adjacent, and on occasions like the present the wants of the public would be met. The water-board could then occupy a portion of the rooms now used as Aldermen and Council rooms, and the offices of the City Clerk, City Treasurer, City Auditor and Civil Engineer be enlarged. The engineer for the water department must now have his head-quarters at this building, and it seems a proper place for the other offices of the water department. The city now pay the Merchants Bank a sum equal to the interest of about \$8000 for rent of the rooms occupied by the water board. This amount would be saved, and the public who have occasion to transact business at the City Government building could be better served by having all the offices under one roof. I offer these suggestions believing it better economy than to incur the large expenditures necessary for a new city hall, as some of our sister cities have done. . . .²²¹

In March 1874 the City Council passed a resolution authorizing the Joint Standing Committee on Public Lands and Buildings to take possession of the two stores in the middle of the building, operated by E. C. Leslie & Co. and William Bascom, and remodel them for use as city offices. E. C. Leslie & Co. accepted the notice terminating its lease and became "tenants at sufferance" by indicating its willingness to vacate the premises when called upon to do so. On the other hand, Bascom held

221. The Inaugural Address of His Honor Frances Jewett, Mayor of the City of Lowell, To the Two Branches of the City Government, January 5, 1874, pp. 13-14, printed in Lowell City Documents, 1873-74.

a five-year lease due to expire on January 1, 1877, that had been given to him by the Mayor of Lowell in 1872 without the sanction of the City Council and the approval of the Committee on Public Lands and Buildings. Since Bascom refused to vacate the premises despite his invalid lease, the City Council commenced legal proceedings against him during the summer of 1874 to obtain possession of the store. Soon thereafter the plans to remodel the two middle stores for use as city offices apparently were changed since there are no further documents in the city records concerning the lawsuit and both E. C. Leslie & Co. and William Bascom remained in their stores.²²²

In 1874 another development occurred that raised the possibility of constructing a new city structure for the needed office space on the lot just south of the City Government Building. When the Proprietors of the Locks and Canals sold the lot to the city on August 7, 1839, the land had been encumbered with restrictions preventing the city from building on the property. However, on December 29, 1874, the restrictions were released and removed by deed at a cost of \$9,400, thereby allowing the city to view the site as the possible location for another government building.²²³

In 1877 and 1878 the City Council passed measures designed to provide office space for the Lowell Water Board in the City Government Building. On November 27, 1877, the council determined to take possession of the store occupied by William Bascom and convert it

222. "Report, Committee on Lands & Buildings, Relating to the Stores in City Government Building," July 14, 1874, Reports, 1874, Records of the City of Lowell.

223. Inaugural Address of His Honor Frances Jewett, Mayor of the City of Lowell, To the Two Branches of the City Government, January 4th, 1875, p. 12, printed in Lowell City Documents, 1874-75. The City of Lowell apparently never erected any buildings on the property other than stables in the late 1870s or early 1880s. Letter, Benjamin F. Butler to George J. Carney, October 27, 1886, Historical Files, Lowell Institution of Savings.

into office space for the Water Board. Later on April 9, 1878, the council reversed itself and resolved that

the two rooms in the City Government Building, situated directly above the Common Council Room, and now occupied by the Truant Officers and City Engineer, be taken, and used as an office for the Lowell Water Board. . . .²²⁴

In January 1879 the Superintendent of Public Buildings reported that \$5,483.76 had been spent on the renovation of the City Government Building. The work that had been accomplished included the following:

- Reboarding and slating roof
- Finishing two rooms in attic
- Fitting two rooms for Water Board
- Sheathing Aldermen's and Common Council Rooms and halls
- Painting
- Whitening
- Alterations on Carleton & Hovey's and Bascom's stores
- Grading and cementing the cellars
- Installation of two new water closets

In addition the boilers and piping had been repaired at an expense of \$150 and lightning rods had been installed on the structure. The principal itemized expenditures for the work included the following:

- Labor and materials, \$1,614.87
- Lumber, A. L. Brooks & Co., \$108.29

224. Annual Report of The Superintendent of Public Buildings, of the City of Lowell, For the Year 1877, p. 4, printed in Lowell City Documents, 1877-78, and "Resolution Relating to an Office for the Lowell Water Board, April 9, 1878," Enrolled Resolutions, 1878-79, Records of the City of Lowell.

Lumber, Howes & Burnham, \$73.86
Lumber, M. C. Pratt & Co., \$503.56
Doors and sash, J. G. Peabody & Sons, \$43.60
Lumber, H. Whitney & Co., \$92.43
Labor on lumber, Keddie & Curtice, \$1.40
Stairs, posts, rails, moulding, and labor, Griffin & Lake, \$208.54
Door and sash, William Kelley, \$9.00
Hardware, H. A. Fielding, \$8.25
Hardware, Roger, Taylor & Co., \$55.20
Iron posts, Cole & Nichols, \$11.61
Pipe, traps, bowls, water fixtures, and labor, T. Costello & Co.,
\$467.42
Galvanized iron gutters and labor, S. G. Mack & Co., \$85.50
Pipe, valves, unions, hooks, packing, and labor, Richard Dobbins,
\$379.65
Window caps, steps, curb stone, and labor, E. L. Trask, \$56.50
Drain pipe, cement, and labor, Luther Kittredge & Son, \$82.64
Slate, tin, and labor, W. H. Goulding, \$160.82
Glass, paint, shellac, varnish, alcohol, and brushes, C. B. Coburn
& Co., \$137.94
Shades, painting, and lettering of signs, Fiske & Spalding, \$74.27
Glass, Jonathan Kendall, \$3.90
Tarred paper, J. W. Bennett, \$56.45
Mason work and material, F. M. Merrill, \$325.00
Stone and labor, O. A. Simpson, \$26.71
Mason work and material, John H. Cassidy, \$505.00
Mason work and material, D. M. Prescott, \$131.50.²²⁵

225. Annual Report of the Superintendent of Public Buildings of the City of Lowell, For the Year 1878, pp. 3-4, and Auditor's Forty-Third Annual Report of the Receipts and Expenditures of the City of Lowell, Mass., Together With the Treasurer's Account for the Financial Year Ending December 31, 1878, pp. 140-141, printed in Lowell City Document, 1878-79.

26. Miscellaneous Improvements: 1879

During 1879 a number of miscellaneous improvements were made to the City Government Building. The projects included:

Sheathed and whitened Mayor's Office and installed new door, \$99.50

Repairs to store on east side of building (formerly Gilman Store),
\$122.10

Installation of rail in Aldermen's Room, Griffin & Lake, \$85.89

Installation of new doors in Messenger's and Council Rooms, \$25.00

Laying drain pipe and cementing cellar floor, L. Kittredge, \$25.32

Repairing pipes and valves, \$37.25

Labor and materials, \$589.27

"Globe Ventilator," register, galvanized pipe, tin, water fixtures,
and labor, H. H. Wilder & Co., \$220.28.²²⁶

27. Purchase of New City Hall Building Site: 1879

Although it was structurally sound, the limited space and the increasing age of the City Government Building, combined with the desire for a more elaborately-designed structure, resulted in the decision to build a new city hall. The question of purchasing land for a new city hall was under consideration for much of 1879 as the sentiment spread that the appearance of the City Government Building was becoming increasingly inappropriate for a city such as Lowell. After much discussion, the City Council, backed by a strong popular vote, decided in December 1879 to purchase land from the Merrimack Manufacturing Company for that purpose. The 61,000-square feet lot, lying west of Monument Square, was bounded by Merrimack, Moody, Worthen, and Colburn Streets. Although the new city hall, a richly-Romanesque

226. Auditor's Forty-Fourth Annual Report of the Receipts and Expenditures of the City of Lowell, Mass., Together With the Treasurer's Account For the Financial Year Ending December 31, 1879, p. 142, and Annual Report of the Superintendent of Public Buildings, of the City of Lowell, For The Year 1879 pp. 3-4, printed in Lowell City Documents, 1879-80, and "Annual Report of the Superintendent of Public Buildings of the City of Lowell for the Year 1879," Reports, 1879, Records of the City of Lowell.

structure based on plans drawn by F. W. Stickney, would not be commenced until 1890 and be completed until 1893, the determination to purchase the "City Hall Building Lot" served notice that the days of the City Government Building were numbered.²²⁷

28. Miscellaneous Improvements: 1880-1882

During the 1880-1882 period a number of minor improvements were made to the City Government Building. The projects included the following:

1880

Repairs and alterations to piping, H. R. Barker
Piping and radiator in Helen J. Bartlett Store, T. R. Garity,
\$211.39

1881

Plumbing, T. R. Garity, \$163.62
Piping, H. R. Barker, \$178.57
Mason work, F. M. Merrill, \$58.39
Ventilator for Aldermen's Room, S. G. Mack & Co., \$47.75

1882

Piping, H. R. Barker, \$282.25
Ventilator, Eureka Ventilating Company, \$42.00

227. Hurd, History of Middlesex County, II, 234-235; Lowell Daily Citizen, December 27, 1879; The Inaugural Address of His Honor Frederick T. Greenhalge, Mayor of the City of Lowell, to The Two Branches of the City Government, January 5, 1880, p. 12, printed in Lowell City Documents, 1879-80; and The Inaugural Address of His Honor Charles D. Palmer, Mayor of the City of Lowell, To the Two Branches of the City Government, January 7, 1889, p. 25, printed in Lowell City Documents, 1888-89.

Sewer and drain work, \$13.50

Repair roofing, R. Goulding, \$4.69.²²⁸

29. Improvements to Stores and Relocation of Lowell Water Board to First Floor: 1885

In 1885 the improvements to the City Government Building consisted of alterations to two stores and the relocation of the Lowell Water Board from the third floor to the first floor to make it more accessible to the public. According to the Superintendent of Public Buildings, the work involved the following projects:

. . . The store occupied by Mrs. Guillet has been whitened, and a new hard wood floor laid in the back part of the store. The store formerly occupied by Mrs. Proper has been fitted up for the Water Board; the walls have been sheathed to a height of four feet, the walls and ceiling whitened, floor repaired, a glass partition placed across the store, the wood work painted, basement plastered over-head and walls whitewashed, three 2 x 24 radiators have been placed in the room for heating in place of the old coils, and new gas fixtures put in.²²⁹

30. Enlargement of Treasurer's Office and Remodeling of Offices: 1886

The major improvement to the City Government Building in 1886 was the enlargement and remodeling of the Treasurer's Office by

228. Annual Report of the Superintendent, Public Buildings of the City of Lowell, For the Year 1880, p. 3, printed in Lowell City Documents, 1880-81; Annual Report of the Superintendent, Public Buildings of the City of Lowell, 1881, p. 4, printed in Lowell City Documents, 1881-82; and Annual Report of the Superintendent, Public Buildings of the City of Lowell For the Year 1882, pp. 3-4, printed in Lowell City Documents, 1882-83.

229. Annual Report of the Superintendent of Public Buildings of the City of Lowell, For The Year 1885, p. 9, and The Inaugural Address of His Honor James C. Abbott, Mayor of the City of Lowell, To the Two Branches of the City Government, January 4, 1886, p. 14, printed in Lowell City Documents, 1885-86.

erecting a one-story addition on the rear side of the structure. Constructed of brick, the addition was supported by iron columns and beams supplied by Boutwell Bros. Other improvements included the remodeling of the former School Committee Room for the use of the assessors with a doorway cut through into the old office and the remodeling of the quarters formerly occupied by the Lowell Water Board in the southeast corner of the third floor for the use of the School Committee. The room formerly occupied by the Superintendent of Schools was annexed as part of the City Engineer's Office. Telephone service was also introduced in the City Government Building by the New England Telephone and Telegraph Company.²³⁰

31. Relocation of Offices for Overseers of the Poor and Public Buildings Department: 1889

In early 1889 the Overseers of the Poor and the Public Buildings Department moved into the former commercial space where Joseph S. Anderson had operated a store at the east end of the first floor of the City Government Building. The new quarters had been remodeled for city purposes. The new location for these offices was designed to make them more accessible to the general public.²³¹

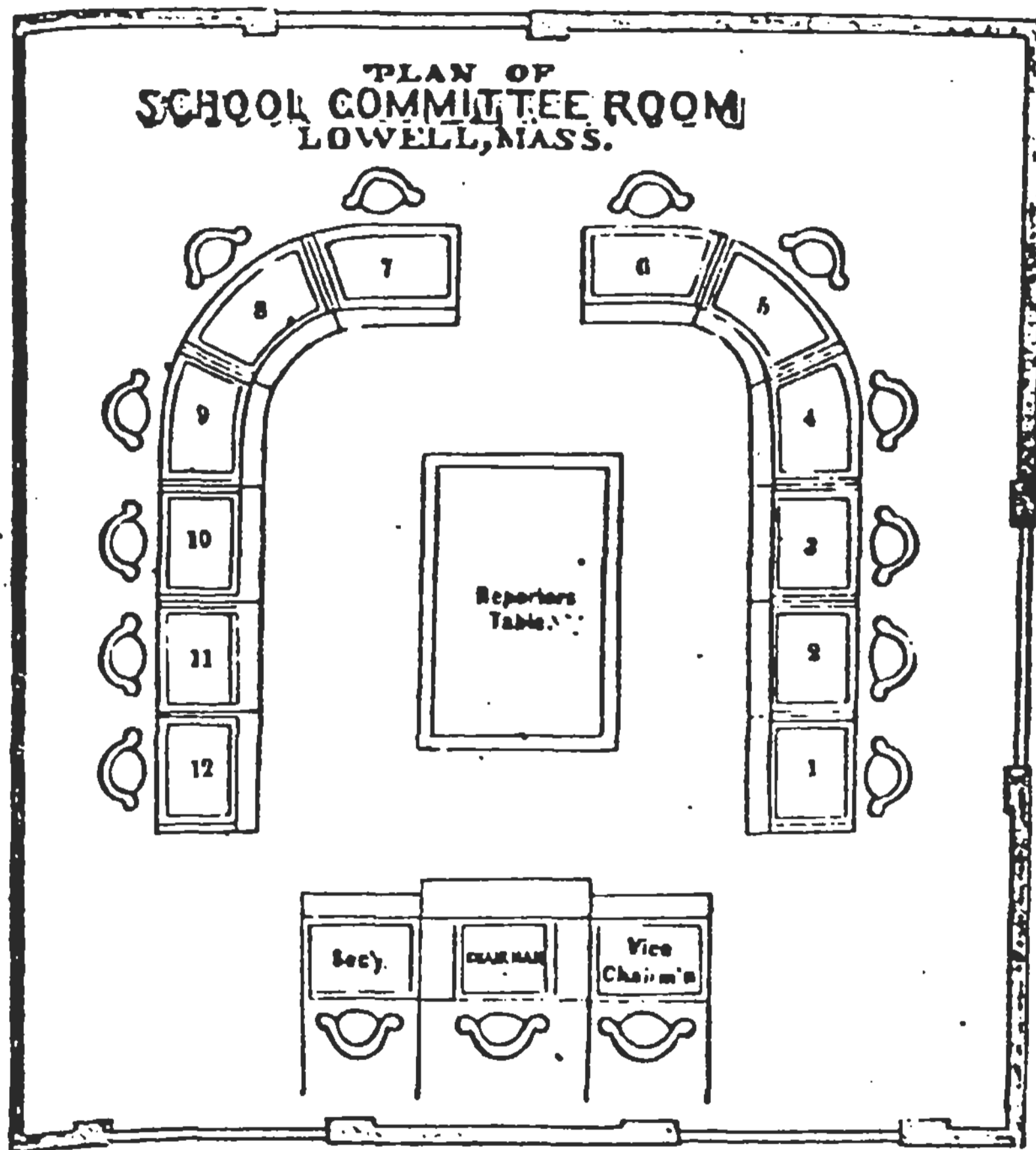
B. Utilization of Municipal Space in City Government Building: 1853-1893

From 1853 to 1893 the second and third floors of the City Government Building were designated for the sole use of municipal government functions. This policy was formally enunciated in "An Ordinance Relating to the Use and Hire of Public Buildings," passed by

230. Hurd, History of Middlesex County, II, 234, and Annual Report of the Superintendent of Public Buildings of the City of Lowell, For the Year 1886, pp. 6-8, printed in Lowell City Documents, 1886-87. A copy of the "Plan of School Committee Room, Lowell, Mass." printed in Lowell City Documents, 1886-87 may be seen on the following page.

231. Annual Report of the Superintendent of Public Buildings of the City of Lowell For the Year 1889, p. 5, printed in Lowell City Documents, 1889-90.

PLAN OF
SCHOOL COMMITTEE ROOM
LOWELL, MASS.



the City Council on May 10, 1859. Section 3 of the ordinance read as follows:

the rooms in the City Government Building shall not be rented or used, except for purposes connected with the City Government or School Committee.²³²

When two stores on the first floor of the City Government Building were converted into city office space in the late 1870s and 1880s, this policy was extended to cover those offices also.

C. Tenants in City Government Building: 1853-1893

As part of the renovation of the building in 1852-53, provision was made for four "modern" stores in the first story to attract quality business establishments to the building and thus increase rental revenue for the city. By the late 1850s the income from the rental of commercial space in the building was more than double the amount received from rents during the mid-1840s, the average annual totals having increased from approximately \$800 to \$1,750. Located just one block from Huntington Hall and the Boston and Lowell Railroad depot, the four stores occupied lucrative commercial space extending from storefronts on Merrimack Street to the rear of the building.²³³

In June 1854 Carleton & Hovey's drug store became the first tenant in the renovated City Government Building. The business was moved into the westernmost space at the corner of Merrimack and Shattuck Streets from its location on the property just to the east of the building where it had relocated in 1847 after being forced to move out of

232. "An Ordinance Relating to the Use and Hire of Public Buildings," May 10, 1859, Ordinances, 1855-72, Records of the City of Lowell.

233. Auditor's Eighth Annual Report, p. 42; Auditor's Twenty-First Annual Report, p. 42; and Webster, Story of the City Hall Commission, p. 74.

the old City Hall building. In June 1855, this firm made the original prescription of an "all pure, wholesome, nourishing" concoction for the treatment of Father John O'Brien's "severe cold and throat trouble." So impressed was Father O'Brien with the successful results of the compound that he recommended its use to friends and parishioners, thus launching the large-scale production of Father John's Medicine. Advertised as "a safe family remedy for colds, coughs, throat troubles, and as a tonic and body builder, because it does not contain opium, morphine, chloroform, and any other poisonous drugs, or alcohol," Father John's Medicine became one of the most successful patent medicines manufactured in Lowell, a city well-known for its patent medicine industry.²³⁴

Carleton & Hovey were the direct beneficiaries of the success of Father John's Medicine, but they also sold a variety of other medicines, surgical and dental instruments and supplies, and artists' materials. The partnership of Carleton & Hovey, which had commenced in 1838, lasted until the death of George H. Carleton in March 1857. Charles Hovey continued the business alone until January 1, 1865, when Timothy G. Tweed, who had served his apprenticeship in the store, returned from two years of employment with Coswell & Mack, one of the leading retail apothecaries in New York, to become a partner with Hovey.

When Hovey died in 1886, Tweed maintained the firm name of Carleton & Hovey until his death in 1892. In that year the business and firm name was acquired by Frederick T. Fay, who later was associated with his brothers, A. J. and E. L. Fay.²³⁵

Soon after Carleton & Hovey moved into the City Government Building in June 1854, three other tenants quickly followed. At the east

234. Hovey, "History of An Old Firm," 241-242, and Lowell Courier - Citizen, February 3, 1916.

235. Hovey, "History of An Old Firm," 242; Lowell Sunday Telegram, June 26, 1921; Cowley, Hand Book of Business, p. 23; and Courier-Citizen Company, Illustrated History of Lowell, pp. 486-487.

end of the building was located the firm of Gilman & Worcester, dealers in cloths, clothing, and furnishing goods. Adjacent to that firm was the establishment of B. C. Sargeant, specializing in the sale of books, blank books, English and American stationary, and bookbinding. Between the B. C. Sargeant store and Carleton & Hovey's drug store was a men's clothing and furnishing store operated by Joseph T. Janes.²³⁶

In 1858 the men's clothing store was vacated and beginning on January 1, 1859, Carleton & Hovey signed a five-year lease for its store as well as the space formerly rented by Janes at an annual rental of \$950. The two remaining tenants, Alfred Gilman and B. C. Sargeant, continued to rent their commercial space at an annual rental of \$400 each.

The lineup of stores in the building remained the same through 1869, although the rents were raised in 1867 by \$50 per year for each tenant. Beginning in 1859 the tenants were also charged for heating the stores, the total annual costs of which ranged between \$140 and \$176. In 1865 B. C. Sargeant installed new machinery in his store to increase his facilities for producing blank books, counting house stationary, and bookbinding. The Lowell Directory of 1866 lists R. W. Baker, a civil engineer, as having an office in the City Government Building. Since the City Auditor's records do not list any rental receipts for Baker, it is likely that he rented space in one of the stores, perhaps Carleton & Hovey's drug store.²³⁷

In 1870 there were several tenant changes in the City Government Building. E. C. Leslie & Co. took over the five-year lease that B. C. Sargeant had signed on January 1, 1870. William Bascom, a dealer in furs, rented the space adjacent to Carleton & Hovey's that had

236. Lowell Directory, 1855, p. 1, and Cowley, Hand Book of Business, pp. 23, 43, 85, 153.

237. This information is based on data found in the Auditor's Annual Reports, 1858-69, and the Lowell Directory, 1866, pp. 5, 361.

been leased to the drug store since 1859. At the same time the rent of Alfred Gilman was raised to \$700 per year.²³⁸

All of the annual store rents were raised in 1871. The new rents were as follows: Carleton & Hovey, \$1,300; William Bascom, \$700; E. C. Leslie & Co., \$900; and Alfred Gilman & Son, \$900. Thus, the city received \$3,800 in annual revenue from the four store tenants. The following year the rent of E. C. Leslie & Co. was raised an additional \$40 per year. The raise in rents appears not to have affected the interest of the tenants in remaining in the building because Bascom and Gilman both signed five-year leases on January 1, 1872.²³⁹

The four tenants remained in the building until 1876, when the national economic downturn resulting from the Panic of 1873 undoubtedly had an effect on local business prospects in Lowell. In 1876 E. C. Leslie & Co. moved out of the building to be replaced by a firm headed by Percia L. Dyar. Later in 1879 Alfred Gilman & Son moved out of the building to be replaced by a store owned by Helen J. Bartlett. By that year the city was receiving \$3,950 in annual revenue from the rental of the four stores as follows: Carleton & Hovey, \$1,200; William Bascom, \$900; Percia L. Dyar, \$950; and Helen J. Bartlett, \$900.²⁴⁰

With the exception of Carleton & Hovey's drug store, there were frequent changes in the tenants in the City Government Building during the period from 1880 to 1893. On January 1, 1880, William Bascom moved his fur goods store, adjacent to Carleton & Hovey's, out of the building and was replaced by a store operated by Mrs. S. A. Proper.

238. Auditor's Thirty-Fifth Annual Report, pp. 97, 141, and Lowell Sunday Telegram, June 26, 1921.

239. This information is based on data in the Auditor's Annual Reports, 1871-72.

240. This information is based on data found in the Auditor's Annual Reports, 1873-79.

During the following year Helen J. Bartlett moved out of the store at the east end of the building and was replaced by businesses owned by William H. Cole in 1881 and Joseph S. Anderson in 1882. The City Auditor's records indicate that A. Larkin and Melvin J. Brown paid small amounts of store rental fees during the years 1881-83 although they did not have leases for commercial space. In 1885 the store adjacent to Carleton & Hovey's, formerly operated by Mrs. S. A. Proper, was removed and the space remodeled for the use of the Lowell Water Board. That same year the store owned by Percia L. Dyar, located next to the store operated by Anderson, was replaced by one owned by Mrs. J. H. Guillet. The next change in tenants occurred in 1889 when the Joseph S. Anderson store at the east end of the building was removed and the space remodeled for the use of the Overseers of the Poor and the Public Buildings Department of the City of Lowell, leaving only Mrs. J. H. Guillet and Carleton & Hovey as commercial tenants in the building paying annual rental fees of \$900 and \$1,200 respectively. In 1891 George R. Wheelock replaced Mrs. J. H. Guillet and in 1893 Jonathan Bowers, specializing in the sale of Willow Tale Potato Chips, moved into Wheelock's former space which had remained empty in 1892.²⁴¹

D. Maintenance of City Government Building: 1853-1893

The Office of Superintendent of Public Buildings was established by an ordinance approved by the City Council on December 11, 1860. The superintendent was entrusted with the responsibility of inspecting, superintending repairs, and maintaining the buildings owned by the city.²⁴² At various times individuals, especially women, were hired to perform special room and window cleaning operations in the City

241. This information is based on data found in the Auditor's Annual Reports, 1880-93.

242. "An Ordinance Establishing the Office of Superintendent of Public Buildings," December 11, 1860, in Municipal Register Containing Rules and Orders of the City Council and a List of the Government and Officers of the City Of Lowell, 1855-1861 (Lowell, 1861), pp. 103-104.

Government Building.²⁴³ The City Auditor's records indicate that John McAleer was paid \$793.50 in 1878 and Clarence W. Fletcher was paid \$877.50 in 1881 for services rendered as firemen in the City Government Building.²⁴⁴

243. Auditor's Twenty-Second Annual Report, p. 36; Auditor's Twenty-Fourth Annual Report, p. 58; Auditor's Twenty-Sixth Annual Report, p. 36; Auditor's Twenty-Eighth Annual Report, p. 45; Auditor's Thirty-Sixth Annual Report, p. 104; Auditor's Thirty-Eighth Annual Report, p. 73; Auditor's Fortieth Annual Report, p. 65; Auditor's Forty-Second Annual Report, p. 58; Auditor's Forty-Third Annual Report, p. 69; Auditor's Forty-Fourth Annual Report, p. 69; Auditor's Forty-Seventh Annual Report, p. 87; and Auditor's Forty-Eighth Annual Report, p. 88.

244. Auditor's Forty-Third Annual Report, p. 68; and Auditor's Forty-Sixth Annual Report, p. 75.

CHAPTER SEVEN
THE CITY GOVERNMENT BUILDING IN TRANSITION:
1893-1895

The City Government Building continued to house the municipal offices of the City of Lowell until October 14, 1893, when the new City Hall Building was occupied. For the next two years the City Government Building was largely abandoned except for the first floor stores and the opening of an evening manual training school in the former Common Council Room on the second floor. On October 1, 1895, the building was sold to Warren Sherburne, a building contractor from Lexington who speculated in commercial properties.

A. Tenants in City Government Building: 1893-1895

During the 1893-95 period three stores in the City Government Building were rented by the city to individual proprietors. These stores were operated by Carleton & Hovey, Jonathan Bowers & Sons, and A. Gavostos, who paid annual rental fees of \$1,200, \$600, and \$900 respectively. Since only two stores were rented out between 1889-1893, the fact that three stores were rented out after 1893 implies that one of the first floor offices formerly used either by the Lowell Water Board or the Overseers of the Poor and Public Buildings Department was reconverted for a store rental after the city officials vacated the building in October 1893. In that year the two rentals were Carleton & Hovey on the west side of the building and Jonathan Bowers on the east side, thus implying that A. Gavostos rented one of the two center stores in 1894 and 1895. The City Auditor's records appear to indicate that Jonathan Bowers & Sons and A. Gavostos moved out of the building sometime during 1895 prior to its sale to Sherburne and were replaced by George Miller and J. U. Morin.²⁴⁵

245. Auditor's Fifty-Ninth Annual Report of the Receipts and Expenditures of the City of Lowell, Mass., Together with the Treasurer's Account and The Account of the Commissioners of Sinking Funds, for the Financial Year Ending December 31, 1895, pp. 242-248, printed in Lowell City Documents, 1894-95, and Auditor's Sixtieth Annual Report of the Receipts and Expenditures of the City of Lowell, Mass., Together With the Treasurer's Account and the Account of the Commissioners of Sinking Funds, For the Financial Year Ending December 31, 1895, p. 74, printed in Lowell City Documents, 1895-96.

B. Evening Manual Training School: 1893-1895

In October 1893 the Lowell School Board authorized the opening of an evening manual training school. After some difficulty in procuring a suitable building in which to locate the school, it was determined in December to use the former Common Council Room on the second floor of the City Government Building. Joseph E. Owens, assistant principal of the Lincoln Manual Training School in Brookline, Massachusetts, was chosen as principal of the new school. Two courses in woodwork were offered at the school which met four evenings each week beginning in December. Twenty-seven patent benches equipped with the necessary tools were placed in the remodeled schoolroom. The equipment for each bench consisted

. . . of a plane, split saw, back saw, two-foot rule marking guage, try square, bevel, three chisels--inch, half-inch and quarter-inch respectively, -half-inch bit, pencil, bench hook, and a drawing kit. This has a drawing board, a T square, two angles, - one 60° and the other 45°;-there is a clip for holding drawings and a brush to keep the bench clean. The bench has two vises, and is adjustable to the size of the boy. There is, besides, a number of general tools such as block planes, mallets, hammers, bevels, cross-cut saws, braces and compass.²⁴⁶

C. Determination to Sell City Government Building: 1895

On January 7, 1895, Mayor William F. Courtney devoted a significant portion of his inaugural address to the question of what should be done with the City Government Building, which had recently been

246. Sixty-Eighth Annual Report of the School Committee of the City of Lowell, Mass., Together With the Thirtieth Annual Report of the Superintendent of Public Schools, 1893, pp. 22-23, printed in Lowell City Documents, 1893-94. When the City Government Building was sold to Sherburne in October 1895, the City of Lowell purchased a lot at the corner of John and Paige Streets from the Boott Cotton Mills for a site on which to build a new manual training school. Auditor's Sixtieth Annual Report, n.p., printed in Lowell City Documents, 1895-96.

assessed to have a real estate value of \$83,000. Among his observations were the following:

Since the completion and occupancy of the new city hall building, the old quarters have been almost entirely abandoned for municipal purposes. This estate, standing, as it does, in the best business section of the city, is too valuable a piece of property to be retained by the city, when the profit derived from its use is taken into consideration. The total amount of revenue received from letting the stores on the ground floor is \$3,600 per annum. Out of this must be deducted the expenses of a janitor and heating, so that the total net incomes does not exceed \$2,500.

At my request, the principal assessors have kindly furnished me with an estimate of the value of this estate, which in round numbers is \$80,000. It needs but a glance to show that it is a poor investment for the city, as it stands at present.

I would advise, then, that when, in the opinion of the council, the time arrives when it would bring its full market value, it be disposed of by sale. The proceeds, however, should be applied to the payment of the debt created by the erection of the new city hall, or placed at the disposal of the school board, to be used as a special fund for the building of new school houses.

Perhaps out of the money realized from this source, it would be well to devote a portion to the new hospital, so urgently demanded by the Board of Health, leaving the balance to be expended as suggested. Under no circumstances should any part of it be used for the payment of current expenses. I would also make the same recommendation in relation to the lot of land in rear of the old city hall.

If, in the wisdom of the council, it should be deemed advisable to sell, it would be well to consider the method to be pursued in selling, in order to secure the best results for the city. In the city of Boston, until within a few years, all property offered for sale was sold at public auction to the highest bidder. It became noticeable that, in nearly every instance, the amount realized was much below its assessed valuation. At Mayor Matthews' suggestion, a new plan was adopted, and the property was disposed of by substantially the same method employed by the city treasurer in placing bonds upon the market. The property was advertised with an upset price, and all of the estates sold in this manner brought more than their assessed value; in one instance, the sum realized was almost double. The experiment proved so successful, the mayor recommended that an ordinance be passed, providing that all sales of city property should be conducted in this manner.²⁴⁷

At the same time the Superintendent of Public Buildings made certain recommendations for a new heating system for Huntington Hall which was still heated from the boilers in the rear of the City Government Building. His observations were as follows:

. . . the carrying of heat so long a distance makes it very expensive and unreliable, as there is more than one half of the heat lost transmitting it. If arrangements could be made with the Boston & Lowell Railroad Company there could be a boiler house erected on Shattuck street and the heating of the building made more satisfactory.²⁴⁸

247. The Inaugural Address of Hon. William F. Courtney, Mayor of the City of Lowell To the Two Branches of the City Government, January 7, 1895, pp. 29-31, printed in Lowell City Documents, 1894-95.

248. Annual Report of the Superintendent of Public Buildings of the City of Lowell, For the Year 1894, pp. 10-11 printed in Lowell City Documents, 1894-95.

CHAPTER EIGHT
THE PURCHASE AND RENOVATION
OF THE CITY GOVERNMENT BUILDING
(HEREAFTER KNOWN AS OLD CITY HALL) BY
WARREN SHERBURNE:
1895-1900

A. Sale of City Government Building: 1895

On October 1, 1895, the City Government Building was sold for \$68,796 to Warren Sherburne (1833-1907), a resident of Lexington and a prominent businessman and real estate operator in Boston.²⁴⁹ The sale was made at an auction directed by E. B. Conant & Co. under authority of the city's Public Lands and Buildings Committee and Solicitor. A crowd of 200 attended the afternoon auction, including many leading citizens and city officials of Lowell. The crowd gathered in front of the building but were invited around to the Shattuck Street side to get out of the heavy afternoon wind. The terms of the sale, which were read before the auction included the following:

that the land to be sold extended to the centre of the 16-foot passageway running from Shattuck street across Palmer and Middle streets. Purchasers would be asked to bid so much a square foot for the land, the bid to include the building and appurtenances, but not the coal in the cellar, and half the passageway; purchasers to have the option of the whole or half the lot . . . the dividing line to be through the centre from Merrimack Street to the passageway in the rear [the eight feet of the passageway in the rear of the building, known as City Avenue, were not available for business purposes.]

Conant began the bidding by calling the City Government Building "the corner stone of our city." The bidding boiled down to a

249. Sherburne was born at Charlestown on April 21, 1833, and died on April 24, 1907, presumably at Lexington, his summer home from 1870 to 1891 and his permanent residence from 1891 until his death. In 1891 he built an estate at the corner of Massachusetts Avenue and Percy Road and became a prosperous businessman devoted to various philanthropic causes in the town. He was part-owner of Sherburne & Dole, a large plate glass firm in Boston, and he was also a prominent real estate operator and speculator in commercial properties with offices at 35 Congress Street in Boston. Charles Hudson, History of the Town of Lexington, Middlesex County, Massachusetts, From Its First Settlement to 1868 [Revised and Continued to 1912 by the Lexington Historical Society] (2 vols., Boston, 1913), I, 406, 409, 450, II, 443, 615-616.

contest between A. C. Wheelock, a well-known resident of Lowell, and Sherburne, the latter outbidding his rival with a high bid of \$9.25 per square foot. Sherburne deposited a certified check for \$5,000 with the auctioneer to bind "the Merrimack and Shattuck street half of the lot," before the bidding for the other half of the lot began. Sherburne again outbid Wheelock for the other half of the property with a bid of \$8.75 per square foot, and deposited another check for \$4,000 with the auctioneer. Altogether, Sherburne acquired title to 7,644 square feet of land and improvements at a cost of \$68,796.

The sale of the City Government Building property was termed a "good transaction" for the city by Conant and the City Assessor's office. According to their calculations, they observed

that while the actual price obtained was \$9 per foot for the main lots, were the untaxed passageway which must be forever kept open, reckoned at assessors' rates the price obtained, is equal to \$10 per foot. That was about the assessors appraisal and would make the value of the lot nearly \$93,000. . . .

In addition to local advertising the sale was well advertised in Boston papers and the city has thus obtained more money than the bidding indicated would have been secured from local capitalists by at least \$2 per foot, which would make a difference of over \$15,000.²⁵⁰

The deed of sale, recorded and dated October 30, 1895, states the boundaries and restrictions on the property purchased by Sherburne. By the terms of the deed, the City of Lowell conveyed to Sherburne

250. The Lowell Times, October 2, 1895; The Lowell Mail, October 2, 1895; Lowell Morning Citizen, October 2, 1895; The Evening Star, October 2, 1895; and The Lowell Daily Sun, October 2, 1895. The open lot to the rear of the City Government Building was sold to the Lowell Institution for Savings on the same day for \$2.55 per square foot or \$16,518.70.

a certain lot of land with the buildings thereon situated on the southerly side of Merrimack street . . . containing ten thousand and eighty (10080) square feet of land more or less and thus bounded: Beginning at the northwesterly corner of land conveyed by the Proprietors of the Locks and Canals on Merrimack River to William W. Wyman, October 23rd, A.D. 1828, thence running westerly on said Merrimack street one hundred twelve (112) feet; thence southerly at a right angle ninety (90) feet to the center of a street sixteen (16) feet wide which is to be forever kept open; thence easterly through the center of a street sixteen (16) feet wide and in a line parallel to said Merrimack street one hundred twelve feet to the southwesterly corner of said lot of land conveyed to Wyman as aforesaid; thence northerly on said Wyman land to the point of beginning. . . .

The deed contained several conditions and restrictions to the property. The restrictions that had been incorporated into the deed of conveyance from the Proprietors of the Locks and Canals to the Town of Lowell on August 1, 1829, were continued in the deed of conveyance to Sherburne as follows:

. . . that no building shall ever be erected within twelve (12) feet of said Merrimack street, that the said twelve (12) feet shall forever be kept open as a sidewalk and that no building shall ever be erected on said granted premises of more than twelve (12) feet in height of any other material than brick or stone with the roof covered with slate or some other equally incombustible material. . . .

Furthermore, new restrictions were added to the deed conveying the property to Sherburne. These conditons were as follows:

that a strip of land five and $61/100$ feet wide extending along the easterly side of the granted premises from said Merrimack

street to the middle of said sixteen foot street on the southerly side of the granted premises, and a strip of land eight and 39/100 feet wide along the northerly side of the granted premises shall forever be kept open as public ways and that a strip of land eight feet wide constituting one half of said sixteen foot street on the southerly side of the granted premises shall forever be kept open for the mutual accommodation of said Proprietors of the Locks and Canals on Merrimack River, said City of Lowell, and the grantee, their respective successors, heirs and assigns. . . .²⁵¹

B. Renovation of Old City Hall Building: 1895-1896

On the day of the auction when Sherburne purchased the City Government Building, he indicated that he planned to renovate the structure and make significant alterations to its exterior and interior appearances. The Lowell Daily Sun noted on October 2 that Sherburne intended "to make great changes in the building." The Evening Star and The Lowell Times quoted him on that same date as saying "Just watch me, I will make it shine." While in Carleton & Hovey's drug store, he indicated his intention "of tearing out the front of the building and remodeling rather than putting up a new structure," On the other hand, the Lowell Morning Citizen of October 2 quoted Sherburne as saying "I have bought it for myself, and have not yet decided what improvements will be made. I shall have plans of it drawn at once."²⁵²

251. Deed, City of Lowell to Warren Sherburne, October 30, 1895, Middlesex County Deed Book 269, Folios 56-58, Middlesex County, Registry of Deeds, Northern District.

252. The Lowell Daily Sun, October 2, 1895; The Evening Star, October 2, 1895; The Lowell Times, October 2, 1895, and Lowell Morning Citizen, October 2, 1895. See Appendix C for excerpts from Charter and Ordinances of the City of Lowell having relevance to the renovation and remodeling work on Old City Hall.

The renovation work on the former City Government Building (hereafter referred to as Old City Hall)²⁵³ began in December 1895 under a contract let to James H. Walker, one of the most prominent building contractors in Lowell from the early 1870s to the early 1920s. On December 3, Walker received a building license to do construction work on the south and east sides of the structure. The permit granted permission to

occupy and use for the term of 30 days, 5 feet in width of City Avenue [at the rear of the building] and 4 feet in width of City Hall Avenue [on the east side of the building] . . . for a distance of 75 feet on City Ave. & 5 ft. on City Hall Ave. in length, abutting Old City Hall premises, for building purposes.²⁵⁴

The renovation and remodeling work commenced immediately. Although Walker was the general contractor for the project, Sherburne, who had some familiarity with the construction trade, was also at the site "directing the workmen who are removing the partitions preparatory to remodeling the interior."²⁵⁵ On December 5, 1895, identical articles appeared in the Lowell Daily Courier and the Lowell Morning Citizen describing the progress of the work as follows:

253. The term Old City Hall became the recognized name of the structure after this time because a pressed sheet metal "date stone" bearing that name was placed on the front facade of the building during the renovation and remodeling work in 1895-96.

254. Building Licenses, 1889 to 1901, 1 vol., Records of the City of Lowell. The Lowell Directory of 1896 lists an advertisement by James H. Walker indicating that he was a mason, plasterer, painter, and building contractor with a business address at the corner of Worthen and Fletcher Streets. Lowell Directory, 1896, pp. 834, 1,023. At Walker's death in 1925, he was praised as the construction supervisor "of many beautiful buildings in and about Lowell, and was a recognized authority in his field." Lowell Sun, April 8, 1925.

255. The Evening Star, December 5, 1895.

The interior of the old city hall looks as though a cyclone had struck it. The iron doors of the strong rooms are open, and a hole in the wall on the second floor shows where the bricks have been torn away from what appears to have been a tower running up through the middle of the building. And amid all the bricks and falling mortar are the evidences of the old seat of the government: a notice that the checklist is upstairs, a warning to taxpayers, and sundry posters. The front of the building but not the top will be changed. The interior is to be fitted up for offices.²⁵⁶

Later on April 7, 1896, Walker received another building license to conduct the renovation and remodeling work on the north, west, and south sides of the building. This permit granted permission for him to

occupy and use for the term of 60 days, 10 feet in width of Merrimack & Shattuck streets [on the north and west sides of the building], and 5 ft. of City Avenue, toward the centre of said streets and avenue . . . for a distance of 100 feet on Merrimack, 65 ft. on Shattuck St. and 100 ft. on City Avenue in length abutting Old City Hall.²⁵⁷

As part of the work under this building license, Sherburne intended to construct an extension to the west or Shattuck Street side and the south or rear side of Old City Hall. However, the Lowell Institution for Savings petitioned for an injunction restraining Sherburne

256. Lowell Daily Courier, December 5, 1895, and Lowell Morning Citizen, December 5, 1895. The Evening Star of December 5, 1895, reported that the original "Act to Incorporate the Town of Lowell" lay "in a pile of rubbish in the former city clerk's office at the old city hall yesterday." The document had been placed in the safe of the city clerk's office and had been found with other papers by the workmen when they tore "away the bricks."

257. Building Licenses, 1889 to 1901, Records of the City of Lowell.

from carrying out the proposed extension on the ground that it was an infringement of the rights of the public to that space. At a hearing on the petition before Judge Holmes in Cambridge on April 24, the Lowell Institution for Savings alleged

. . . that the lot of land bounded easterly by the westerly line of the old city hall, and northwesterly by the southeasterly line of Shattuck Street, southerly by the passage in the rear of said old city hall and extending to said Shattuck Street, and northerly by the southerly line of Market Street had been thrown open and dedicated to the public about the year 1829, as a footway and public square and had been continually used as footway and public square until the sale by the city to said Sherburne.

City Solicitor F. W. Qua represented the City of Lowell at the hearing and defended the right of Sherburne to carry out the proposed extension. The substance of his testimony was as follows:

Prior to the sale of the city hall lot, the question of the rights of the public in the tract of land described had been brought to my attention and from my investigation, I was satisfied that the public had acquired rights in a portion of said tract, but had not any right to that portion of said lot immediately adjoining said city hall and extending about four feet northwesterly therefrom.

It was a question of some importance as the land was valuable and of course no person would be willing to buy and pay therefor its full value if it could not be used for building purposes.

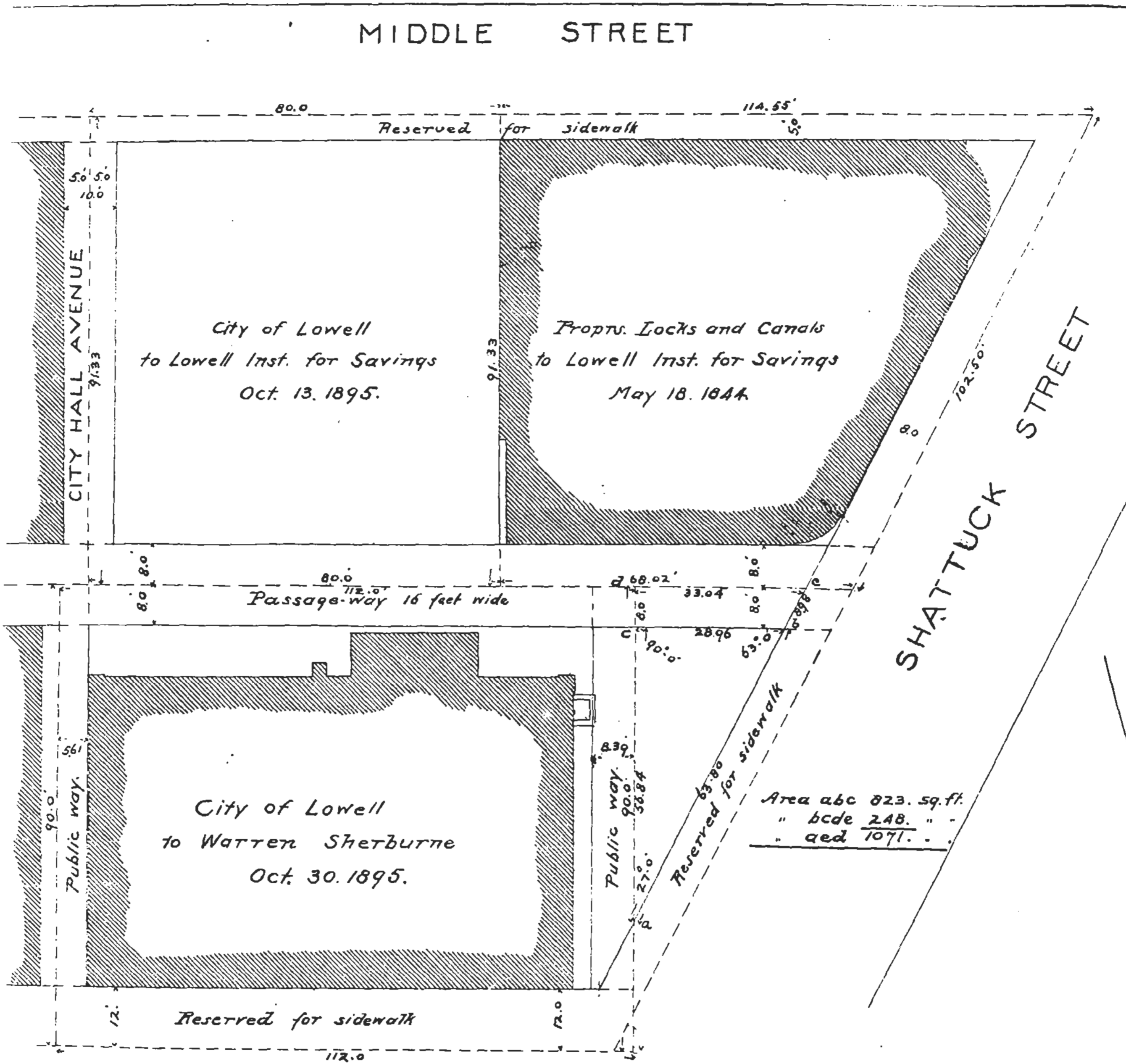
I decided after some consideration that it would be for the best interests of the city to assure the purchaser of his titled [sic] by giving a warranty deed of the whole lot including said strip containing 360 square feet, which was accordingly done. . . .

The court sustained the position of Qua in the case Attorney General, ex rel. George J. Carney, et al., vs. Warren Sherburne and Sherburne was permitted to construct his proposed extension.²⁵⁸

It is unfortunate that no plans, drawings, or specifications relative to the renovation and remodeling efforts on Old City Hall in 1895-96 could be located. On June 8, 1896, the Lowell Morning Mail printed an artistic rendition of the front elevation of the structure under the caption "Old City Hall Building As It Will Appear." This drawing was not accompanied by an article or other data, but its date indicates that the renovation and remodeling work on Old City Hall was completed during the summer of 1896.²⁵⁹

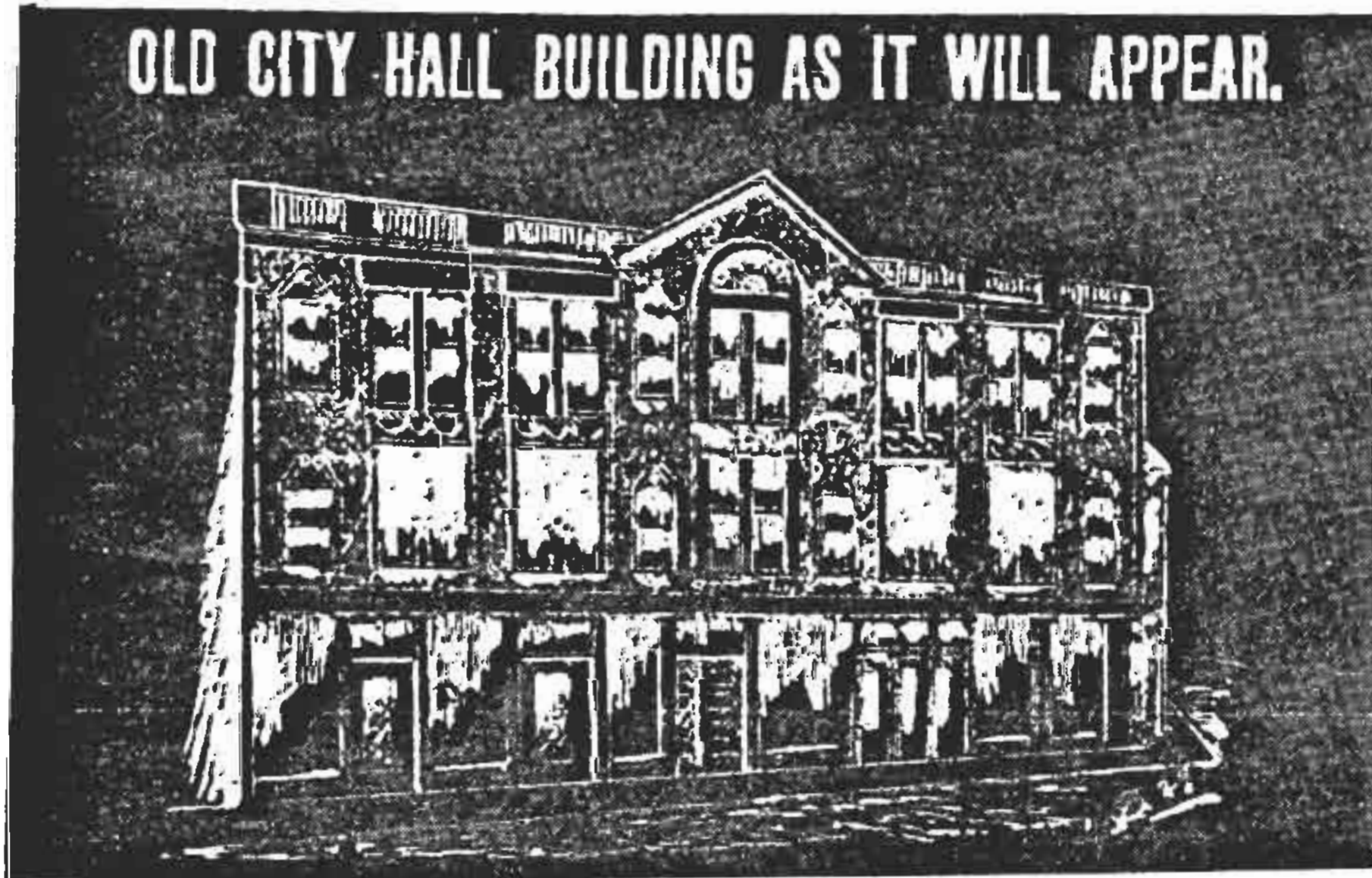
258. Annual Report of the City Solicitor of the City of Lowell for the Year 1896, pp. 18-19, printed in Lowell City Documents, 1896-97. Also see The Lowell Mail, April 25, 1896, Boston Globe, April 26, 1896, and an unidentified newspaper clipping, all of which are contained in the Carney Scrapbook, Historical Files, Lowell Institution for Savings. Two of these articles, i.e., The Lowell Mail and the unidentified clipping, may be seen in Appendix D as they contain valuable descriptions of the testimony at a preliminary hearing before the state attorney general in Boston and the hearing before Judge Holmes on April 24. A land plan drawing relating to this case was located in the historical drawings collection of the Lowell Institution for Savings. The drawing appears on the following page.

259. Lowell Morning Mail, June 8, 1896. A copy of this drawing may be seen on page 179. Other efforts to locate plans, drawings, and specifications for the work on Old City Hall proved to be unsuccessful. Those efforts included the contacting of one of Sherburne's descendents through the auspices of the Lexington Historical Society and tracing the location of the firm established by James H. Walker. James turned the company over to his son Daniel H. Walker in the early 1920s and the firm was renamed the Daniel H. Walker Construction Company with Daniel as its president and treasurer. When he died on April 27, 1945, the firm was taken over by his son Daniel T., who operated the construction firm until 1953. Thereafter, no records of the existence of the firm could be located. The firm moved its offices frequently throughout the City of Lowell during the 1900s. The Lowell Sun, April 8, 1925, and April 27, 1945, and Lowell Directory, 1946, p. 619, ibid., 1953, p. 580, and ibid., 1954, p. 627.



Scale 20 feet to an inch
 Lowell, March 2. 1896.
 Smith and Brooks, Civil Engrs.

OLD CITY HALL BUILDING AS IT WILL APPEAR.



The renovated Old City Hall was an example of the Colonial or Georgian Revival architectural style, then the most fashionable style in New England and a style that was increasingly popular in Lowell during the late nineteenth and early twentieth centuries. The appearance of the building was radically altered as various Georgian details were added to its front facades. The simple red brick facade with large dark understated openings was replaced with a variety of Georgian detail, including a fan light in the new roof pediment, spandrel panels with garlands and bows, and triangular pedimented windows above closed serpentine scrolled pedimented windows. All of this surmounted a denticulated frieze running across the tops of the store fronts divided by open-paneled pilasters surmounted by Ionic capitals. The building, with its thick window frames and pastiched decor, was so crammed with detail repeating itself symmetrically (a characteristic of Georgian Revival architecture) that it tended to disguise the unsymmetrical placement of its windows and their awkward proportions.

Since Sherburne saw Old City Hall as ideal for commerce, he maximized the available square footage of the building. Extensions were made to the west and south portions of the first floor. The number of rooms and offices on the second and third floors was increased. To provide daylight to each of the offices and rooms, the fenestration of the north and south facades was changed. The walls of the two facades, which had featured five two-story windows, were rebuilt to provide nine windows (some double) on each floor of the north facade and eight double windows on the south. Two large bay windows were added to the west side of the structure on the second floor. The attic, largely inaccessible and ill-suited for rental space, was left intact.²⁶⁰

260. Batcheler, "Draft, Historical Structures Report, Architectural Data, Old City Hall," pp. 56-58, 84-85, and Lowell Daily Courier, February 13, 1897.

C. The Old City Hall Building: 1896-1900

Little is known about Old City Hall from the time that the remodeling and renovation work were completed during the summer of 1896 until Sherburne sold the structure in November 1900. The building improvements greatly enhanced the value of the property with the assessed valuation of the structure (exclusive of land) rising from \$5,000 in 1896 to \$25,000 in 1897.²⁶¹ A variety of individuals rented store and office space in the building including Carleton & Hovey's drug store at the west end of the structure. Although he was an absentee landlord, Sherburne himself maintained an office for his construction contracting business in the building from 1896 to 1899.²⁶²

261. At the same time the assessed valuation of the land declined from \$82,000 in 1896 to \$73,750 in 1897. Thus, the aggregate value of the real estate increased from \$87,000 in 1896 to \$98,750 in 1897 and Sherburne's real estate taxes rose from \$1,305 in 1896 to \$1,718.25. Valuation Book, City of Lowell, Ward 1, 1896, Folio 124, and Valuation Book, City of Lowell, Ward 1, 1897, Folio 121, Office of the City Assessor, Lowell City Hall.

262. Lowell Directory, 1896, p. 760; ibid., 1897, p. 757; ibid., 1898, p. 779; and ibid., 1899, p. 737. Since the Lowell Directories do not have cross references for addresses until 1917, the determination of the lessees in the building from 1896 to 1916 would require lengthy research.

CHAPTER NINE
OLD CITY HALL BUILDING:
1900-1980

A. Ownership of Old City Hall Property: 1900-1980

On November 13, 1900, Warren Sherburne sold Old City Hall and the land on which it was located to George A. Shores, a real estate promoter in Boston, for \$72,500. On the same date, Shores signed a deed of mortgage to Sherburne for the full amount of the cost.²⁶³

Upon receiving the Old City Hall property from Warren Sherburne, Shores immediately sold it that same day to Franklin L. Joy, Arthur E. Mason, and Thomas H. Armstrong, trustees of the estate of John D. W. Joy of Boston for \$72,500.²⁶⁴ The deed of conveyance indicates that those individuals took responsibility for the mortgage that

263. Deed, Warren Sherburne to George A. Shores, November 15, 1900, Middlesex County Deed Book 324, Folios 586-587, and Deed, George A. Shores to Warren Sherburne, November 15, 1900, Middlesex County Deed Book 324, Folios 587-590, Middlesex County, Registry of Deeds, Northern District.

264. John D. W. Joy, a life-long resident of Boston who died in 1898, had been a merchant associated with the firm of Mason and Lawrence. Active in religious, educational, and charitable causes, he was an organizer and administrative official of the Massachusetts Universalist Convention and later the Universalist General Convention and a founder and long-time trustee of Tufts College. Prominent in Boston financial circles, Joy in 1897 was appointed by Mayor Edwin V. Curtis to the Finance Commission which was assigned the task of evaluating the debt limit legislation for the city. "John D. W. Joy: Address Delivered At The New England Conference, Roxbury, October 19, 1898," in Elmer Hewitt Capen, Occasional Addresses (Boston, 1902), pp. 145-164, and Subcommittee on Memorial History of the Boston Tercentenary Committee, Fifty Years of Boston: A Memorial Volume (Boston, 1932), p. 131. Franklin Lawrence Joy (1857-1917), the son of John D. W. Joy, was a businessman associated with the Boston firm of Joy, Langdon and Company. For a period he was president of the Forbes Lithographic Company and also director of the Home for Aged Men in Boston. He was probably best known for his military activities, serving as a member of the First Corps Cadets from 1880 to 1917 and playing a leading role in changing the status of the corps from an independent infantry body to a unit of the National Guard engineers. Samuel Atkins Eliot, Biographical History of Massachusetts (10 vols., Boston, 1918), X, n. p.

Shores had signed to Sherburne.²⁶⁵ Later on May 13, 1901, the trustees of the Joy estate paid Sherburne the full amount of \$72,500, and he signed a deed releasing Shores from the mortgage.²⁶⁶

The Old City Hall property was owned by the trustees until February 21, 1918. On that date Arthur E. Mason and Thomas H. Armstrong, the surviving trustees (Franklin L. Joy had died on May 12, 1917), together with the remaining descendents named in the will of John D. W. Joy, conveyed the property to Beatrice Joy, the daughter of Franklin L. Joy and a resident of Boston. Joining the trustees in this deed of conveyance were John H. Joy (son of Franklin L. Joy) of Boston and Albert P. and Dorothy J. Maderia (daughter of Franklin L. Joy) of Washington, D.C.²⁶⁷

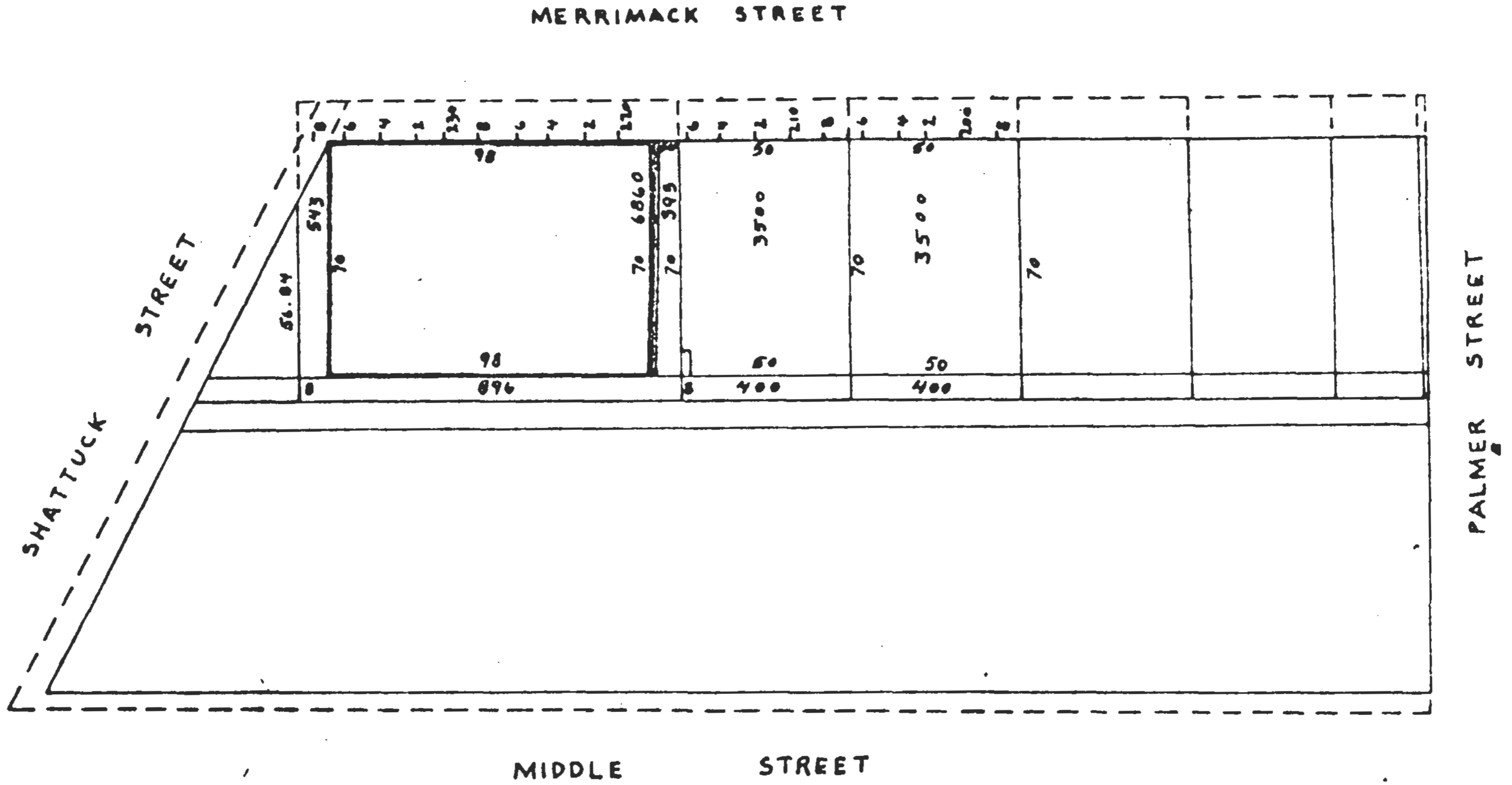
The Old City Hall property remained in the hands of Beatrice Joy, who later married and became Beatrice Joy Packard, until June 22, 1964. On that date, she sold the property to the current owner, Lemkin Realty, Inc., of Lowell for \$65,000.²⁶⁸

265. Deed, George A. Shores to Franklin L. Joy, Arthur E. Mason, and Thomas H. Armstrong, Trustees of the Estate of John D. W. Joy, December 1, 1900, Middlesex County Deed Book 325, Folios 511-512, Middlesex County, Registry of Deeds, Northern District.

266. Deed, Warren Sherburne to George A. Shores et al., May 22, 1901, Middlesex County, Deed Book 331, Folio 525, Middlesex County, Registry of Deeds, Northern District. A map entitled "Copy of Part of Plan Filed In Land-Registration-Office, March 23, 1903," may be seen on the following page. The map was found in the Historical Cartographics Files of the Lowell Institution for Savings.

267. Deed, Arthur E. Mason and Thomas H. Armstrong, Surviving Trustees Under the Will of John D. W. Joy, and John H. Joy and Albert P. and Dorothy J. Madeira to Beatrice Joy, March 9, 1918, Middlesex County Deed Book 584, Folios 149-150, Middlesex County, Registry of Deeds, Northern District.

268. Deed, Beatrice Joy Packard (formerly Beatrice Joy) to Lemkin Realty, Inc., July 1, 1964, Middlesex County Deed Book 1654, Folios 248-252, Middlesex County, Registry of Deeds, Northern District.



↑
Scale: 50 feet = 1 inch

Copy of part of plan
filed in
LAND-REGISTRATION-OFFICE
March 23, 1903
Edw. S. Foster, Eng. for Ct.

B. Alterations to Old City Hall Building: 1900-1980

The only source of documentary information relative to alterations to the Old City Hall building after 1900 are the Applications for Building Permits to Make Alterations, 1902-80, that are under the custody of the Commissioner of Public Works, Division of Buildings, in the Lowell City Hall. The applications, which contain no plans or drawings, provide only general information relative to structural alterations. The following applications for alterations to Old City Hall were granted for the period after 1902:

1. February 8, 1909
Application No. 19
D. S. O'Brien Co.
224 Merrimack Street
Alterations to store and front
\$200
2. January 30, 1913
Application No. 27
E. A. Dourodes
218 Merrimack Street
Change store front
\$400-\$500
3. May 3, 1915
Application No. 238
F. N. Weir
216 Merrimack Street
Addition to store; cut for enlarged bathroom; move partition
\$200
4. March 23, 1916
Application No. 84
Joy Estate
220-236 Merrimack Street
Interior alterations for offices; make one store from two;
remove partition
\$1,200
5. June 2, 1920
Application No. 472
Samuel McCord
Corner, Merrimack and Shattuck Streets
Interior changes to store
\$500

6. June 29, 1921
Gas Inspection No. 661
Samuel McCord
236 Merrimack Street
Gas piping work
7. January 25, 1926
Application No. 28
Joy Estate
226 Merrimack Street
Partition in office and additional exits; new partition and
additional exits in office
\$150
8. September 16, 1931
Application No. 472
John H. Joy, Manchester, Massachusetts
228-232 Merrimack Street
New store fronts; plate glass and frames; change doors; repairs
\$2,000
9. July 16, 1935
Gas Inspection No. 9399
Beatrice Lajore
236 Merrimack Street
Gas piping work
10. December 24, 1935
Gas Inspection No. 9705
Beatrice Joy
236 Merrimack Street
Gas piping work
11. August 28, 1939
Application No. 351
Beatrice Packard and Joy Estate
222 Merrimack Street
Remodel store front; modern front to replace present front;
new frames; sash; glass stools and sign belt of black
glass; no change in supports
Builder - Kennedy & Co., Boston
\$700
12. November 15, 1939
Gas Inspection No. 12206
Beatrice Packard
226 Merrimack Street, Room 29
Gas piping work

13. October 22, 1940
Application No. 464
Boston Confectionary Co.
218 Merrimack Street
New store front; glass front; backs and bases; no structural change; Interior; present metal ceiling and side walls to be replaced with metal lath and hand plaster; replace two large windows in rear wall with smaller ones and brick up portion of openings; brick up side window opening
Builder - C. J. Boselli, Manchester, New Hampshire
\$2,500
14. December 6, 1941
Gas Inspection No. 13648
John H. Joy
226 Merrimack Street
Gas piping work
15. January 23, 1942
Application No. 16
Beatrice Joy Packard
226 Merrimack Street
Remodeling stairway and hallway; change entrance doors to stairs; build platform midway between top and bottom landings; remove partition on second story around stairs; install columns and beams to take load; purpose to give light to stairs and break run of stairs; new ceiling on second floor
Builder - H. F. Perreault, Lowell
\$800
16. June 16, 1943
Application No. 169
Boston Confectionary Co.
218 Merrimack Street
Removing a window and installing door in place; rear wall, door to open out
\$100
17. April 3, 1947
Application No. 102
McCord's Drug Store, Inc.
236 Merrimack Street
Repair floor under soda fountain, new column, etc.
Builder - T. K. McKenzie, Lowell
\$550

18. December 13, 1951
Application No. 661
Lemkins Inc.
228 Merrimack Street
Remodel store front
Architect - Eugene Weisberg, Lowell
Builder - H. V. Perrault, Lowell
\$8,000
19. December 23, 1954
Application No. 797
Beatrice J. Packard
218-236 Merrimack Street
Remove non-carrying partition for dressing room; other
interior alterations
Builder - H. V. Perrault, Lowell
\$900
20. July 9, 1956
Application No. 498
N. E. Trust Co., Boston, and Lemkins, Inc., Lowell
228 Merrimack Street
Water cooling tower to be erected on flat roof, rear of 228
Merrimack Street; placed into bearing wall supported by
channel irons; no weight on roof; structure on which tower
will rest-one story, flat roof, 14 feet in height, steel
construction
Builder - Refrigeration Equipment and Service, Inc.,
Andover, Massachusetts
21. July 17, 1956
Application No. 536
N. E. Trust Co.
226 Merrimack Street
Two openings cut through partitions in beauty salon
Builder - Victor J. Ilg, Tyngsboro, Massachusetts
\$80
22. August 8, 1957
Application No. 496
McCord's Drug Store, Inc.
236 Merrimack Street
Install air conditioning unit on flat roof
Builder - Nelson Pepin Co.

23. May 2, 1958
 Application No. 177
 Beatrice Packard and John H. Joy, Boston
 226 Merrimack Street
 No exterior alterations; interior alterations to two offices
 (Dr. Levon Chertivian, dentist) on second floor, remove two
 non-bearing partitions and change entrance 4 feet down into
 hall with two non-bearing partitions to be installed; framing
 of building is network of 12" x 12" oak beams with 4" x 5"
 purlins between guths or beam teneted and mortised with
 suspended ceilings held to purlins; present partitions are
 dividing partitions and non-bearing and will be removed.
 \$500
24. June 30, 1958
 Application No. 390
 Beatrice Packard
 226-232 Merrimack Street
 New store front; change from five to four stores
 Architect - Arthur Hilman Cohen
 Builder - Hartstone
 \$3,500
25. July 31, 1958
 Application No. 513
 McCord's Drug Store, Inc.
 236 Merrimack Street
 New front door
 \$1,500
26. January 6, 1966
 Application No. 6
 Lemkin Realty, Inc.
 226 Merrimack
 Reface interior walls and corridor; no structural changes;
 sheet partition with vinyl masonite
 Builder - M. Wheeler
 \$500

C. Tenants in Old City Hall Building: 1917-1976

The listing of tenants in the Old City Hall building from 1896 to 1916 is a lengthy process since the Lowell Directories for those years include only entries in alphabetical order. Beginning in 1917 the directories not only have alphabetical listings but also cross-reference listings by street and address number, thus making it relatively easy to obtain a listing of the tenants in Old City Hall. Hence this section will provide a complete listing of the tenants in the building from 1917 to 1976.

1917

- 218 Kakanes Bros confectioners
- 220 28 Crawford Maude K dressmaker
- 222 O'Brien D S Co clothing dlrs
- 226 Old City Hall Building
 - 1 McGannon Thomas G physician
 - 3 Meigs Return J physician
 - 4 Kirschner Peter B dress plaiter and button mkr
 - 7 Blanchard Paul D phys
 - 8 Rooney James H dentist
 - 10 Morris Frederick E dentist
 - 18 Edmunds Percy W vocal teacher
 - 20 Kane Catherine Mrs
 - 24 Farley Maude M Mrs dressmaker
 - 28 Crawford Maude K
- 228 Lemkin Morris cloaks and suits
- 232 McEvoy John A optometrist
- 236 Dows A M & Co druggists

1918

- 218 Kakanes Bros confectioners
- 222 O'Brien D S Co clothing dlrs
- 226 Old City Hall Building
 - 1 McGannon Thomas G physician
 - Perkins Roy S physician
 - 3 Meigs Return J physician
 - 4 Kirschner Peter B dress plaiter and button mkr
 - 7 Blanchard Paul D phys
 - 8 Rooney James H dentist
 - 9 Trudeau Aurore grocers
 - 10 Morris Frederick E dentist
 - 18 Edmunds Percy W vocal teacher
 - 20 Kane Catherine Mrs
 - 24 Farley Maude M Mrs dressmaker
 - 26 Bergeron Philippe O teacher violin
 - 28 Crawford Maude K
 - 29 Gaudette Henry
 - 30 Tremblay August
- 228 Lemkin Morris cloaks and suits
- 232 McEvoy John A optometrist
- 236 Dows A M & Co druggists

1919

- 218 Kakanes Bros confectioners
- 222 O'Brien D S Co clothing dlrs
- 226 Old City Hall Building
 - 3 Meigs Return J physician
 - 4 Kirschner Peter B dress plaiter and button mkr
 - 9 Trudeau Aurore grocers
 - 10 Morris Frederick E dentist
 - 11 McNally Henry E dentist
 - 20 Kane Catherine Mrs
 - 24 Farley Maude M Mrs dressmaker
 - 26 Bergeron Phillippe O teacher violin
 - 28 Crawford Maude K dressmaker
 - 29 Gaudette Henry
 - 30 Tremblay August
- 228 Lemkin Morris cloaks and suits
- 232 McEvoy John A optometrist
- 236 Dows A M & Co druggists

1920

- 218 Kakanes Bros confectioners
- 222 O'Brien D S Co clothing dlrs
- 226 Old City Hall Building
 - 1 Provencher Napoleon O dentist
 - 3 Meigs Return J physician
 - 4 Vacant
 - 7 Blanchard Paul D physician
 - 9 Trudeau Aurore gowns
 - 10 Sumner Harry H physician
 - 11 McNally Henry E dentist
 - 12 Morris Frederick E dentist
 - 18 Bergeron Philippe O teacher violin
 - 20 Kane Catherine Mrs
 - 24 Farley Maude M Mrs dressmaker
 - 26 Hayre William A real est
 - 27 Roberts Doll Hospital
 - 28 Lowell Invisible Mending Co
 - 29 Gaudette Sarah A Mrs
 - 30 Tremblay August
- 228 Lemkin Morris cloaks and suits
- 232 McEvoy John A optometrist
- 236 Dows A M & Co druggists

1921

- 218 Kakanes Bros confectioners
222 O'Brien D S Co clothing dlrs
226 Old City Hall Building
 1 Provencher Napoleon O dentist
 3 Meigs Return J physician
 4 O'Sullivan Francis A physician
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 9 Trudeau Aurore gowns
 10 Sumner Harry H physician
 11 McNally Henry E dentist
 12 Morris Frederick E dentist
 18 Bergeron Philippe O teacher violin
 20 Vacant
 21 Drainville Octavien janitor
 24 Farley Maude M Mrs dressmaker
 26 Hayre William A real est
 27 Roberts Doll Hospital
 28 Lowell Invisible Mending Co
 29 Gaudette Sarah A Mrs
 30 Tremblay August
228 Lemkin Morris cloaks and suits
232 McEvoy John A optometrist
236 Dows A M & Co druggists

1922

- 216 Kakanes E D & Bros confectioners
222 O'Brien D S Co clothing dlrs
226 Old City Hall Building
 1 Provencher Napoleon O dentist
 3 Meigs Return J physician
 4 Brassard Arthur H chiropodist
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 10 Trudeau Aurore gowns
 11 McNally Henry E dentist
 12 Morris Frederick E dentist
 18 Bergeron Philippe O teacher violin
 20 Lowell Invisible Mending Co
 Roberts Doll Hospital
 21 Drainville Octavien janitor
 24-25-26 Farley Maude M Mrs dressmaker
 27-28 Lavalley May B milliner
 29 Gaudette Sarah A Mrs
 30 Tremblay August
228 Lemkin Morris cloaks and suits
232 McEvoy John A optometrist
236 McCord Sam druggist

1923

- 216 Kakanes E D & Bros confectioners
222 O'Brien D S Co clothing dlrs
226 Old City Hall Building
 1 Provencher Napoleon O dentist
 3 Meigs Return J physician
 4 Brassard arthur H chiropodist
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 10 Trudeau Aurore gowns
 11 McNally Henry E dentist
 12 Morris Frederick E dentist
 18 Bergeron Philippe O teacher violin
 Reed Mary G piano tchr
 21 Drainville Octavien janitor
 24-25-26 Farley Maude M Mrs dressmaker
 27-28 Chase William
 29 Gaudette Sarah A Mrs
 30 Tremblay August
228 Lemkin Morris cloaks and suits
232 Donaldson's Gift Shop
236 McCord Sam druggist

1924

- 216 Boston Confectionery Store
222 O'Brien D S Co clothing dlrs
226 Old City Hall Building
 1-2 Provencher Napoleon O dentist
 3 Meigs Return J physician
 4 Brassard Arthur H chiropodist
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 9 Welch Edward J physician
 10 Caldicott Francis S physician
 11 Philbin Walter R dentist
 12 Morris Frederick E dentist
 18 Greene Ella C artist
 21 Drainville Octavien janitor
 29 Gaudette Sarah A Mrs
 30 Tremblay August
228 Lemkin Morris cloaks and suits
232 Donaldson's Gift Shop
236 McCord Sam druggist

1925

- 218 Boston Confectionary Store
222 O'Brien D S Co clothing
226 Old City Hall Building
 1 Walsh John J dentist
 2 Provencher Napoleon O dentist
 3 Meigs Return J physician
 4 Brassard Arthur H chiropodist
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 9 Welch Edward J physician
 10 Caldicott Francis S physician
 11 Chagnon Deodatus T physician
 12 Morris Frederick E dentist
 18 Greene Ella C artist
 21 Drainville Octavien janitor
 24 Warren & Warren chiropractors
 26 Stockbridge Art Studio
 29 Gaudette Sarah A Mrs
 30 Vacant
228 Lemkin Morris cloaks and suits
232 Radio Equipment Co.
236 McCord Sam druggist

1926

- 218 Boston Confectionary Store
222 O'Brien D S Co clothing
226 Old City Hall Building
 1 Walsh John J dentist
 2 Provencher Napoleon O dentist
 3 Meigs Return J physician
 4 Brassard Arthur H chiropodist
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 9 Welsh Edward J physician
 10 Caldicott Francis S physician
 U S Veterans Bureau
 12 Morris Frederick E dentist
 18 Greene Ella C artist
 21 Drainville Octavien
 24 Warren & Warren chiropractors
 26 Stockbridge Art Studio
 29 Gaudette Sarah A Mrs
 30 Lowell Academy of Music
228 Lemkin Morris cloaks and suits
232 Radio Equipment Co
236 McCord's Sam Drug Store

1927

- 218 Boston Confectionery Store
- 222 O'Brien D S Co clothing
- 226 Old City Hall Building
 - 2 Provencher Napoleon O dentist
 - 3 Meigs Return J physician
 - 4 Brassard Arthur H chiropodist
 - 5 Long Rufus W physician
 - 7 Blanchard Paul D physician
 - 9 Welch Edward J physician
 - 10 Caldicott Francis S physician
 - U S Veterans Bureau
 - 11 Walsh John J dentist
 - 12 Morris Fred E dentist
 - 18 Greene Ella C artist
 - 20 Gaudette Sarah A Mrs
 - 21 Drainville Octavien
 - 24 Warren & Warren chiropractors
 - 26 Stockbridge Art Studio
 - 29 Vacant
- 228 Lemkin Morris cloaks and suits
- 232 Vacant
- 236 McCord's Sam Drug Store

1928

- 218 Boston Confectionery Store
- 222 O'Brien D S Co clothing
- 226 Old City Hall Building
 - 2 Provencher Napoleon O dentist
 - 3 Meigs Return J physician
 - 4 Brassard Arthur H chiropodist
 - 5 Long Rufus W physician
 - 7 Blanchard Paul D physician
 - 9 Welch Edward J physician
 - 10 Caldicott Francis S physician
 - U S Veterans Bureau
 - 11 Walsh John J dentist
 - 12 Morris Fred E dentist
 - 19 Greene Ella C artist
 - 20 Gaudette Sarah A Mrs
 - 21 Drainville Octavien
 - 24 Warren & Warren chiropractors
 - 26 Stockbridge Art Studio
 - 29 Vacant
- 228 Lemkin Morris cloaks and suits
- 232 Favreau Bros Inc electric contractors
- 236 McCord's Sam Drug Store

1929

- 218 Boston Confectionery Store
- 222 O'Brien D S Co clothing
- 226 Old City Hall Building
 - 3 Meigs Return J physician
 - 4 Brassard Arthur H chiropodist
 - 5 Long Rufus W physician
 - 7 Blanchard Paul D physician
 - 9 Welch Edward J physician
 - 10 Caldicott Francis S physician
 - U S Veterans Bureau
 - 11 Walsh John J dentist
 - 12 Morris Fred E dentist
 - 19 Greene Ella C artist
 - 20 Gaudette Sally A Mrs
 - 21 Drainville Octavien
 - 24 Warren & Warren
 - 26 Stockbridge Art Studio
 - 29 Vacant
- 228 Lemkin Morris cloaks and suits
- 232 Favreau Bros Inc electric contractors
- 236 McCord's Sam Drug Store

1930

- 218 Boston confectionary Store
- 222 Kennedy Co Inc butter and eggs
- 226 Old City Hall Building
 - 2 Merrimack Loan Co
 - 3 Meigs Return J physician
 - 4 Brassard Arthur H chiropodist
 - 5 Long Rufus W physician
 - 7 Blanchard Paul D physician
 - 9 Osgood Winthrop B physician
 - 10 Caldicott Francis S physician
 - U S Veterans Bureau
 - 11 Walsh John J dentist
 - 12 Morris Fred E dentist
 - 19 Greene Ella C artist
 - 20 Gaudette Sally A Mrs
 - 21 Drainville Octavien
 - 24 Warren & Warren
 - 26 Stockbridge Art Studio
 - Smith E A & A T concrete pavers
 - 30 Beals Horace P real estate
- 228 Lemkin Morris cloaks and suits
- 232 Favreau Bros Inc electric contractors
- 236 McCord's Sam Drug Store

1931

- 218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
 2 Merrimack Loan Co
 3 Knapp Walter E dentist
 4 Brassard Arthur H chiropodist
 5 Long Rufus W physician
 7 Blanchard Paul D physician
 10 Caldicott Francis S physician
 U S Veterans Bureau
 11 Walsh John J dentist
 12 Morris Fred E dentist
 19 Greene Ella C artist
 20 Gaudette Sally A Mrs
 21 Drainville Octavien
 24 Warren & Warren
 26 Stockbridge Art Studio
 27 Drainville Alma Mrs
 30 Beals Horace P real estate
 Smith E A & A T concrete pavers
228 Lemkin Morris cloaks and suits
232 Favreau Maytag Electric Co
236 McCord's Sam Drug Store

1932

- 218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
rm 2 Merrimack Loan Co
" 3 Knapp Walter E dentist
" 4 Brassard Arth H chiropodist
" 5 Long Rufus W phys
" 7 Caldicott Frank S phys
" 9 Dibbins Saml A phys
" 10 Brennan Chas L phys
 U S Veteran's Bureau
" 11 Walsh John J dentist
" 12 Morris Fred E dentist
" 19 Greene Ella C artist
" 20 Gaudette Sally A Mrs
" 21 Drainville Octavien
" 24 Warren & Warren
" 26 Stockbridge Art Studio coml artists
" 27 Drainville Alma Mrs
" 30 Beals Horace P real est
 Smith E A & A T concrete pavers
228 Lemkin Morris cloaks and suits
232 Vacant
236 McCord's Sam Drug Store

1933

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
rm 2 Merrimack Loan Co
" 4 Brassard Arthur H chiropodist
" 5 Long Rufus W phys
U S Veteran's Bureau
" 10 Brennan Chas L phys
" 11 Walsh John J dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 20 Gaudette Sally A Mrs
" 21 Drainville Octavien
" 24 Warren & Warren
" 30 Beals Horace P real est
228 Lemkin Morris cloaks and suite
232 Vacant
236 McCord's Sam Drug Store

1934

218 Boston Confectionary Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
rm 2 Merrimack Loan Co
" 4 Brassard Arthur H chiropodist
" 5 Long Rufus W phys
" 7 Caldicott Frank S phys
" 10 Brennan Chas L phys
" 11 Walsh John J dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 20 Gaudette Sally A Mrs
" 21 Drainville Octavien
" 24 Warren & Warren
" 28 Greene Ella C
" 30 Beals Horace P real est
Smith E A & A T concrete pavers
228 Lemkin Morris cloaks and suits
232 Massachusetts Gas & Electric Light Supply Co
236 McCord's Sam Drug Store

1935

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
236 Old City Hall Building
rm 2 Merrimack Loan Co
" 4 Brassard Arthur H chiropodist
" 7 Caldicott Frank S phys
" 10 Brennan Chas L phys
" 11 Walsh John J dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 20 Gaudette Sally A Mrs
" 21 Drainville Octavien
" 24 Warren & Warren
" 28 Greene Ella C
" 30 Beals Horace P real est
Smith E A & A T concrete pavers
228 Lemkin Morris cloaks and suits
232 Massachusetts Gas & Electric Light Supply Co
236 McCord's Drug Store Inc

1936

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
rm 2 Merrimack Loan Co
" 4 Brassard Arthur H chiropodist
" 7 Caldicott Frank S phys
" 9 Nice Harold J dentist
" 10 Brennan Chas L phys
" 11 Robillard Jos E dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 20 Gaudette Sally A Mrs
" 21 Drainville Octavien
" 24 Warren & Warren
" 28 Greene Ella C
" 30 Beals Horace P real est
Smith E A & A T concrete pavers
228 Lemkin Morris cloaks and suits
232 Massachusetts Gas & Electric Light Supply Co
236 McCord's Drug Store Inc

1937

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
rm 2 Merrimack Loan Co
" 7 Caldicott Frank S phys
" 9 Nice Harold J dentist
" 10 Brennan Chas L phys
" 11 Robillard Jos E dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 21 Drainville Octavien
" 28 Greene Ella C
228 Lemkin Morris cloaks and suits
232 Lowell Mill Remnant Store Inc
236 McCord's Drug Store Inc

1938

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building
rm 2 Merrimack Loan Co
" 7 Caldicott Frank S phys
" 9 Nice Harold J dentist
" 10 Brennan Chas L phys
" 11 Robillard Jos E dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 21 Drainville Octavien
" 28 Greene Ella C
228 Lemkin Morris cloaks and suits
232 Lowell Mill Remnant Store Inc
236 McCord's Drug Store Inc

1939

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
236 Old City Hall Building
rm 2 Merrimack Loan Co
" 7 Caldicott Frank S phys
" 9 Nice Harold J dentist
" 10 Brennan Chas L phys
" 11 Robillard Jos E dentist
" 12 Morris Fredk E dentist
" 19 Greene Ella C artist
" 21 Brodeur Adolph J
" 28 Drainville Theresa
228 Lemkin Morris cloaks and suits
232 Lowell Mill Remnant Store
236 McCord's Drug Store Inc

1940

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

1 Merrimack Loan Co
2 O'Brien Lillian Specialty Shop ladies' underwear
3 National Products bakers' supplies
7 Caldicott Frank S phys
10 Brennan Chas L phys
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Greene Ella C artist
20 Walsh Eva Mrs
21 Brodeur Adolph J
26 Donnelly E Mrs
28 Drainville Theresa
29 Starkey Eliz Mrs
30 Hebert Emma
228 Lemkins Cloak & Suit Store Inc
232 Lowell Mill Remnant Store
236 McCord's Drug Store Inc

1941

218 Boston Confectionery
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell A Co furrier
7 Caldicott Frank S phys
10 Brennan Chas L phys
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Charron Rose
20 Walsh Eva Mrs
21 Brodeur Adolph J
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Theresa
29 Mullen Louise
30 Hebert Emma
228 Lemkins Cloak & Suit Store Inc
232 Lowell Mill Remnant Store
236 McCord's Drug Store Inc

1942

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms

1 Ace Employment Office
2 Russell Chas A Co furrier
7 Caldicott Frank S phys
10 Brennan Chas L phys
11 Robillard Jos E Dentist
12 Morris Fredk E dentist
19 Charron Rose
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 Holmes Mary Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Spinard Yvette
30 Hebert Emma
228 Lemkins Cloak & Suit Store Inc
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1943

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell Chas A Co furrier
7 Caldicott Frank S phys
10 Brennan Chas L phys
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Charron Rose
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 Holmes Mary Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Fauvel Eug
30 Hebert Emma
228 Lemkins Clock & Suit Store Inc
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1944

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell Chas A Co furrier
7 Caldicott Frank S phys
10 Brennan Chas L phys
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 Holmes Mary Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Fauvel Eug
30 Hoffman H Mrs
228 Lemkin's Cloak & Suit Store Inc
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1945

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell Chas A Co furrier
4 Brassard Arth H chiropodist
7 Caldicott Frank S phys
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Mary Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Laura Mrs
30 Hollingworth Jos K
228 Lemkin's Cloak & Suit Store Inc
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1946

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell Chas A Co furrier
3 Nikula Frank O dentist
4 Brassard Arth H chiropodist
5-6 Lowell Social Service League
7 Caldicott Frank S phys
9 Bellavance Anita Mrs drsmkr
Bellavance Arth
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Mary Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Laura Mrs
30 Harbour Anna Mrs
228 Lemkin's Cloak U Suit Store Inc
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1947

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell Chas A Co furrier
3 Nikula Frank O dentist
4 Brassard Arth H chiropodist
5-6 Lowell Social Service League
7 Caldicott Frank S phys
9 Bellavance Anita Mrs drsmkr
Bellavance Arth
10 Glamour Beauty Salon
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Anne Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Laura Mrs
30 Harbour Anna Mrs
228 Lemkin's Cloak & Suit Store Inc
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1948

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Russell Chas A Co furrier
3 Nikula Frank O dentist
4 Brassard Arth H chiropodist
5-6 Lowell Social Service League
7 Kalika Karl phys
9 Bellavance Anits Mrs drsmkr
Bellavance Arth
10 Glamour Beauty Salon
Dunn Walter S podiatrist
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Anne Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Laura Mrs
30 Harbour Anna Mrs
228 Lemkin's Clock & Suit Store Inc
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1949

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

1 Glamour Uniform Salon
2 Brassard Arth H chiro
3 Nikula Frank O dentist
4-6 Family Service of Greater Lowell
7 Glamour Beauty Salon
8 Kalika Karl phys
Richmond Abr phys
9 Bellavance Anita Mrs drsmkr
10 Dunn Walter S podiatrist
11 Robillard Jos E dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Anne Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Laura Mrs
30 Harbour Anna Mrs
228 Lemkin's Clock & Suit Store Inc
232 Lowell Mill Remnant Store Inc
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1950

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
236 Old City Hall Building

Rooms:

1 Lemkin's Gown & Bridal Salon
2 Brassard Arth H chiro
3 Nikula Frank O dentist
4-6 Family Service of Greater Lowell
7 Glamour Beauty Salon
8 Kalika Karl phys
9 Glamour Uniform Salon
10 Dunn Walter S podiatrist
11 Yarid Chas M dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Anne Mrs
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera Mrs
30 Harbour Anna Mrs
228 Lemkin's
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc

1951

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

1 Lemkin's Gown & Bridal Salon
2 Brassard Arth H chiro
3 Nikula Frank O dentist
4-6 Family Service of Greater Lowell
7 Glamour Beauty Salon
8 Kalika Karl phys
9 Glamour Uniform Salon
10 Dunn Walter S podiatrist
11 Yarid Chas M dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Anne Mrs
25 Boreleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera Mrs
30 Harbour Anna Mrs
228 Lemkin's
232 Lowell Mill Remnant Store
Solomon Max J & Sons remnants
236 McCord's Drug Store Inc.

1952

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

1 Lemkin's Gown & Bridal Salon
2 Brassard Arth H chiro
3 Nikula Frank O dentist
4-6 Family Service of Greater Lowell
7 Glamour Beauty Salon
8 Kalika Karl phys
9 Glamour Uniform Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonald Thos
25 Bordeleau Albetine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc
236 McCord's Drug Store Inc

1953

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

1 Lemkin's Gown & Bridal Salon
2 Brassard Arth H chiro
3 Nikula Frank O dentist
4-6 Family Service of Greater Lowell
7 Glamour Beauty Salon
9 Glamour Uniform Salon
10 Dunn Waler S podiatrist
11 Chertavian levon dentist
12 Morris Fredk E dentist
19 Mylott Mary
20 Walsh Eva
21 Bordeur Adolph J
24 McDonnell Thos
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc
236 McCord's Drug Store Inc

1954

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

1 Lemkin's Gown & Bridal Salon
2 Brassard Arth H chiro
3 Nikula Frank O dentist
4-6 Family Service of Greater Lowell
7 Glamour Beauty Salon
9 Glamour Uniform Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
19 Mylott Mary J
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonnell Thos
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc
236 McCord's Drug Store Inc

1955

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Brassard Arth H chiropodist
3 Nikula Frank O dentist
4-6 Lemkin's Gown & Bridal Salon
7 Glamour Beauty Salon
9 Glamour Uniform & Maternity Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
19 Mylott Mary J
20 Walsh Eva Mrs
21 Brodeur Adolph J
24 McDonnell Thos
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc clo
236 McCord's Drug Store Inc

1956

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Brassard Arth H chiropodist
3 Nikula Frank O dentist
4-6 Lemkin's Gown & Bridal Salon
7 Glamour Beauty Salon
9 Glamour Uniform & Maternity Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
19 Mylott Mary J
20 Walsh Eva Mrs
21 Brodeur Adolph J
25 Bordeleau Albertine Mrs
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera L Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc clo
236 McCord's Drug Store Inc

1957

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Brassard Arth H chiropodist
3 Nikula Frank O dentist
4-6 Lemkin's Gown & Bridal Salon
7 Glamour Beauty Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
20 Walsh Eva Mrs
21 Brodeur Adolph J
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera L Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc clo
236 McCord's Drug Store Inc

1958

218 Boston Confectionery Store
222 Kennedy & Co Inc butter and eggs
226 Old City Hall Building

Rooms:

2 Brassard Arth H chiropodist
3 Nikula Frank O dentist
4-6 Lemkin's Gown & Bridal Salon
7 Glamour Beauty Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
20 Walsh Eva Mrs
21 Brodeur Adolph J
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera L Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc clo
236 McCord's Drug Store Inc

1959

218 Boston Confectionery Store
222 No Return
226 Old City Hall Building

Rooms:

2 Brassard Arth H chiropodist
3 Nikula Frank O dentist
7 Glamour Beauty Salon
10 Dunn Walter S podiatrist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
20 Walsh Eva Mrs
21 Brodeur Adolph J
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera L Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc clo
236 McCord's Drug Store Inc

1960

218 Boston Confy Store
226 Old City Hall Bldg

Rooms:

3 Nikula Frank O dentist
11 Chertavian Levon dentist
12 Morris Fredk E dentist
Dunn Walter S podiatrist
19 Mylott Mary E
20 Walsh Eva Mrs
25 Callahan Irma
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera L Mrs
30 Harbour Anna Mrs
228 Lemkin's Inc clo
236 McCord's Drug Store Inc

1961

218 Boston Confy Store
Crown Restr of Lowell Inc
226 Old City Hall Bldg

Rooms:

1-2 Vacant
3 Nikula Frank O dentist
5 Greater Lowell Council of Churches
6 Dunn Walter S chiropodist
7-8 Vacant
11 Chertavian Levon
12 Morris Fredk E dentist
Dunn Walter S podiatrist
19 Mylott Mary E
20 Walsh Eva Mrs
21 Brodeur Adolph
24 Vacant
25 Vacant
26 Dunn Louise M elocution tchr
28 Drainville Regina Mrs
29 Smith Vera L Mrs
30 Vacant
228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1962

218 Boston Confy Store
Crown Restr of Lowell Inc
226 Old City Hall Bldg

Rooms:

1 Vacant
2 Krochmal Nicholas G lwyr
3 Vacant
5 Greater Lowell Council of Churches
Protestant Information Center
6 Dunn Walter S podiatrist
7-8 Vacant
11 Chertavian Levon dentists
12 Morris Fredk E dentist
19 Bartlett Mae M Mrs
20 Walsh Eva Mrs
21 Brodeur Adolph B
24 Vacant
25 Riley James
26 Dunn Louise M elocution tchr
28 Drainville Therese
29 Smith Vera L Mrs
30 Stout Johannah Mrs
228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1963

218 Boston Confy Store
Crown Restr of Lowell Inc
226 Old City Hall Building

Rooms:

1 Vacant
2 Krochmal Nicholas G lwyr
Merrimack Adjustment Serv
3 Vacant
5 Vacant
6 Dunn Walter S podiatrist
7 Delalieu Andree drsmkr
8 Normand's Beauty Salon
11 Chertavian Levon dentist
12 Morris Fredk E dentist
19 Bartlett Mae M Mrs
20 Walsh Eva Mrs
21 Brodeur Adolph B
24 Vacant
25 Riley Jas
26 Dunn Louise M elouction tchr
28 Drainville Therese S
30 Stout Johanna Mrs
228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1964

218 Boston Confy Store
Crown Restr of Lowell Inc
226 Old City Hall Building

Rooms:

1 Vacant
2 Vacant
3 Dunn Walter S podiatrist
4 Vacant
5 Vacant
6 Samaras Anna Mrs sewing sch
7 Delalieu Andress drsmkr
8 Normand's Beauty Salon
11 Chertavian Levon dentist
12 Chigas Wm G dentist
19 Bartlett Mae M Mrs
20 Walsh Eva Mrs
21 Brodeur Adolph B
24 Vacant
25 Riley Jas
26 Dunn Louise M elocution tchr
28 Drainville Therese S
29 Smith Vera L Mrs
30 Stout Johanna Mrs
228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1965

- 218 Boston Confectionery Store
Confr
Crown Restaurant of Lowell Inc Restr
- 226 Lemkin Building
Rooms
1 Vacant
2 Vacant
3 Dunn Walter S podiatrist
4 Vacant
6 Samaras Anna Mrs sewing sch
7 Delalieu Andree drsmkr
8 Normand's Beauty Salon
11 Chertavian Levon dentist
12 Chigas Wm G dentist
19 Barlett Mae M Mrs
20 Walsh Eva A Mrs
21 Brodeur Adolph B
24 Vacant
25 Hayer Nellie
26 Dunn Louise M elocution tchr
29 Smith Vera L Mrs
30 Vacant
- 228 Lemkin's Inc women's clo
Rice Mildred Mrs
- 236 McCord's Drug Store Inc

1966

- 218 Boston Confectionery Store
Confr
Crown Restaurant of Lowell Inc Restr
- 226 Lemkin Building
Rooms
1 Vacant
2 Vacant
3 Dunn Walter S podiatrist
4 Dunn Louise M elocution tchr
5 Vacant
6 Vacant
7 Delalieu Andree drsmkr
8 Normand's Beauty Salon
11 Chertavian Levon dentist
12 Chigas Wm G dentist
19 Paul John
20 Walsh Eva A Mrs
21 Brodeur Adolph B
25 Vacant
26 Vacant
29 Smith Vera L Mrs
- 228 Lemkin's Inc women's clo
- 236 McCord's Drug Store Inc

1967

- 218 Boston Confectionery Store
Confr
Crown Restaurant of Lowell Inc Restr
- 226 Lemkin Building
Rooms
1 Vacant
2 Vacant
3 Dunn Walter S podiatrist
4 Dunn Louise M elocution tchr
5 Vacant
6 Vacant
7 Delalieu Andree drsmkr
8 Normand's Beauty Salon
11 Chertavian Levon dentist
12 Chigas Wm G dentist
18 Vacant
20 Vacant
21 Brodeur Adolph B
25 Smith Vera L Mrs
26 Vacant
28 Drainville Theresa
29 Vacant
30 Vacant
- 228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1968

- 218 Boston Confectionery Store
Confr
Crown Restaurant of Lowell Inc Restr
- 226 Lemkin Building
Rooms
1 Vacant
2 Vacant
3 Dunn Walter S podiatrist
4 Dunn Louise M elocution tchr
Vacant
6 Vacant
7 Delalieu Andree drsmkr
8 Vacant
11 Chertavian Levon dentist
12 Chigas Wm G dentist
18 Vacant
20 Vacant
21 Brodeur Adolph B
25 Smith Vera L Mrs
26 Vacant
28 Drainville Theresa
29 Vacant
30 Vacant
- 228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1969

- 218 Boston Confectionery Store
Confr
Crown Restaurant of Lowell Inc Restr
- 226 Lemkin Building
Rooms
- 1 Vacant
 - 2 Vacant
 - 3 Dunn Walter S podiatrist
 - 4 Dunn Louise M elocution tchr
 - 5 Vacant
 - 6 Learning Foundation Educational
 - 7 Delalieu Andree drsmkr
 - 8 Vacant
 - 11 Chertavian Levon dentist
 - 12 Chigas Wm G dentist
 - 18 Vacant
 - 20 Vacant
 - 21 Joyce Aurore Mrs
 - 25 Smith Vera L Mrs
 - 26 Mellor Mary Mrs
 - 28 Drainville Theresa
 - 29 Vacant
 - 30 Vacant
- 228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1970

- 228 Boston Confectionery Store confr
Crown Restaurant of Lowell Inc restr
- 226 Lemkin Building
Rooms
- 1 Vacant
 - 2 Vacant
 - 3 Dunn Walter S podiatrist
 - 4 Dunn Louise M elocution tchr
 - 5 Vacant
 - 6 Learning Foundation educational
 - 7 Delalieu Andree drsmkr
 - 8 Vacant
 - 11 Chertavian Levon dentist
 - 12 Chigas Wm G dentist
 - 18 Vacant
 - 20 Vacant
 - 21 Joyce Aurore Mrs
 - 25 Smith Vera L Mrs
 - 26 Mellor Mary Mrs
 - 28 Drainville Theresa
 - 29 Vacant
 - 30 Vacant
- 228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1971

218 Boston Confectionery Store
Crown Restaurant of Lowell Inc restr
226 Lemkin Building
Rooms
Rear Vacant
Rear Vacant
Rear Vacant
Rear Dunn Louise M elocution tchr
Rear Vacant
Rear Learning Foundation educational
Rear Delalieu Andree drsmkr
Rear McAskill's Beauty Salon
Rear Sheehan Gerald O Jr dentist
10 Dunn Walter S podiatrist
18 Vacant (rms 18-21)
25 Smith Vera L Mrs
26 Vacant (rms 26-30)
228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1972

218 Boston Confectionery Store
Crown Restaurant of Lowell Inc
226 Lemkin Building
Rooms
Rear Vacant
Rear Vacant
Rear Vacant
Rear Dunn Louise M elocution tchr
Rear Vacant
Rear Learning Foundation educational
Rear Delalieu Andree drsmkr
Rear McAskills' Beauty Salon
Rear Sheehan Gerald G Jr dentist
10 Dunn Walter S podiatrist
18 Vacant (rms 18-21)
25 Smith Vera L Mrs
26 Vacant (rms 26-30)
228 Lemkin's Inc women's clo
236 McCord's Drug Store Inc

1973

- 218 Boston Confectionery Store
- Crown Restaurant of Lowell Inc
- 226 Lemkin Building
- Rooms
- 1 Vacant
- 2 Vacant
- 3 Berube Rob L acct
- 4 Dunn Louise M elocution tchr
- 5 Vacant
- 6 Learning Foundation educational
- 7 Delalieu Andree drsmkr
- 8 McAskills' Beauty Salon
- 9 Sheehan Gerald G Jr dentist
- 10 Dunn Walter S podiatrist
- 18 Vacant (rms 18-21)
- 25 Smith Vera L Mrs
- 26 Vacant (rms 26-30)
- 228 Lemkin's Inc women's clo
- 236 Vacant

1974

- 218 Boston Confectionery Store
- Crown Restaurant of Lowell Inc
- 226 Lemkin Building
- Rooms
- 1 Vacant
- 2 Vacant
- 3 Berube Robt L acct
- 4 Dunn Louise M elocution tchr
- 5 Vacant
- 6 Learning Foundation educational
- 7 Vacant
- 8 McAskill's Beauty Salon
- 9 Sheehan Gerald G Jr dentist
- 10 Dunn Walter S podiatrist
- 18 Vacant
- 25 Smith Vera L Mrs
- 26 Vacant
- 228 Lemkin's Inc women's clo
- 236 Vacant

1975

- 218 Boston Confectionery Store
Crown Restaurant of Lowell Inc
226 Lemkin Building
Rooms
1 Vacant
2 American Cancer Society
3 Vacant
4 Dunn Louise M elocution tchr
5 Vacant
6 Learning Foundation educational
7 Vacant
8 McAskill's Beauty Salon
9 Sheehan Gerald G Jr dentist
10 Dunn Walter S podiatrist
18 Vacant
25 Smith Vera L Mrs
26 Vacant
228 Lemkin's Inc women's clo
236 Rousseau's Beauty Shop

1976

- 218 Boston Confectionery Store
Crown Restaurant of Lowell Inc
226 Lemkin Building
Rooms
1 Vacant
2 American Cancer Society
3 Vacant (3 Rms 3-5)
6 Payne John J piano teacher
7 Vacant
8 Holiday Salon beauty salon & wigs
9 Sheehan Gerald G Jr dentist
10 Dunn Walter S podiatrist
18 Vacant (4 Hses 18-26)
228 Lemkin's Inc women's clo²⁶⁹
236 Rousseau's Beauty Shop.

269. Lowell Directory, 1917, p. 732; ibid., 1918, p. 750; ibid., 1919, p. 782; ibid., 1920, p. 784; ibid., 1921, p. 802; ibid., 1922, p. 805; ibid., 1923, pp. 869-870; ibid., 1924, p. 871; ibid., 1925, p. 870; ibid., 1926, pp. 1,064-1,065; ibid., 1927, p. 1,064; ibid., 1928, p. 1,063; ibid., 1929, p. 1,062; ibid., 1930, p. 1,062; ibid., 1931, p. 1,062; ibid., 1932, p. 857; ibid., 1933, p. 772; ibid., 1934, p. 773; ibid., 1935, p. 802; ibid., 1936, p. 794; ibid., 1937, pp. 864-865; ibid., 1938, pp. 864-865; ibid., 1939, p. 909; ibid., 1940, p. 880; ibid., 1941, p. 900; ibid., 1942, pp. 915-916; ibid., 1943, p. 821; ibid., 1944, pp. 812-813; ibid., 1945, p. 816; ibid., 1946, p. 843; ibid., 1947, p. 845; ibid., 1948, p. 828; ibid., 1949, p. 810; ibid., 1950, p. 810; ibid., 1951, p. 810; ibid., 1952, p. 806; ibid., 1953, p. 773; ibid., 1954, p. 774; ibid., 1955, pp. 788-789; ibid., 1956, p. 801; ibid., 1957, p. 826; ibid., 1958, p. 878; ibid., 1959,

Of all the various tenants in Old City Hall after 1896, two stores are notable for their longevity in the building. Carleton & Hovey's drug store, which had been located at the corner of Merrimack and Shattuck Streets since 1830 except for the years 1847-53, remained in the building under that firm name until 1914 under the ownership of Frederick T. Fay who had purchased it in 1892. The firm continued to make and market Father John's Cough Medicine as well as fill prescriptions and sell medicine, candy, and tobacco. In 1914 the business was acquired by A. L. Dows with Fay retaining the rights to the firm name of Carleton & Hovey. From 1914 to 1921 the store was known as Dow's Drug Store. In the latter year, the business was sold to Samuel McCord who immediately "made many changes and improvements preparatory to again opening the place as a leading drug store, specializing on the compounding of prescriptions and a full line of straight druggist's specialties." McCord had as his associate A. H. Choate, one of Lowell's best-known pharmacists who had begun his druggist's career in 1883 in the old Carleton & Hovey drug store then operated by Charles Hovey and Timothy G. Tweed. McCord's Drug Store remained a fixture in Old City Hall until early 1972.²⁷⁰

The other long-time tenant of Old City Hall has been Lemkin's Fashions, a women's clothing store presently operated by Herman Lemkin who also owns Lemkin Realty, Inc., and hence Old City Hall. His father Morris, together with Nathan A. Carp, opened a dry goods store named Lemkin & Carp on Middlesex Avenue in Lowell in 1899. In 1909 Morris broke the partnership with Carp and opened a clothing store on Prescott

p. 934; ibid., 1960, p. 173; ibid., 1961, p. 143; ibid., 1962, p. 183; ibid., 1963, p. 183; ibid., 1964, p. 180; ibid., 1965, p. 204; ibid., 1966, p. 203; ibid., 1967, p. 218; ibid., 1968, p. 218; ibid., 1969, p. 201; ibid., 1970, p. 192; ibid., 1971, pp. 207-208; ibid., 1972, p. 218; ibid., 1973, pp. 219-220; ibid., 1974, p. 211; ibid., 1975, p. 203; and ibid., 1976, p. 205.

270. Lowell Sunday Telegram, June 26, 1921; Lowell Courier - Citizen, February 19, 1910; and Lowell Daily Courier, November 12, 1900.

Street. The following year he became the proprietor of the Boston Cloak & Suit Store with quarters in Old City Hall (228 Merrimack Street). In 1914 he moved his store east to 186 Merrimack Street. After remaining at that location for three years, he again moved his clothing store, specializing in cloaks and suits, to Old City Hall (228 Merrimack Street) where it has remained to the present.²⁷¹

271. Lowell Directory, 1899, p. 481; ibid., 1909, p. 386; ibid., 1910, pp. 392, 885; ibid., 1912, p. 881; ibid., 1914, p. 377; ibid., 1917, p. 384; and Interview of Herman and Julius Lemkin by Harlan D. Unrau, January 24, 1980. An old photo (ca. 1932) in the possession of the Lemkins (a copy of which may be seen in the Batcheler report) shows the interior of the Lemkin store with the store personnel in pose. The photo, looking toward the rear of the store, shows the tin ceilings and built-in clothes racks with sliding glass doors. The narrow hardwood flooring was covered with large area rugs and the dim interior was brightened with incandescent lights covered with art deco hanging globes. A small office may be seen in the rear of the store.

RECOMMENDATIONS

It is the opinion of the author that this report substantially provides the bulk of the basic research data required for the accurate stabilization/preservation/restoration of Old City Hall as well as the future interpretation of the site. Research for this report was performed in the following repositories:

Boston, Massachusetts

Boston Public Library (General and Research Libraries)
Massachusetts State Archives, State House
Massachusetts State Library, State House
Society for the Preservation of New England Antiquities

Cambridge, Massachusetts

Baker Library, Harvard University (Manuscripts and Archives)
Middlesex County Registry of Deeds

Denver (Boulder, Lakewood), Colorado

Denver Public Library
Rocky Mountain Regional Office Library, National Park Service
University of Colorado, Library

Lowell, Massachusetts

City Hall (Office of the Assessor, Office of the City Clerk,
Office of the Commissioner of Public Works, Division of
Buildings)
Interview of Arthur Lemkin, owner of Old City Hall
Lowell Institution for Savings
Lowell National Historical Park
Memorial City Library
Middlesex County Registry of Deeds, Northern District
Proprietors of the Locks and Canals on Merrimack River
St. Anne's Episcopal Church
University of Lowell, Lydon Library, Special Collections
Department

Salem, Massachusetts

Essex Institute, James Duncan Phillips Library

In addition a number of repositories were consulted relative to their holdings by telephone and through correspondence. With the exception of a few materials that were conveyed to me by mail, these repositories did not contain documentary sources that were relevant to this study. These repositories are as follows:

Andover, Massachusetts

The Andover Companies

Boston, Massachusetts

Library of the Boston Atheneum
Massachusetts Historical Commission
Massachusetts Historical Society
Museum of Fine Arts Library
The Bostonian Society

Concord, Massachusetts

The Minute Man Companies

Concord, New Hampshire

New Hampshire Historical Society

Haverhill, Massachusetts

Haverhill Public Library

Lexington, Massachusetts

Lexington Historical Society

Lowell, Massachusetts

Fred C. Church, Inc.
Lowell Gas Company
Lowell Museum

New York, New York

Columbia University, Avery Architectural and Fine Arts Library

North Andover, Massachusetts

Merrimack Valley Textile Museum

Washington, D. C.

Library of Congress (Prints and Photographs Division)
Smithsonian Institution, National Museum of History and
Technology

Worcester, Massachusetts

American Antiquarian Society

There is one source of material which could not be located in the course of research for this report that would prove invaluable for the proposed stabilization/preservation/restoration of Old City Hall. This source would be the plans, drawings, and specifications relating to the 1895-96 renovation and remodeling of the structure. During the course of research for this report, efforts to locate and correspond with descendents of Warren Sherburne, the owner of the building at the time of the 1895-96 work, and with contracting firms that may have purchased the company that carried out the remodeling work proved unsuccessful. Unfortunately, the extant records under the City Office of Public Works, which contain data on permits for building alterations only go back to 1902 and those do not contain plans, drawings, or specifications.

APPENDIXES

APPENDIX A

Expenditures on the Town House by the Building Committee Appointed by
the Town of Lowell: 1829-1830

1829

June 30	Isaiah Rogers	Plans	\$ 12.00
July 17	Wm. Boynton	Timber	480.77
July 30	J. Ayres	Lime	80.00
August 14	N. Wright	Teaming and Stone	17.67
August 17	J. Locke	Teaming &c.	250.92
August 17	D. McQueston	Bricks	292.56
August 19	J. Russell	Walls, &c.	573.31
August 26	J. Ayres	Lime	104.00
August 27	W. Whipple	Unloading	.50
September 12	J. Page	Bricks	588.00
September 14	H. K. Breed	Work	1.00
September 27	J. Page	Bricks	84.00
September 29	D. McQueston	Bricks	67.80
October 3	J. Richardson	Teams	5.83
October 13	H. Gray	Sashes	100.98
October 20	H. Marsh	Linseed Oil	28.47
October 20	J. Bradlee & Co.	Whale Oil	11.35
October 20	L. H. Kupfer	Glass	352.57
October 27	Appleton Co.	Lime	25.50
November 9	Locks & Canals	Bricks	1,287.28
November 9	N. Tyler	Boating &c.	77.62
November 16	J. Eayrs	Boating &c.	110.00
November 20	J. Eayrs	Lime	42.50
November 20	A. Young	Lead and nails	12.77
November 20	P. Fletcher	Boating &c.	45.56
November 30	Locks & Canals	Lumber &c.	1,244.66
December 1	J. Colburn	Stone	1,239.46
December 3	J. Fisher	Iron Work	151.72
December 20	L. Howe	Paints &c.	154.58
December 20	J. Dodge	Work per bill	435.00
December 20	H. Webster	Work per bill	508.66
December 24	K. & Hutchinson	Nails, Lead &c.	135.90
December 24	H. L. Brooks	Lumber	293.28

1830

January 9	H. Webster	On a/c /A/	50.00
January 11	J. Colburn	Stone	19.72
January 20	J. Ayres	Boating &c.	13.56
January 21	Soapstone Co.	Stone	18.00
January 26	R. Ryan	Masonry	858.74
January 30	P. Parry	Laborer	6.67
February 4	H. Webster	On a/c /A/	75.00
February 6	J. M. Dodge	On a/c /B/	25.00
February 15	J. Perkins	Funnel &c.	60.00
February 15	H. Webster	On a/c /A/	75.00

February 15	S. Wood	Freight	.75
February 18	J. M. Dodge	On a/c /B/	75.00
February 27	A. Brown	Pump	17.10
March 2	P. Parry	Laborer	10.00
March 19	H. Webster	On a/c /A/	200.00
April 5	H. Webster	On a/c /A/	30.00
April 9	J. Waugh	Slating	716.66
April 17	H. Webster	On a/c /A/	75.00
April 19	Hamilton Co.	Lead	5.32
April 19	Mansur & Reed	Nails	8.47
April 19	L. Howe	Painting	167.28
April 24	J. M. Dodge	On a/c /B/	50.00
April 26	K. & Hutchinson	Sundries	282.50
April 30	W. Livingston	Mahogany	17.42
May 3	J. M. Dodge	On a/c /B/	100.00
May 4	J. M. Dodge	On a/c /B/	40.00
May 5	J. Bartlett & Co.	Lime	17.00
May 5	Ch. Glass Co.	Glass	67.77
May 8	H. Webster	On a/c /A/	100.00
June 4	L. & Kupfer	Glass	14.40
June 12	T. Haviland	Stucco Work	265.00
June 17	H. Webster	On a/c /A/	80.00
June 26	E. Douglas	Turning	22.00
July 3	J. Garland	Sawing	2.50
July 9	Policy of Insurance	1 Year	80.00
July 9	R. Ryan	On a/c /C/	100.00
July 15	L. Howe	On a/c /D/	50.00
July 15	J. M. Dodge	On a/c /B/	20.00
July 15	Locks & Canals	Sundries	1,779.01
October 7	H. Webster	Work per bill /A/	217.28
October 7	W. Wyman	Work on Post Office	10.76
October 7	J. M. Dodge	Work per bill /B/	180.00
October 7	Hamilton Co.	Lime	5.00
October 8	R. Ryan	Work per bill /C/	207.26
October 8	King & Hutchinson	Hardware	81.08
October 8	C. Childs	Hardware	8.80
October 8	John Fisher	Weight	31.86
October 8	Merr. Mfg. Co.	Lead and Indigo	12.60
October 8	L. Howe	Work per Bill	182.50
October 8	W. Livingston	Lime	10.00
October 8	J. Kittridge	Buttons	2.50
October 8	J. Tyler	Work per Bill	136.90
			<u>\$15,640.60</u>
		Deduct Insurance Policy	80.00
			<u>\$15,560.60</u>

"Report of Committee to Build Town House," March, 1831, Town of Lowell, 1826-1832, Records of the City of Lowell.

APPENDIX B

Payments Received for Use of City Hall From October 1838 to December 31, 1840

(Entries taken from Cash Book, City of Lowell, Mass., October 1838 to December 31, 1840, University of Lowell, Lydon Library, Special Collections and Archives)

October 10, 1838 - George H. Carleton, rent of store in city hall - \$81.25

October 27, 1838 - Mrs. Fox, use of city hall, two evenings for concert
-\$14

October 30, 1838 - Frank Johnston, use of city hall, two evenings for
music -\$10

October 30, 1838 - Mr. Devenport, use of city hall for exhibition of
daughter, three nights - \$23

November 26, 1838 - Mr. Smith, use of city hall to exhibit paintings -\$5

December 3, 1838 - Messrs. Lagan & Co., use of city hall, two evenings
for ? -\$10

December 4, 1838 - Danforth Atherton, rent of store under city hall from
July 1 to October 1, 1838 - \$37.50

December 11, 1838 - John Webb, use of city hall, one evening for lecture
on consumption - \$3

December 26, 1838 - Jonathan Stevens, rent of city hall, one night for
public assembly - \$10

January 19, 1839 - John Diggles, rent of store in city hall from October
20 to December 31, 1838 - \$45

January 21, 1839 - Rev. Lorenzo D. Johnston, use of city hall, three
evenings for lectures at \$3.50 - \$10.50

January 29, 1839 - Edward Stearns, use of city hall, five evenings for
lectures on pneumatics at \$3.50 - \$17.50

February 2, 1839 - Erasmus D. Fish, use of city hall for lecture on
elocution -\$3.50

February 5, 1839 - Italian Band, use of city hall, two evenings for music
-\$14

February 7, 1839 - Mr. Carlton, use of city hall, one evening for lecture
-\$5

February 13, 1839 - Messrs. Mann & Kimball, use of city hall, three evenings for steam lectures and exhibitions - \$12

April 4, 1839 - Danforth Atherton, rent of store under city hall from January 1 to April 1, 1839 - \$37.50

May 2, 1839 - Universalist Society, rent of city hall on Sabbath only from July 1 to November 5, 1838 - \$75

May 2, 1839 - Universalist Society, rent of city hall for one evening -\$3

May 8, 1839 - Boston Brigade Band, use of city hall, one evening for music -\$6.50

May 10, 1839 - Mr. St. Luke, use of city hall, one evening for concert -\$6.50

May 11, 1839 - T. N. Fowler, use of city hall, three evenings for lectures on phrenology - \$19.50

May 17, 1839 - Mr. St. Luke, use of city hall, one evening for concert -\$6.50

May 21, 1839 - Samuel Putney, rent of cellar under city hall from May 8 to July 1, 1839 - \$7.29

June 22, 1839 - Haverhill Union Musical Society, use of city hall for one evening - \$6.50

July 8, 1839 - John Diggles, rent of store in city hall from April 1 to July 1, 1839 - \$56.25

July 8, 1839 - John Clark, use of city hall for Mr. Espy - \$3

July 20, 1839 - Danforth Atherton, rent of store from April 1 to July 1, 1839, at \$150 - \$37.50

July 23, 1839 - John Street Church and Society, rent of city hall on Sabbath from April 1 to July 1, 1839, at \$200 - \$50

July 31, 1839 - Josiah Seavey, rent of city hall, three evenings for Mr. Miller's lectures - \$9

August 24, 1839 - Herman Woodward, rent of cellar store under city hall from July 1 to October 1, 1839, at \$75 - \$18.75

August 27, 1839 - Abraham S. Holbrook, use of city hall for one evening -\$6.50

September 12, 1839 - Rev. Harry Wilber, use of city hall for a course of lectures - \$9

September 18, 1839 - Montague Warden, use of city hall for lecture on Account Jerusalem (oil only) - \$1

September 23, 1839 - John Shaw, use of city hall, five evenings at \$5 for concert of music -\$25

October 22, 1839 - Danforth Atherton, rent of store in city hall to October 1, 1839 - \$37.50

October 26, 1839 - John Street Church and Society, rent of city hall for one year ending October 1, 1839 -\$50

November 5, 1839 - Mrs. Fox, use of city hall, one evening for "Grant Juvenile Concert" - \$5

November 27, 1839 - Mr. Hill (or "Yankee Hill"), use of city hall, one evening for "Musical Ohio" - [\$5]

December 9, 1839 - Metz & Carleton, use of city hall for Thanksgiving evening -\$5

January 1, 1840 - George H. Carleton, rent of store in city hall to date -\$81.25

January 21, 1840 - Mr. Bird, use of city hall, one evening for Lowell Brass Band - \$4

January 29, 1840 - Messrs. White & others, use of city hall for concert by Enterpean vocalists - \$5

January 31, 1840 - Danforth Atherton, rent of city hall cellar to January 1, 1840 - \$37.50

February 3, 1840 - John Diggles, rent of store in city hall to January 1, 1840 -\$56.25

February 25, 1840 - David _____, use of city hall, three days and two evenings for anti-slavery fair - \$9

March 20, 1840 - Lowell Lyceum, use of city hall, 25 evenings at \$2.50 for lectures -\$62.50

March 30, 1840 - Herman Woodward, rent of city hall cellar from April 1 to July 1, 1840, in advance - \$18.75

April 4, 1840 - George H. Carleton & Co., rent of store in city hall to April 1, 1840 - \$81.25

May 11, 1840 - John Street Church and Society, rent of city hall for one quarter ending December 31, 1839 - \$50

May 11, 1840 - John Street Church and Society, rent of city hall for eight evenings at \$2 - \$16

May 21, 1840 - John Diggles, rent of store in city hall for quarter ending April 1, 1840 - \$56.25

June 11, 1840 - Danforth Atherton, rent of store in city hall to April 1, 1840 - \$37.50

July 2, 1840 - George H. Carleton, rent of store in city hall to July 1, 1840 - \$81.25

July 2, 1840 - Danforth Atherton, rent of store in city hall to July 1, 1840 - \$37.50

July 13, 1840 - John Diggles, rent of store in city hall to July 1, 1840 - \$56.25

August 5, 1840 - Mr. _____, use of city hall for one evening - \$5

August 8, 1840 - Mann & Turnbull, use of city hall for five evenings - \$25

August 28, 1840 - Woodbury & Wellington, use of city hall for concert - \$5

September 21, 1840 - Second Universalist Society, use of city hall, 17 Sabbath evenings at \$3 and two extra evenings at \$5 - \$61

September 30, 1840 - George H. Carleton & Co., rent of store in city hall to October 1, 1840 - \$81.25

October 8, 1840 - George Udell, rent of store under city hall for one year ending December 31, 1840 - \$18.75

November 28, 1840 - Mr. Thompson, use of city hall, one evening for concert (Thanksgiving evening) - \$5

December 3, 1840 - John Diggles, rent of store in city hall from July 1 to October 1, 1840 - \$56.25

December 8, 1840 - Messrs. Raines, use of city hall, one evening for concert - \$5

December 18, 1840 - Professor Bronson, use of city hall, three evenings for lectures - \$15

APPENDIX C

Excerpts from Charter and Ordinances of the City of Lowell (Lowell, 1894) Having Relevance for the Renovation and Remodeling Work on Old City Hall:

1895-1896

Chapter 5 -- Buildings, Numbering of Buildings, Superintendent of Public Buildings, Committee on Lands and Buildings, Fire District.

SECT. 7. All persons intending to erect or to make any alterations in the external walls of any building or buildings of any description, any part of which is to be placed upon or within ten feet of any of the public streets, squares, alleys or lanes of the city, shall give notice in writing of such their intention to the board of aldermen, fifteen days at least before doing any act for carrying such intention into execution, in order that any injury or inconvenience to such streets, squares, lanes or alleys, may be prevented.

.....

SECT. 11. For the purpose of preventing fires, preserving life, and regulating the construction of buildings in the city of Lowell, a district is hereby established therein, which shall be known as the fire district. . . .

SECT. 12. No wooden building shall hereafter be erected within or partly within the fire district established by the foregoing section. . . .

SECT. 13. The exterior and party walls of all buildings hereafter erected, wholly or in part within said district, shall be built of brick, stone, iron, or other hard and incombustible material. All such walls, when constructed of brick, stone, or other incombustible substance, shall be solidly and firmly laid in mortar or cement, and shall not be less than eight inches thick, and the roof shall be securely covered with slate, tin, gravel or other incombustible material. And if the building is more than thirty-two feet in height, then the walls to the height of the first story shall not be less than sixteen inches thick, and those above the first story not less than twelve inches. In all three-story buildings, the walls of the first two stories shall not be less than sixteen inches thick.

SECT. 14. The provisions of the two preceding sections shall not apply to buildings not over fifteen feet in height, from the ground to the highest part thereof, which are built at a distance of thirty feet or more from the street line.

SECT. 15. The board of aldermen, upon application, may grant licenses to make additions to, and enlargements of, buildings and structures now erected within said district, subject to such restrictions and limitations as they may prescribe.

SECT. 16. Except as is provided in the previous section, no building now or hereafter erected within said district, shall be raised, enlarged, built upon, or roofed, unless the exterior and party walls and roof of the new and added parts shall be built according to the requirements of section thirteen of this chapter; provided, nothing herein shall be construed to prevent repairs of buildings or the erection of wooden piazzas, porticos, verandas, and bay-windows.

SECT. 17. No wooden building shall be moved from one lot to another within said district, nor from without the district into the same, except upon application and license, as is provided in section fifteen of this chapter.

SECT. 18. No building hereafter erected in this city shall be built in a range of more than one hundred feet, measuring along the line of the walls facing the street, without the intervention of a brick wall at least eight inches thick. Said wall shall be built up at least eighteen inches above the flat of the roof of the highest building of which such wall forms a part, for the full extent of the flat, and the top of said wall shall be covered with a coping of stone or iron, or of other metal; and where there is a Mansard or pitch roof the wall shall be built up to the under side of the roof covering, which roof covering shall be laid and imbedded in mortar upon said wall. The provisions of this section shall not apply to single rooms, halls, workshops, or manufactories requiring larger dimensions.

SECT. 19. No Mansard or other roof shall be constructed more than one story in height nor more than twenty feet in height from the upper floor of the building upon which it is placed, to the highest part of said roof, unless the same is constructed of fire-proof material throughout. No wood shall be used in the external casings of any cornice, or in any ornamental work on the roof or elsewhere, upon any building within the district.

SECT. 20. All chimneys shall be built of brick, stone, or other fire-proof non-conducting material. All brick flues shall be smoothly plastered inside with mortar, from top to bottom, and outside below the roofing. Brick flues not starting from the foundation walls shall be securely built into the brickwork of the walls to which they are hung. In all cases, chimneys shall rest upon a continuous support of metal or masonry, extending to the ground. All flues shall be topped out at least two feet above the highest part of the roof of the building to which they belong. Hearths of fire-places or grates shall be laid upon brick or other trimmer arches, or upon bars of iron

supporting a bed of brick-work. In no case shall a nail be driven into the masonry of any flue.

SECT. 21. All buildings hereafter erected and used for public assemblies or for manufacturing or workshops, shall be provided with fire-escapes or two suitable ways of egress from every floor where more than ten persons are employed; and all tenement, boarding, and lodging houses hereafter erected, shall be provided with such fire-escapes, or two suitable ways of egress, accessible from every floor that is eighteen feet above the grade of the land adjoining such building.

SECT. 22. The board of aldermen may, upon petition of any party, and after notice and hearing, require any building about to be built in the city to be built according to the provisions of section thirteen, or according to any part of such provisions, and fire-escapes to be provided for any building, according to the provisions of section twenty-one.

SECT. 23. Any person or corporation violating any provision of the twelve foregoing sections shall, upon conviction thereof, be punished by a fine not exceeding one hundred dollars. . . .

Chapter 39 -- Streets, Superintendent of Streets, Surveyors of Highways, Laying Out Streets, and the Prevention of Abuses In Streets

SECT. 12. No person shall break or dig up the ground in any street, townway, highway, or common and public passageway, in the city, nor erect any staging for building thereon, or pile or deposit thereon any earth, bricks, lumber, or other building material, without a written license from the board of aldermen, and without faithfully complying with the conditions of such license.

SECT. 13. No person shall deposit, pile, or place, or cause or permit to be deposited, piled, or placed, upon any street, townway, highway, or common and public passageway, any wood, coal, building material, dirt, rubbish, or obstruction of any kind, not being licensed as mentioned in the twelfth section of this chapter, without causing the same to be removed within five hours, at most, and if notified by the chief of police to remove the same, he is to cause the same to be removed forthwith. . . .

SECT. 21. No person shall place, establish, or maintain, any awning or shade with stationary frame, before his or her place of business or dwelling-house, or over part of any street or sidewalk, unless the same be safely made, fixed, supported, and maintained, so as in no wise to incommode passengers, and so that the lowest part of such awning or shed shall be at least nine feet above the sidewalk or street; and such stationary frame, if built over a sidewalk, shall extend over the outside edge thereof, and if supported at said outside edge, shall be so

supported by iron supports or columns; and such awning or shade shall not be put on before the first day of April, nor kept on after the first day of December. And no person shall place, establish, or maintain, any awning or shade with movable frame, before his or her place of business or dwellinghouse, or over any part of any street or sidewalk, unless the frame of the same be firmly secured to the building, and the lowest part of said awning or shade be at least seven feet above the sidewalk or street. And such awning or shade shall not extend more than six feet from the building.

SECT. 22. No person shall erect, set up, or keep upon or in front of any building, store, shop, or place of business, or over any part of any street or sidewalk, any sign, signboard, or inscription, any part of which shall project or extend more than four and one-half feet from said building, store, shop, or place of business, into or over any public sidewalk, street, or highway, unless the same is firmly attached to an awning. And no sign, signboard, or inscription shall extend beyond the outside edge of the sidewalk; and if the same projects more than three inches from the building, store, shop, or place of business, shall not be less than nine feet above the sidewalk, street, or highway; provided, however, that this section shall not apply to signs or inscriptions painted on awnings or shades with movable frames, nor to signs erected or maintained by licensed innholders, as provided for in the one hundred and second chapter of the public statutes of this commonwealth.

SECT. 23. All awnings and shades shall be built, put up, and kept in repair, and all signs shall be put up and maintained under the provisions of this ordinance, to the acceptance of the chief of police. . . .

SECT. 26. No person shall erect, set up, or maintain, any portico, platform, or doorstep, extending into any street, townway, or sidewalk.

SECT. 27. No person shall erect, construct, maintain, or keep, any cellar door or passageway into any cellar, basement, or excavation of any kind, extending into or occupying part of any street, townway, sidewalk or public passageway, unless such doorway, passageway or excavation, be kept covered with a suitable and substantial plank covering or grate, level with the sidewalk or street. . . .

SECT. 44. Whenever the word "street" or "streets" is mentioned in this ordinance, it shall be understood as including alleys, lanes, courts, public squares, and public places; and it shall also be understood as including the sidewalks, unless the contrary is expressed, or such construction would be inconsistent with the manifest intent of the city council.

SECT. 45. Any person who shall offend against any of the provisions of this chapter, from sections twelve to forty, both inclusive, shall be punished for each offence by a fine not exceeding twenty dollars.

The Charter and Ordinances of the City of Lowell (Lowell, 1894), pp. 51-58, 136-139, 142.

APPENDIX D

Preliminary Hearing Before State Attorney General in Boston Relative To Request For Injunction by Lowell Institution for Savings Against Warren Sherburne, April 1896

Attorney General Knowlton gave a hearing in Boston yesterday afternoon on the petition of the Lowell Institution for Savings for proceedings to obtain an injunction to prevent Warrren Sherburne of Boston from building onto the westerly side of the old city hall property that he purchased from the city last fall.

The petitioner, in the person of George J. Carney as representing the bank, had Mr. Putnam of the firm of Putnam and Russell, Boston, for counsel. R. N. Morse was present with Mr. Sherburne and City Solicitor F. W. Qua represented the city.

Mr. Putnam opened the hearing and based his case on the claim that the public had acquired rights to the land between the wall of the old city hall at the westerly end and the line of Shattuck street.

He contended that the city, by paving the land with bricks, had dedicated it to the public, and he submitted plans and photographs of the property.

Mr. Morse, when his chance to reply came, maintained that in the first place the attorney general could not permit the use of his name in a litigation unless there were a considerable number of the public as complainants, either on record or actually interested. The mere omission of the city to fence the land, and the paving placed there by the city, he said, was not sufficient to give the public the right to have the way kept open.

He called attention to the fact that a bulkhead extended from the westerly end of the building three or four feet, and that it had for several years been guarded by an iron railing, cutting off the public from the use of the land, and further, that a fence had been constructed on the line on which Mr. Sherburne proposed to build, before the land was sold last September, and that it had remained there for several weeks, for the purpose of notifying purchasers and the public that the city claimed the right to that line. No complaint had been made at the time, nor when bay windows extending nearly to the line were built.

City Solicitor Qua for the city said that soon after his election the question of the sale of the lot was brought to his

attention. At that time some doubt had existed in his mind as to whether the public had not acquired some rights. After an examination of the premises and the law in relation to precriptive rights he had decided that it was best to restrict purchasers of the lot to some extent in the matter of building. He had thought that the city could safely convey a good title to the land covered by the present building and its projecting eaves and bulkheads.

He had had the fence built [sic] with a view to calling the attention of the public to the lines of the lot, and this fence had remained until after the sale and he had heard no complaints. The brick sidewalk, he said, extended on all sides of the building, as well as across the westerly end, and according to the best information it was built for the convenience of persons visiting city hall on business, and there was no intention to dedicate to the public.

Atty. Gen. Knowlton, at the conclusion of the hearing said that if the statements of [f]act on both sides were all proved, he should not be inclined to think that the evidence would be sufficient to warrant an injunction; that if he were a justice of the supreme court--which God forbid--he should certainly not grant an injunction. He did not see that the facts showed any dedication of any part of the lot to the public, but, as it was at least a debatable question, and the plaintiff, if he had any such rights as he claimed, could enforce them in no other way than by an action brought in the name of the Attorney General, he was inclined to sign the information.

He wished, however, to examine the law a little more fully before definitely deciding as to his duty, and would make known his action on the following morning. At all events, he thought that an injunction should not be asked for without giving the defendant's counsel on opportunity to be heard on a temporary injunction.

This was agreed to. If the information is signed the hearing will probably be as early as next Wednesday.

Unidentified newspaper clipping, Carney Scrapbook, Historical Files, Lowell Institution for Savings.

Hearing Before Judge Holmes in Cambridge on April 24, 1896, Relative To Request for Injunction by Lowell Institution for Savings Against Warren Sherburne

The hearing upon the injunction against Warren Sherburne by the Lowell Institution for Savings to restrain him from building the single story additional to the old City Hall on

Shattuck Street and the alley way in the rear was begun before Judge Holmes at Cambridge yesterday. The city is the real defendant in the case, as the property was sold to Mr. Sherburne by the city with a warranty deed.

The case was opened by Mr. Putnam, counsel for the savings bank, and R. M. Morse for Mr. Sherburne and City Solicitor Qua for the city. Mr. Putnam went back to 1829, when the deed of the land was made by the Locks and Canals to the city. As far back as anybody can remember it is now claimed, the entire sidewalk on Shattuck Street from the curbstone to the City Hall building has been kept open.

The sale to Mr. Sherburne last fall endeavored to convey to him a right to build out to the inside line of the eight foot sidewalk on Shattuck Street. The fact that the city purchased this land of Locks and Canals and has always kept it open, indicated it is claimed, that it was to be dedicated to the public. If it was not dedicated it has been open long enough to make it a public way that cannot now be closed.

A drawing of the original building was produced, showing that there were steps and a bulkhead projecting into the sidewalk, but these have been discontinued so many years as not to affect the claim that the way is a public way by prescription. The public has acquired a prescriptive title by over 40 years of use.

The original deed from the Locks and Canals, dated 1829, and the deed to Warren Sherburne in October last, were placed in evidence. Counsel proposed to put in also a report of the purchasing committee of the Savings Bank, in which they speak of the lot proposed to purchase as having an open space in front, which is to be kept open. This was objected to. The resolution laying out Shattuck Street and the sidewalk plans and other papers of record were read.

George J. Carney was the first witness called. Had been in the employ of the Lowell Institutions [sic] for Savings since 1859. The sidewalk as it now exists abutting the City Hall, has been ever since then the same as it is now, being bricked way up to the City Hall. Could not remember that there had ever been any projection from the City Hall, except the bulkhead now existing. There has been no entrance to the building on the western end except the entrance to a store. The city has repaired that sidewalk and shovelled the snow from it up to last December.

Cross-examined by Mr. Morse--Mr. Carney was asked what damage to him or his building would result by extending the wall a little more than three feet. He answered that it would affect the sewer somewhat. He was asked if it would materially shut out his light and air, to which he answered that he would have to wait until the extension is built before deciding. [sic]

He had no recollection of alley repairs being made upon the brick pavement inside the sidewalk line, except the repair of the sidewalk made by the superintendent of streets at the request of witness. The city laid a steampipe across the lot and cut down their horse chestnut trees. Witness said the area has always been used as a public passageway, although there would be ample space to walk outside the 3.61 feet upon which it is proposed to build.

William G. Ward had been familiar with the location for the past fifty years and it had always been used as a public way. Know[s] of no repairs for the past 40 years except the removal of three trees. Remembered when the entrance was changed from the eastern end; that must have been more than forty years ago.

Cross-examined--Remembered that there were some steps leading down to the basement which which [sic] was used as an agency for keeping liquor by the city under the old Maine law. Should say that the projection of the eaves on the gable end is about three feet and it has been the same since the speaker could remember. Should not think it would be necessary in going from Merrimack Street to the bank building to go within three feet of the City Hall building. The plaintiff's case rested here.

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Mr. Morse opened the case for the defendants. When the building was sold last fall to Mr. Sherburne a warranty deed was given to him upon advice of the city solicitor, with full and unrestricted right to occupy and build upon the land in dispute. The city built bulk heads out upon the Shattuck Street front nearly four feet. In 1884 they altered the building, removing the outside steps leading to the building and one of the bulk heads.

When the city offered this property for sale it placed a restriction upon the land outside the line of the bulkhead, and before the property was offered for sale the city authorities erected a temporary fence at a distance of 3.61 feet and it staid [sic] there at least six weeks and nobody objected to it although Mr. Carney must have seen it every day. This fence was erected to save the right to the purchaser to build out to that line if he desired.

The plaintiff does not make it clear in this case whether he claims that this property was kept open by dedication or prescription. To dedicate it it must be given for the public use and be so designated by municipal acts. There is no evidence that the city ever intended to dedicate this space for public use. It was kept the convenience of the tenants of the building, and for the use of the building as a city hall. It is fair to presume that the city or any owner has the right to

control all space within the line of the eaves or the projections of the building.

So far as prescription goes there is no evidence that there has been any inclination on the part of the public to use the portion of this space within the line of the existing bulkhead except Mr. Carney who says that he sometimes used that space as a protection against the weather.

Mr. Qua called the witnesses for the defence [sic] and examined them. George Bowers, city engineer, was first called and identified plans proposed for changes contemplated in the city hall in 1856, which, however, were never executed. The object of introducing the plans was to show that there was to be an outside entrance projecting upon the sidewalk space, designed to show that such a projection was inconsistent with the idea of public dedication.

George Webster was next called. Worked on the old city hall from the beginning to the finish. His father had the contract for a portion of the work. There was an entrance to the building from Shattuck Street which extended clear through the eastern end. The lower floor was two feet higher than at present and there were about four steps projecting about four feet into the sidewalk space. There was an entrance to the basement by a bulkhead but could remember but one cellar entrance on Shattuck Street.

Frederick Frye was next called. Was shown the photograph of the original building, and said it was a correct representation as he remembered. There were originally two bulkheads and one has been filled. Gave some evidence of the occupation of the building. The western end has been occupied by Carlton [sic] & Hovey as a drug store.

In cross examination witness said he would not be quite sure of the entrance to the cellar near Merrimack Street as at the back side.

M. E. McDonald of the city solicitor's office testified to having the fence erected on the line in Shattuck Street in September last. It remained about six weeks.

Cross-examined: Never knew that Mr. Carney wrote a letter to Mayor Courtney saying that the Lowell Institution for Savings would waive none of its rights by the sale of the city property.

Mr. Carney was recalled and identified the copy of a letter sent by him to Mayor Courtney of the above purport.

Cross-examined: Knew of the erection of the fence; never objected to it and never called particular attention of anybody to it.

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This concluded the evidence and Mr. Morse began his argument. There can be no question, in the first place, he said, that the city owned all the land it sold to Mr. Sherburne, and there is nobody who objects to the proposed occupation of this space except the Lowell Institution for Savings and it does not appear that the institution has paid anything for a right in this land. The city has used the land adjacent to the building for steps, two bulkheads and projecting eaves. Because the space has been paved is a matter of no significance as the city had a right to pave it with brick or sod it over as it chose. There is no evidence whatever that the city dedicated this space as a public way or ever intended to. There is an absolute absence of any evidence, he said, that this strip of land had been used for any other purpose than to approach the building.

Mr. Putnam made the closing argument for the institution, cuaiming [sic] that the space has been practically dedicated to the public by the preparation made and the care taken of it since. Even if not dedicated it has gained a right by prescription as the way has been open since 1854. The judge took the case under advisement.

The Lowell Mail, April 25, 1896, Carney Scrapbook, Historical Files, Lowell Institution for Savings.

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PRIMARY SOURCES

Manuscript Materials

Boston, Massachusetts. Massachusetts States Archives, State House.

"Plan of the Town of Lowell in the County of Middlesex, Surveyed in 1831 by John G. Gates"

This is one of the earliest maps showing the layout of the town of Lowell and its surrounding vicinity.

_____. Society for the Preservation of New England Antiquities.

Files of historic engravings, post cards, and stereoscopic views of Lowell.

These files contained several stereoscopic views of Old City Hall in the 1870s and 1880s, two of which are reproduced in this report.

Cambridge, Massachusetts. Harvard University, School of Business Administration, Baker Library, Manuscripts and Archives.

General Photograph Collection.

Lowell Mutual Insurance Association, 1850-1873. 4 vols.

Massachusetts Fire and Marine Insurance Company Papers, 1802-1841. 17 vols.

Proprietors of Locks and Canals on Merrimack River Papers, 1792-1947. 355 vols.

Saco-Lowell Photograph Collection.

All of these collections were perused for documentary material relative to Old City Hall. However, no data of any substance was located.

_____. Middlesex County Registry of Deeds.

Middlesex County Deed Book 241, Folios 170-172.

Middlesex County Deed Book 296, Folios 109-110.

Middlesex County Deed Book 389, Folio 556.

The material found in these deed books aided in tracing the chain of title for Old City Hall. The Middlesex County Registry of Deeds contains deeds for all land transactions in the county up to 1850 when the county was divided into the northern and southern district. After that date, all deeds relating to Lowell are found in the Middlesex County Registry of Deeds, Northern District, in Lowell.

Lowell, Massachusetts. Lowell City Hall.

Office of the City Assessor.

Valuation Books, 1896-98, City of Lowell, Ward 1.

Office of the City Engineer.

Proposed alterations to City Hall, Drawings Nos. 1 and 2, by James H. Rand, 1845. Drawing #T-9-40.

Office of the City Clerk. Records of the City of Lowell.

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Orders of the Mayor and Aldermen, 1835-1851.

Ordinances, 1836-1880s.

Petitions, 1895-1897.

Reports, 1836-1861, 1870-1875, 1878-1880, 1885, 1893-1896.

Town of Lowell, 1826-1836.

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Office of the Commissioner of Public Works, Division of Buildings

Applications for Building Permits to make Alterations, 1902-1980.

The records under the custody of the City Assessor, City Clerk, and Commissioner of Public Works, Division of Buildings constitute the bulk of the primary materials used to write this report. These documents were indispensable in compiling the basic data for tracing the historical evolution of Old City Hall.

_____. Lowell Institution for Savings, Historical and Cartographic Files.

George J. Carney Scrapbook, 1891-1922.

Miscellaneous Banks File.

Miscellaneous Historical Records Files.

Plans A, B, and C, City of Lowell (Historical Cartographics Files)

The Lowell Morning Mail. City of Lowell, Mass.: Its Commercial and Financial Resources, Souvenir, Lowell, 1890.

Of these records, the most useful were the Carney Scrapbook and the Plans. Both of these sources provided valuable data relative to the alterations made to Old City Hall by Warren Sherburne in 1895-96 and the legal controversy surrounding the proposed renovation of the building.

_____. Lowell Memorial City Library. Special Collections.

Records of the Directors of the City School Library, 1844-1877. 1 vol.

This volume contained useful information concerning the location of the city library in Old City Hall from 1845 to 1872.

_____. Middlesex County Registry of Deeds, Northern District.

Middlesex County Deed Book 269, Folios 56-58.

Middlesex County Deed Book 324, Folios 586-590.

Middlesex County Deed Book 325, Folios 511-512

Middlesex County Deed Book 331, Folio 525.

Middlesex County Deed Book 584, Folios 149-150.

Middlesex County Deed Book 1654, Folios 248-252.

The deeds contained in these deed books were useful in tracing the chain of title to the Old City Hall property.

_____. Proprietors of the Locks and Canals on Merrimack River, Boott Mills.

Cartographic Collection.

"Plan of a Part of the City of Lowell From a Survey Made in 1833-4 by N. A. Boyden, With Additions by James B. Francis." Mar. 1837.

"A Plan of the Land and Buildings, Belonging to the Merrimack Manufacturing Company, With the Neighboring Farms, Roads &c., Patucket in the Town of Chelmsford." 1825.

Historic American Engineering Record, Lowell, Massachusetts, Canal System.

MA-5-1. "[No title, n.d., Projected Plan of Western and Lawrence Canals, Mills, and Streets], Photocopy from Proprietors of the Locks and Canals on Merrimack River, Shelf 123, Drawing 2797.

MA-1-16. "Plan of Leading Roads & Streets in Lowell," 1828, Photocopy from Proprietors of the Locks and Canals on Merrimack River, Shelf 123, Drawing 2799.

Photographic Collection.

The maps cited were useful in gaining a proper perspective on the historical development and planned layout of Lowell.

_____. St. Anne's Episcopal Church.

Historical files.

Photographic collection.

The materials in the church historical files and photographic collection were useful in gaining a better understanding of the historical development of the area in the vicinity of Old City Hall.

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Proprietors of the Locks and Canals on Merrimack River Photographic Collection.

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Trusteeship Records, City of Lowell, Mass. October 18, 1836 - August 11, 1868. 1 vol.

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Salem, Massachusetts. Essex Institute, James Duncan Phillips Library.

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The most important materials listed in this section are the Lowell City Documents and The Auditor's Annual Reports. These published documentary sources were invaluable in tracing the architectural evolution of Old City Hall. Together with the manuscript materials located at the Lowell City Hall, these sources make up virtually all of the known data relative to the various alterations made to Old City Hall between 1837 and 1895.

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These cartographic materials were useful in determining the historical development of Lowell and the historical configuration of the area in the vicinity of Old City Hall.

Interviews

Personal interview of Herman and Julius Lemkin by Harlan D. Unrau, January 24, 1980.

Information obtained in this interview provided insights into the recent history and ownership of the Old City Hall Building and the history of Lemkin Fashions, the store operated in the building by Herman Lemkin. Herman also owns Lemkin Realty, Inc., the firm that purchased Old City Hall in 1964.

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Of these works one of the most important is The Story of the City Hall Commission by Prentiss Webster who wrote the first short history of the Old City Hall Building using Lowell city records. In his Toward An Urban Vision, Thomas Bender provides a useful intellectual history of urbanism in America and the significant role that Lowell played in that context. A number of histories of Lowell and Middlesex County, particularly those by Appleton, Miles, Coburn, Cowley, the Courier-Citizen Company, Kenngott, Parker, Drake and Hurd were helpful in the preparation of this report. The best text for the local history of Lowell was Arthur L. Eno's Cotton Was King. Books that provided a historical background to the architectural style of the original Town House were those by Asher, Coolidge, Hamlin, Hammett, and Andrews. John Coolidge's Mill and Mansion was extremely helpful in placing the original Town House within the context of the evolution of Lowell architectural styles.

Periodicals

Ballou's Pictorial Drawing - Room Companion, (1856), 264-265.

Chase, C. C. "Brief Biographical Notices of the Prominent Citizens of the Town of Lowell - 1826 to 1836." Contributions of the Old Residents' Historical Association, Lowell, Mass., IV (1894), 293-325.

_____. "Lives of Postmasters." Contributions of the Old Residents' Historical Association, Lowell, Mass., IV (1894), 128-141.

Fellows, J. K. "Insurance in Lowell: Reminiscences Connected Therewith." Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 133-151.

Hadley, Samuel P. "Personal Reminiscences of Lowell, Fifty Years Ago, By Paul Hill." Contributions of the Old Residents' Historical Association, Lowell, Mass., V (1894), 277-293.

_____. "Recollections of Lincoln in Lowell in 1848 and Reading of Concluding Portion of the Emancipation Proclamation." Contributions of Lowell Historical Society, I (1913), 368-374.

Harper's Weekly, IX (July 8, 1865), 421-422.

Hedrick, George. "Reminiscences, and Recollections of Lowell Since 1831." Contributions of the Old Residents' Historical Association, Lowell, Mass., I (1873), 253-272.

Hovey, Charles. "History of an Old Firm." Contributions of the Old Residents' Historical Association, Lowell, Mass., I (1873), 235-242.

Lawton, Frederick. "Historical Sketch of the Middlesex Mechanics Association." Contributions of the Old Residents' Historical Association, Lowell, Mass., VI (1904), 269-291.

Niles' Weekly Register, XLIV (1833), 314-316.

O'Donnell, Thomas E. "Asher Benjamin: A Pioneer American Writer of Architectural Books." Architecture, LIV (December, 1926), 375-378.

Ordway, H. M. "The Drama in Lowell, With A Short Sketch of the Life of Perez Fuller." Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 268-288.

Patterson, D. N. "Reminiscences of the Early Physicians of Lowell and Vicinity." Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 329-348.

Stone, Z. E. "General Jackson in Lowell." Contributions of the Old Residents' Historical Association, Lowell, Mass., I (1874), 105-136.

_____. "George Thompson, the English Philanthropist, in Lowell." Contributions of the Old Residents' Historical Association, Lowell, Mass., II (1883), 112-132.

- _____. "The Introduction of the Telegraph, the Telephone, and the Daguerreotype into Lowell." Contributions of the Old Residents' Historical Association, Lowell, Mass., V (1894), 165-188.
- "The City Hall, Portland, Maine," The Architects' and Mechanics' Journal, I (December 3, 1859), 56-57.
- "The Manufactures of the United States: No. 1 Lowell." DeBow's Review, XVI (February, 1854), 187-191.
- Thessiay, Helen. "The Streets of Lowell." Contributions of the Lowell Historical Society, II (1926), 248-255.
- Walker, Benjamin, "Early Recollections of Lowell." Contributions of the Old Residents' Historical Association, Lowell, Mass. IV (1894), 237-238.
- Wright, A. B. "Lowell in 1826." Contributions of the Old Residents' Historical Association, Lowell, Mass. III (1884), 402-434.

Although most of these sources represent the reminiscences of long-time settlers in Lowell, some were of particular help in the preparation of this report. The articles by Chase, Hovey, Thessiay, and Wright were of great value relative to the early history of Lowell, biographical information on the city's early civic leaders, and descriptions of the original Town House. The articles by Stone on the George Thompson visit and by Hovey on the history of Carleton & Hovey's drug store were of particular relevance to Old City Hall.

Technical Studies

- Lowell Historic Canal District Commission. "Report of the Lowell Historic Canal District Commission to the Ninety Fifth Congress of the United States of America." January 3, 1977.
- Shepley Bulfinch Richardson and Abbott. "Report, Lowell National Historical Park and Preservation District Cultural Resources Inventory, Prepared for Division of Cultural Resources, North Atlantic Regional Office, National Park Service." 1979.
- U. S. Department of the Interior. National Park Service. "Draft Archeological Resource Study, Lowell National Historical Park, Lowell, Massachusetts," by Kenneth C. Lacoste and Kathleen W. Fiero. September 1979.

_____. "[Draft] Historical Structures Report, Architectural Data, Old City Hall, Lowell National Historical Park, Massachusetts," by Penelope H. Batcheler. September 1979.

_____. "[Draft] Old City Hall, Lowell, Massachusetts, And Its Surrounding Properties," by Robert Weible. Spring, 1979.

While each of these studies was helpful in the preparation of this report, those by Batcheler and Weible were directly relevant to the architectural and historical evolution of Old City Hall.

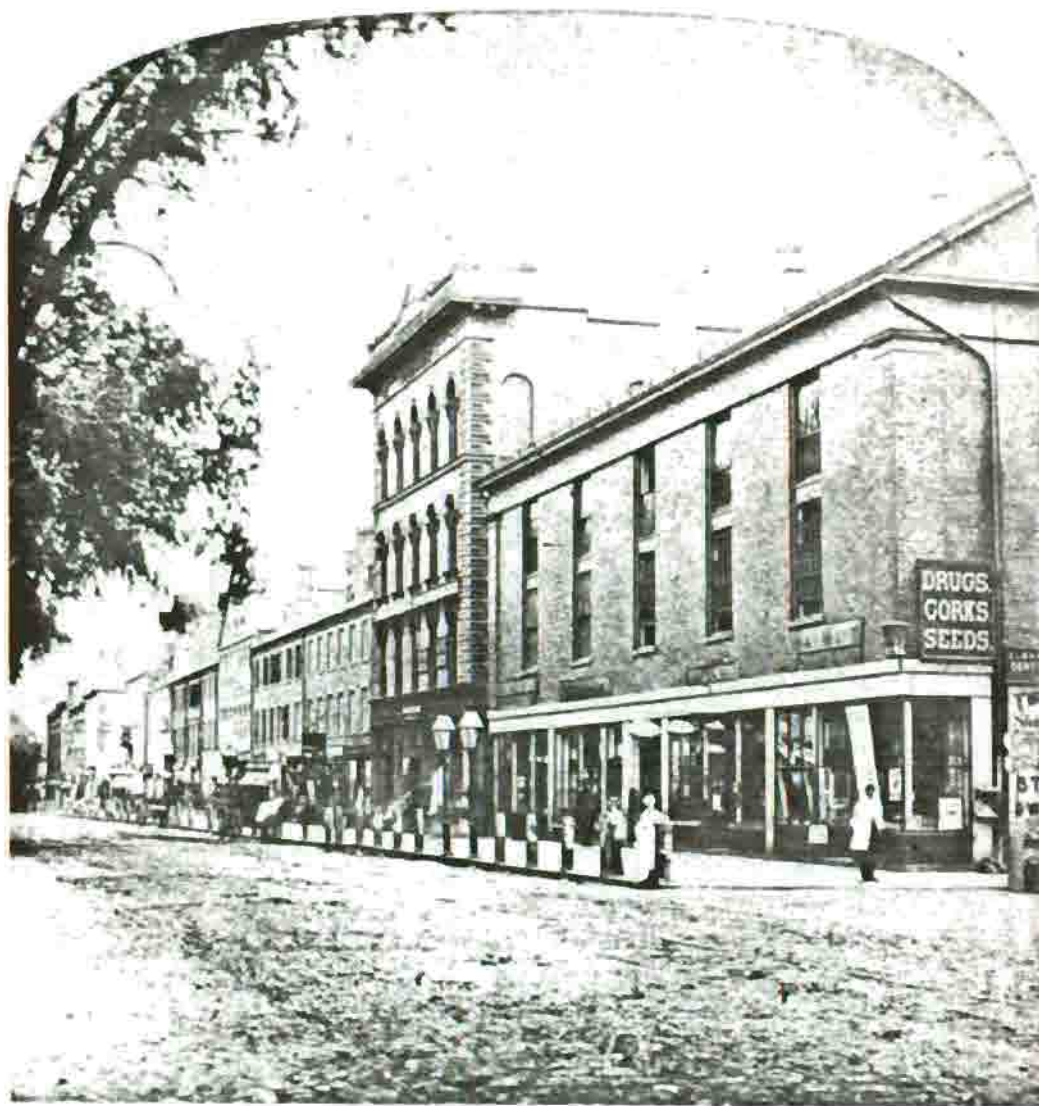
PHOTOGRAPHS

PHOTOGRAPH NO. 1

Stereopticon view of City Government Building showing north front elevation of structure and looking east along south side of Merrimack Street

Photograph taken ca. 1871-1873 and published by American Stereoptic Views, Lowell, Massachusetts, under the title of "Merrimack St. Below the Depot."

Courtesy of New England Society for the Preservation of New England Antiquities.



PHOTOGRAPH NO. 2

Stereoptican view showing north front elevation of City Government Building.

Photograph taken ca. 1880 by S. Towle, Lowell.

Courtesy of New England Society for the Preservation of New England Antiquities.



PHOTOGRAPH NO. 3

View of Lowell skyline taken from clock tower of Hamilton Cotton Mill. The roof of the City Government Building may be seen at the extreme left-center edge of the photograph.

Photograph taken in 1882 by N. C. Sanborn.

Courtesy of University of Lowell, Lydon Library, Special Collections and Archives.



PHOTOGRAPH NO. 4

Photograph showing north front and west side elevations of City Government Building.

Photograph taken in 1893.

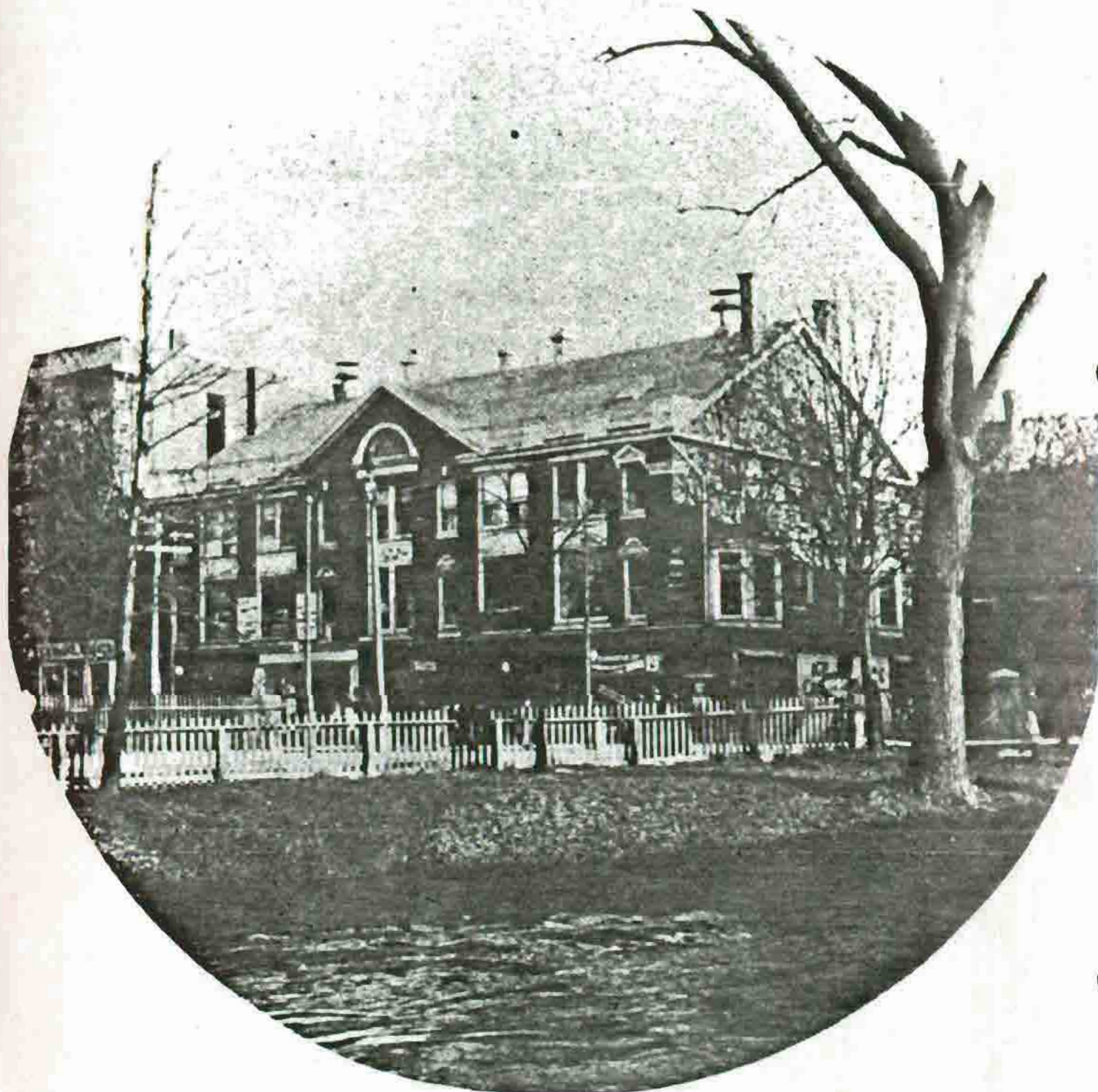
Courtesy of University of Lowell, Lydon Library, Special Collections and Archives (Father John's Medicine Company Collection).



PHOTOGRAPH NO. 5

Photograph showing north front and west side elevations of Old City Hall taken from lawn of St. Anne's Episcopal Church across Merrimack Street from structure.

Photograph taken ca. 1896-1900 and printed in Trades and Labor Council of Lowell, Lowell: A City of Spindles, p. 252.



OLD CITY HALL.

PHOTOGRAPH NO. 6

Photograph showing front elevation of new Lowell City Hall completed in 1893.

Photograph taken ca. 1900-1910 by Detroit Photo Company.

Courtesy of Library of Congress, Prints and Photographs Division.

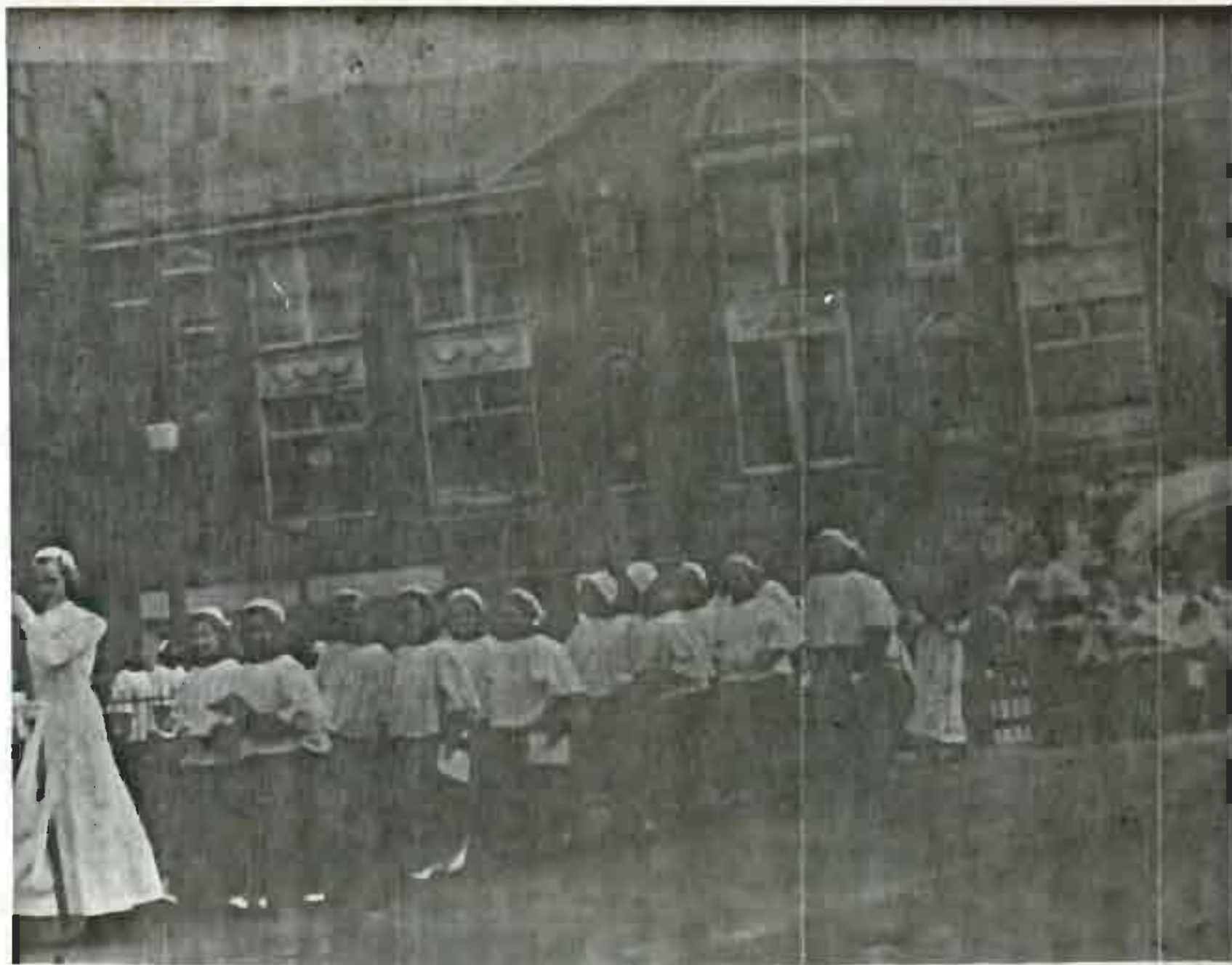


PHOTOGRAPH NO. 7

Photograph showing north front elevation of Old City Hall taken from lawn of St. Anne's Episcopal Church across Merrimack Street from structure. Children and choir members in foreground are engaged in a processional.

Photograph taken on May 2, 1940.

Courtesy of St. Anne's Episcopal Church.



PHOTOGRAPH NO. 8

Photograph showing north front and west side elevations of Old City Hall.

Photograph taken in December 1979 by Harlan D. Unrau.



PHOTOGRAPH NO. 9

Photograph showing north front and east side elevations of Old City Hall.

Photograph taken in December 1979 by Harlan D. Unrau.



PHOTOGRAPH NO. 10

Photograph showing west side and south rear elevations of Old City Hall.

Photograph taken in December 1979 by Harlan D. Unrau.



PHOTOGRAPH NO. 11

Photograph showing south rear and east side elevations of Old City Hall.

Photograph taken in December 1979 by Harlan D. Unrau.



The photographs in this section were chosen to illustrate the principal stages of the structural evolution of Old City Hall. Both of the aforementioned reports by Penelope H. Batcheler and Robert Weible should be consulted for additional photographs illustrating the various phases of the evolution of the building.

During the course of research for this report, an effort was made to locate historical photographs of the rear elevation of Old City Hall. The search proved to be unsuccessful and various personnel in the Lowell City Library and the Special Collections and Archives in the Lydon Library of the University of Lowell informed me that such photographs were unknown to them.

As the nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, energy and minerals, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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