

Water Street

29 Mill No. 3, Monadnock Mills Co., 1892
Originally built as a four-story brick weaving mill in 1892, this building had a fifth story added about 1920. The upper four floors were used for weaving Jacquard bedspreads and the bottom floor for weaving plain cotton goods. The main stair tower on the south facade has a prominent corbelled brick cornice and half-round arched windows on the fourth floor. Other architectural features are arched brick windows with granite sills. In 1916, this building became the first in the complex to be run by electricity. It is presently vacant.

30 Weave Shed/Cotton Waste House, Monadnock Mills Co., 1876
This one-story building was used for weaving Jacquard bedspreads. The basement was used to store cotton waste. The building has decorative cornices, brick arches over windows, and granite sills. The pitch roof was replaced with a flat roof after a fire in 1899. The building is presently used for wholesale woolen storage.

31 Mill No. 2, Monadnock Mills Co., 1853
This five-story brick mill has a small, decorative cornice, raked eaves, granite corner blocks, lintels and sills, iron tie-rods, and a central stair tower that was enlarged in 1906. The first three floors were used for weaving, and the upper two floors were used for spinning and warping. The building is presently used for furniture sales and a bicycle shop.

32 Wheel and Pump House, Monadnock Mills Co., 1874

This two-story building was originally used as a bleach house until 1876 when a four-foot Wetmore turbine was installed and the building became the central power site for the entire mill complex. A 250-hp steam engine was installed in 1866 followed by a 500-hp engine in 1881. These synchronized with the turbines and supplemented them at times of low water. This operation supplied power to a six-foot main shaft which ran 575 feet within the complex and drove all the shafting. The building is now used as a garage by the city water department.

33 Mill No. 1, Monadnock Mills Co., 1836-1839

The first building in the complex, Mill No. 1 was built speculatively by a group of local investors who sold it to Parker, Wilder and Parker of Boston in 1843. The Boston group equipped the building and began manufacturing cotton ticking, sheeting, and drilling in 1844, incorporating as the Monadnock Mills Co. in 1846. The building was used for most stages of cotton fabric production. In 1980, unused for many years and in a state of severe disrepair, the building was purchased by the State of New Hampshire, rehabilitated, and reopened as a state office building in 1983.

34 Overseer's House, Monadnock Mills Co., 1840
Built as one of a pair of identical houses for mill overseers, this two-story building has housed two families for most of its life. It contains brick kitchen units on the east and west ends. Its twin was razed in 1977 for parking space, but this building was privately restored as a permanent site for United Way of Sullivan County in 1983.

35 Cloth Room Building/Old Bleach House, Monadnock Mills Co., 1875

This building was originally built as a bleach house with a cloth room, picker house and attached cotton waste house. It has a concrete foundation, iron tie-rods, heavy corbelled cornice with decorative stringcourse, and granite sills and lintels. After 1902, the building became known as the Cloth Room Building and was used for trimming, singeing, and dyeing quilts. It is presently used for furniture storage.

36 Boarding House/Storehouse No. 5, Monadnock Mills Co., 1836-1839
Erected speculatively along with Mill No. 1 between 1836 and 1839, this building was put into use in 1844 as housing for unmarried workers. The building has a stone foundation, brick cornice and stringcourse, raked eaves, flat brick-arched windows, and original wooden sills. A storehouse and blacksmith shop were added in 1902 and 1904, and by 1911, the building housed a machine shop and a carpenter's shop where wooden veneer quilt shipping boxes were made. The building is presently used for wholesale paper product sales. Adjacent to this boarding house was a tenement house built on Main Street in 1873 and moved to this site in 1892 to make way for construction of Mill No. 3. The three-story, woodframe tenement building was razed in 1983 to facilitate reuse of other buildings in the complex.

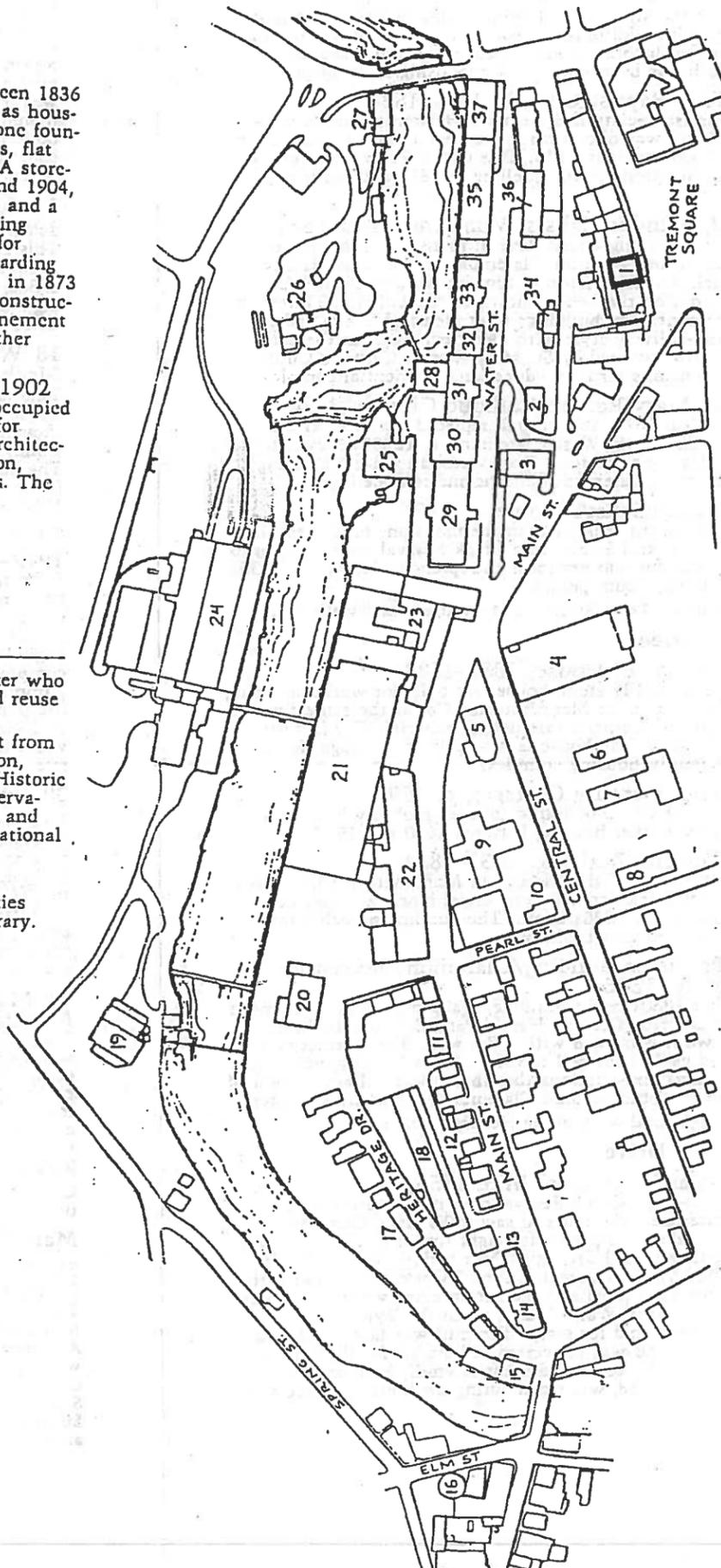
37 Bleach House/Monadnock Mills Co., 1902
The Bleach House was built on a site previously occupied by a repair shop and a schoolhouse and was used for finishing cotton goods produced in the mills. Its architectural features include a stone and granite foundation, heavy corbelled cornice, and brick arched windows. The building presently houses an upholstery business.

Credits: written by Georgia Croft, a free-lance writer who has been active in Claremont's mill restoration and reuse effort.

Information for the walking tour was drawn in part from research done by John P. Johnson, Ann L. Henderson, Donald Stevenson and Bronwyn Mellquist for the Historic American Engineering Record of the Heritage Conservation and Recreation Service and by Richard Candee and Associates of Portsmouth for nominations to the National Register of Historic Places.

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A WALKING TOUR OF CLAREMONT VILLAGE INDUSTRIAL DISTRICT

Claremont's rich industrial heritage is evidenced by the presence of two significant groups of mill buildings extending along both sides of the Sugar River through the center of the city's urban core.

Together, the buildings of the Monadnock Mills Co. and the Sullivan Machinery Co. (later the Joy Manufacturing Co.) present more than a half-mile-long complex of classic 19th century and early 20th century brick industrial structures surrounded by directly and indirectly related commercial, residential, and institutional buildings.

Both complexes exerted a strong influence over the community's economy, identity, and direction during their peak years. For almost 90 years, the Monadnock Mills produced some of the nation's finest Jacquard quilts and cotton and linen fabrics and was a major employer for the community. Sullivan/Joy produced mining and quarrying machinery which revolutionized the coal mining industry and was the community's largest employer for more than half a century.

The Monadnock Mill activity began when a group of local investors became alarmed by an apparent movement of commercial activity out of the village center to the Lower Village in the 1830s. Banding together, they constructed a mill and boarding house on the Sugar River in the center of the town. In 1842, a group of Boston investors, Parker, Wilder, and Parker, bought the buildings, incorporated as the Monadnock Mills Co. and began a textile producing operation that continued until 1932.

Over this period, the company built fourteen additional buildings in close proximity for various textile producing processes, power generation, housing, and management. The complex is unusually well preserved. Only three buildings have been lost from the immediate complex—one of a pair of identical overseers' houses, a portion of the cloth room adjacent to Mill No. 1, and a wooden tenement house for workers.

In the early years of operation, the mills processed raw cotton, spun wool, and produced plain cotton goods, sheeting, and Picquet cottons. After the installation of Jacquard looms in 1870, the mills produced the nation's first Marseilles quilts and went on to the more complicated production of satin finished quilts in damask, embroidered and point lace designs and fine linen fabrics.

Ownership of the Monadnock Mills returned to local investors in 1907, and production increased steadily until the terminal decline of New England's textile industry in the 1920s. In August, 1932, the company's business, stock, and machinery was sold to the Bates Manufacturing Co. of Lewiston, Maine, and in December of that year, the Monadnock Mills closed. At its peak, Monadnock employed more than 600 workers; by 1932, the workforce had declined to 125.

By this time, however, the Sullivan Machinery Co. had been the city's largest employer for almost a decade.

The company began in 1868, a collaboration between James P. Upham, a wealthy industrialist, and an inventive mechanical engineer, Albert Ball. The company was formed to produce a diamond channeling machine for mining and quarrying developed by Ball and Roger Love. By 1870, the firm employed 50 men and also produced shafting, mill fillings, castings, water wheels and water wheel regulators.

Ball continued to develop ideas; Sullivan began specializing more and more in Ball's mining equipment, and by the late 1880s, the company was financially secure.

Beginning in 1888, Sullivan began an ambitious building campaign, consolidating a widespread complex of

...into a large, U-shaped four-story brick machine shop on Main Street, extending back to the Sugar River. An adjacent, three-story brick office building followed to the west, and two double tenement buildings were built on North Street.

Ball's ideas continued to flow—a shifting drilling machine, a steam-driven stationary air compressor, a reciprocating pneumatic rock drill—and Sullivan continued to expand, merging with the Diamond Prospecting Co. in 1892. The company's headquarters moved to Chicago and later to Michigan City, Ind., but the works remained in Claremont. By the 1920s, however, the company had reached the limit of its physical expansion in Claremont—its machinery buildings ran two tenths of a mile down Main Street, back to the Sugar River, across the river (the power plant and foundry), and across Main Street (the forge). The operations involved underground tunnels and bridges between buildings, trolley lines running into buildings, office additions on top of buildings, and manufacturing processes in the basements of buildings. Sullivan had become New Hampshire's largest machine company and, with 1,200 workers, Claremont's largest employer.

Because of the company's physical inability to expand locally, in 1922 Sullivan moved some of its operations to Michigan City and concentrated Claremont production on air compressors, coal cutters, hammer drills and hoists.

In 1946, Sullivan merged with three other manufacturers including Joy Machinery Co. to become Joy Manufacturing Co. Joy continued to manufacture mining and drilling machinery in Claremont but moved its operations to new buildings on the River Road in the 1960s. By 1983, technological advancements in foreign manufacturing operations had cut so severely into Joy's sales that the local workforce was cut from about 800 to a mere 100. The manufacturing operation was finally sold in early 1984 to a former machinist who has resumed operations under the name Sullivan Machinery.

Walking tour begins in front of City Bank and Trust in the heart of Tremont Square.

1 Hotel Claremont, 1890-1892

This handsome, Colonial Revival structure was built by a group of local entrepreneurs at a time of flourishing industrial development for Claremont to replace the Tremont House which had stood in the center of Tremont Square from 1823 until 1879 when it burned. Hotel Claremont was later purchased by William H. H. Moody who renamed it the Hotel Moody. It now houses a bank and offices.

Main Street

2 Office, Monadnock Mills Co., 1881

The management and textile design offices were located in this one-story brick building, constructed with stone and granite foundation, jerkin-head gables, black string-course bricks, and an ornamental porch. The interior offices are fireplaced and have oak wainscoting. Presently leased to the Sullivan County Extension Service, the building is owned by the City of Claremont.

3 Cotton Warehouse No. 1/Mill No. 5, Monadnock Mills Co., 1880

Originally used for storing bales of raw cotton, this building became known as Mill No. 5 in 1911 when a third story was added and large windows installed for 64 looms acquired through Monadnock's purchase of the Union Manufacturing Co. in Peterborough. The building has timber columns and beams, brick pilasters and cornices, replacement steel lintels, and cast-steel sills. It has had varied uses since 1945 and now houses a plumbing and heating supply business.

Central Street

4 Forge Shop, Sullivan Machinery Co., 1902-1911

This tall brick building with sawtooth roof was used for parts of mining and quarrying equipment that had to be

hand-forged such as tool steel cutters. The parts were transported from the forge through a tunnel under Main Street to one of the erecting areas in the machine shops across the street. The original building was constructed in 1902 with additions in 1907 and 1911. It also housed a chemical laboratory and a heat treatment plant. Since 1970 it has been used for warehousing and storage.

5 First Baptist Church, 1833-1834

A Baptist Society had formed in Claremont as early as 1785 and was one of three sects who built a round church on Broad Street in 1815. This Greek Revival church underwent extensive remodeling in 1872 and again in the 1960s.

6, 7, 8 Industrialists' Mansions, 1835-1836

Three surviving Greek Revival mansions of an original group of four built for Claremont industrialists Henry Russell, Ormond Dutton, Simeon Ide and Charles L. Putnam, during the boom known as "Speculation Times" in Claremont. The buildings were identical in the Federal central-hallway style with Doric porticoes on the gable ends. Now owned by St. Mary Roman Catholic Church, the mansions form an educational-residential complex.

9 St. Mary Roman Catholic Church, 1870

Erected in 1870, this church replaced the original St. Mary Church in West Claremont, c. 1823, believed to be New Hampshire's first. This Victorian Gothic building has undergone numerous additions and remodelings.

10 Industrialist's Home, c. 1836

Similar to but smaller than the mansions on the south side of Central Street, this Greek Revival house was probably built for another local entrepreneur during the 1830s speculation boom period.

Turn down Pearl Street to Main Street and walk left.

Main Street

11 "Tontine" House, 1832-1833

This two-family stone house was built for worker housing by the Claremont Manufacturing Co. at the same time as a factory of similar construction material. The factory later burned. The house is now part of the Sugar River Mills family housing complex.

12 19th Century Cottages, c. 1890

A group of six wood-frame cottages probably built speculatively as worker housing between 1890 and 1900.

13 Tontine Building, 1833-1834

Built by some of the Claremont Manufacturing Co. investors, this brick Federal commercial block was another product of the 1830s boom. The building probably initially housed four businesses.

14 Parmelee Building/Claremont Bookstore Building, 1835

Another 1830s boom building, again erected by Claremont Manufacturing Co. and Harold Parmelee, one building over two lots of land with a fire wall. The distinctive stepped gable ends and the size of this building indicates the owners' expectations that this Lower Village section of the town would become Claremont's commercial center.

Turn right and walk along Heritage Drive.

Heritage Drive

15 Sugar River Grist Mill, 1855

This two-story Greek Revival grist mill was constructed on a site used for grist and saw mills since Claremont's earliest days. Equipped with eight run of stone, four flouring bolts, and at least eight Tyler turbine water wheels (installed by their inventor, John Tyler of Claremont), the mill processed meal and flour from corn, wheat, rye, oats and barley until World War II when the Tyler water wheels were sold for scrap. The mill was later used as a grain store and was converted to housing for the elderly in the early 1980s. An adjacent sawmill, built in 1855 and active until 1918, was razed during the housing conversion.

16 Round Building, Simeon Ide, 1859

Across the river on Elm Street, the Round Building built by Simeon Ide in 1859 can be seen, now almost completely surrounded by the wood-frame Claremont Flock Co. buildings. The two-story brick building was originally a printing and book-binding shop. Its shape was considered economical and space-saving. In 1892 the building was purchased by Freeman & O'Neil, nationally known manufacturers of stairs, architectural woodwork, and building supplies. Later in that decade, the building became part of J. R. Barney's Shoddy Mill until 1916 when it was purchased by the present owner.

17 Sugar River Mills Family Housing, 1980-1982

This area was once the site of tenement housing built in 1918-1920 for immigrant mill workers. In the early 1980s, the dilapidated housing was razed and family housing was constructed as part of a project to rehabilitate the Grist Mill and Warehouse No. 34.

18 Warehouse No. 34, Sullivan Machinery Co., 1912

This tall, brick structure was primarily used as a warehouse for mining and quarrying machinery and parts, although some welding was done here in the 1930s. A trolley track ran inside the building to facilitate loading. The building was sold to a local mattress manufacturer for warehousing in 1967 and was sold again in the early 1980s for conversion to housing for the elderly.

19 Power Plant, Sullivan Machinery Co., 1919-1927

From this point on Heritage Drive, the power plant can be seen on the north side of the Sugar River. The plant is a complex of three buildings comprising a boiler house (1919) containing three Wickes boilers; a one-story brick engine and compressor room (1919) housing a Corliss compressor made by Sullivan; and a one-story brick fire pump house (1927) containing a No. 125 Fairbanks Morse fire pump. The power plant supplied electricity to the Sullivan buildings on both sides of the river until 1978 when the last operations were moved to the River Road site.

20 Rubber Mill, Maynard and Washburn, 1896

This two-story brick building was constructed on the site of Claremont Manufacturing Co.'s stone factory by Maynard and Washburn, a Claremont shoe company. The building was used for the manufacture of tennis shoes until 1913 when it was purchased by Sullivan for the manufacture of chain-driven coal cutters. Sullivan's successor, Joy Manufacturing Co., used the mill as its experimental building. It is now part of Joy's leasing operation.

21 Machine and Erecting Shop, Sullivan Machinery Co., 1905-1919

This brick building is composed of two shops, built in a series of constructions from 1905 to 1919, extending the complex to the river bank. The machine shop was used by both Sullivan and Joy for manufacturing gear-cuttings, tool cuttings with turret lathes, and diamond drills. Coal cutters, air compressors, and drilling rigs were assembled in the erecting shop. The building is presently used by Joy's leasing operation.

Continue walking up Heritage Drive to Main Street and turn left.

Main Street

22 Machine and Erecting Shop, Sullivan Machinery Co., 1905-1913-1919

This site was used as early as 1884 by Sullivan for a pattern shop, roving can manufacturing, and a lumber house. A four-story brick machine shop was built here in 1905 with two more of the same design added on to the west of the first in 1913, all designed by Arthur S. Coffin. This construction established a solid wall of Sullivan buildings extending about two-tenths of a mile along Main Street. The buildings were heavily damaged

and partially destroyed by an intense fire in June, 1979. One of the 1913 buildings (remodeled in 1919) and a portion of another were saved and now house a mattress manufacturing business and a fabric sales outlet.

23 Machine and Erecting Shop, Sullivan Machinery Co., 1888-1892-1903-1919

This large factory complex has been unused since it was heavily damaged by a second devastating fire in June, 1981. It consisted of five principal buildings: a four-story brick machine shop containing the oldest section of the factory (1888); a three-story brick machine shop wing (1892); a three-story erecting and machine shop (1900) which housed a large traveling crane; a seven-story brick warehouse (1900); and a one-story brick boiler and engine house (1900-1903). Hira Beckwith of Claremont was the architect for the original buildings.

Turn left and walk down Mill Road.

Mill Road

24 Foundry, Sullivan Machine Co., 1905-1908

This massive foundry complex located on the north side of the Sugar River is visible from the curve of Mill Road. The complex comprises eight principal buildings: a three-story brick pattern shop with sawtooth roof; a six-story brick pattern storage building; a one-story brick casting and cleaning room; Foundry No. 1, a one-story brick building with two additions; Foundry No. 2, a tall, one-story brick building with sawtooth roof; a two-story brick brass foundry, and a three-story brick office and storage building. The complex was used by Sullivan and then Joy to manufacture iron, brass, and steel castings and machine parts for production equipment until 1978 when the operation moved to the River Road. Now owned by a group of local investors, the complex is unused.

25 Weave Shed, Monadnock Mills Co., 1909

This tall, two-story brick building was built originally to house 65 Jacquard looms for weaving bedspreads. It has a stone foundation, brick arched windows, and cast-stone lintels. A stone raceway runs under the building from east to west. Since 1946, the building has been used by Claremont Woven Label Co. which presently produces about 300,000 woven labels a day on Fletcher Jacquard looms.

26, 27 Claremont Gas Light Co., Monadnock Mills Co., 1859-1910

Sunapee Mill/Storehouse No. 3, Sunapee Mill Co., 1856

The Claremont Gas Light Co., visible on the north side of the river from Mill Road, was chartered by Monadnock in 1854 and by 1859 was providing gas lights for the Monadnock Mills and some stores and houses in the village. In 1888, Monadnock purchased all outstanding stock in the company and expanded its services steadily through 1924. The company came under the general ownership of Central Vermont Public Service in 1950. Visible are the 1910 building and the foundation for the 1859 gas holder.

Also on the north side of the river, beyond the gas company and at the north end of Puksta Bridge is the Sunapee Mill/Storehouse No. 3. This was acquired by Monadnock from the Sunapee Mill Co. in 1856 and was used for a while to produce wool fabric. After 1892 the building was used as a storehouse. It now houses a television cable company and apartments.

28 Mill No. 6, Monadnock Mills Co., 1915

This six-story mill was built on the site of a boiler house constructed in 1853 to supply heat to the mills. It is connected at all six floors to the north facade of Mill No. 2. Its floors are reinforced with Queen post and King post trussed steel rods. The mill housed machinery for preparing warp beams for weaving cotton textiles. The first floor presently houses the design department of Claremont Woven Label Co.

Walk back along Mill Road to Water Street and turn left.