

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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

For HCRS use only

received

date entered

**1. Name**

historic Ballou/Harrison/Lippitt Mills

and/or common Hanora Mills

**2. Location**

street & number 1 Main Street \_\_\_ not for publication

city, town Woonsocket \_\_\_ vicinity of #1-Hon. Fernand J. St Germain  
congressional district

state Rhode Island code 44 county Providence code 007

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name L. & A. Enterprises Corp. c/o Lavine & Sutherland

street & number 58 Hamlet Avenue

city, town Woonsocket \_\_\_ vicinity of state Rhode Island

**5. Location of Legal Description**

courthouse, registry of deeds, etc. City Clerk's Office

street & number City Hall - 169 Main Street

city, town Woonsocket state Rhode Island

**6. Representation in Existing Surveys**

title (See continuation sheet #1). has this property been determined eligible?  yes  no

date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local

depository for survey records

city, town state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

The Hanora Mills (comprising eleven major structures and a power trench system and dating from c.1827 through c.1900) are a typical New England urban textile mill complex that grew by accretion (see plan, figure 1). The buildings are located on two parcels separated by Bernon Street, with the major part of the complex at the northeast corner of Bernon and Main streets. All contiguous structures interconnect; the buildings on opposite sides of Bernon Street are joined by a tunnel and a bridge. The parcels slope from northwest to southeast; running through them are water power trenches which once served these and adjacent mills.

Unlike most industrial areas, this section of Woonsocket grew up, and to a degree remains, in mixed industrial and commercial use. The Hanora complex anchors the beginning of Woonsocket's Main Street, long the city's principal business thoroughfare, which is dominated further along by commercial blocks, banks and City Hall (a National Register property). For years Main Street, Woonsocket, was a regional business center. Not simply a local landmark, by its prominent location and distinctive form the Hanora complex became a landmark familiar to people of the region.

The major portion of the Hanora complex is a roughly horseshoe-shaped series of four-story buildings at the corner of Bernon and Main streets (figures 2 and 3). Their brick or rubblestone, load-bearing, masonry walls carry wooden-post-supported timber floor structures. Most sections of the complex have gable roofs. The oldest component is a brick mill, probably erected in 1828, at the northwest corner of the complex (see plan, #1). It has been enlarged and altered in several succeeding building campaigns (figure 4). It is set end-wise to the Lyman-Arnold power trench (c.1827) which parallels the east side of Main Street here. The trench (figure 5), at this point approximately thirty feet wide and ten feet deep, is lined with unmortared stone retaining walls. Now dry, it formerly carried water from the Woonsocket Falls dam across Market Square to a series of mills lining the east side of Main Street.

A large rubblestone mill with brick cornice and Greek Revival style, clapboarded central stairtower abuts the c.1828 brick mill. It was erected in two sections: the south end c.1836 (#2 on the plan); the north end (#3) c.1845 (figures 6 and 7). The Lyman-Arnold trench runs in front of the stone structure; a bridge spans the trench, giving access to its stairtower and freight doors from Main Street. Sections 1, 2, and 3 of the mill complex were built for cotton goods manufacture.

Standing behind sections 1, 2 and 3, at the northeast end of the complex, are structures 4, 5 and 6. All apparently date back to roughly 1850, but were enlarged and much altered in 1865 when the complex was converted into a woolen mill. In that same year section 7 was erected

(See Continuation Sheet #2).

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Woonsocket... Historic Preservation Report...; Rhode Island Historical Preservation Commission, 150 Benefit Street, Providence, Rhode Island; 1976.

Rhode Island: An Inventory of Historic Engineering & Industrial Sites; Historic American Engineering Record (HCRS/Department of the Interior), Washington, D.C. 20240; 1978.

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Continuation sheet 2

Item number 7

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(figure 1). The exteriors of these four sections of the complex are almost entirely brick and are very plain in treatment (figure 8). An account published in the Providence Journal, 28 December 1865, describes the complex as it existed then (sections 1-7), noting that its horseshoe arrangement facilitated a horizontal and vertical progression of goods that entered as raw wool in one end of the complex and emerged as finished cloth at the other (figure 9).

In the early 1870s, sections 8 and 9 (figures 1 and 8) were constructed. Section 8 (1870-71) is a very handsome, polygonal, mansard-roofed brick building with immense window openings and a novel use of continuous granite sills which band the building at each floor level. In the 1950s, most windows in section 8 were blocked down; others were closed completely. Despite these alterations, section 8 remains a very striking building. Section 9, erected in 1873, is quite plain, matching sections 4, 5 and 7. It is located opposite building 7 on the south side of Bernon Street. Connecting buildings 7 and 9 are a basement-level tunnel, running beneath the road, and a third-story covered bridge.

The Hanora complex was essentially complete by the mid-1870s; few noteworthy additions were made later (principal among them were c.1900 alterations to section 6 and appendages 10 and 11 added at about the same date). A panoramic photograph of the complex taken c.1875 (figure 2) shows it largely as it stands today. But two substantial changes require note: loss of the bell tower on building 2-3 and alteration of the building 8 fenestration.

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Most of the Hanora complex has interest architecturally as an embodiment of characteristic Rhode Island textile mill building practices. Sections 2 and 3, in particular, are valued as well preserved examples of vernacular mill architecture typical in scale, material and detail. Section 1, though altered, has some note as the first brick mill constructed in Woonsocket, and the second oldest (after the 1825 Kennedy Mill in Central Falls) in the state. Section 8, by contrast, defies convention. It is a unique and quite handsome structure, eccentric in plan, fenestration and in the boldness and sophistication of its detail. It is a monumental building adapted to a special function, yet seemingly created more specifically to capitalize on a commanding corner site and give the mill complex real presence.

From the standpoint of engineering, the Hanora complex merits attention for its incorporation of the Lyman-Arnold power trench system. In Rhode Island, where small rivers abound, most water mills were served by their own ponds, dam and power trenches, accommodating but a single complex. In several industrial centers, however, like Central Falls, Pawtucket and Woonsocket, trench systems were constructed designed to supply water power to a series of independent operations. Woonsocket's Lyman-Arnold trench supplied power to the Hanora complex for over a century. Into the 1930s a portion of the power used in the mills came directly from water turbines. Most power by that date was electric, but even some of that electric power was produced by the Lyman-Arnold trench, for hydroelectric plants serving the area existed in adjacent buildings. In an era when there is renewed interest in capturing the power potential of local streams, the history and fabric of the Lyman-Arnold trench takes on special significance.

The industrial history of the Hanora complex is intimately wrapped up in the development of Woonsocket as a textile manufacturing center, with the fortunes of prominent textile firms, and with the transformations by which the New England textile industry evolved. The Hanora complex, though initiated by Hosea Ballou, owes its early growth and development to Dexter Ballou who became Woonsocket's premier textile manufacturer, leading its then dominant cotton goods industry. The complex was begun when textiles became a major industry locally, and in the regional economy as a whole; it was expanded substantially in the late 1830s and '40s when Woonsocket became a considerable manufacturing center; it was converted into a woollens mill during the Civil War by a new and well capitalized firm based in Providence, the state's financial center, when such conversions were legion in southeastern New England; it produced high grade woollen fabrics when Woonsocket manufacturers, led by the Lippitt Company and its much larger competitor, the Harris Woollen Company, achieved a national reputation; it was controlled by the Lippitt family, old-line Providence Yankee stock, and most notably by Henry Lippitt, an habitually successful capitalist and promoter of Providence civic improvements who, like so many Rhode Island industrialists, served several terms as Governor; it specialized in worsted cloth production in the early twentieth century when this region was the

(See Continuation Sheet #4).

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center of American woolen goods manufacture; it was sold out of local corporate ownership in the mid-twentieth century when the New England textile industry was declining; and the complex finally closed down operation in the 1970s and stood vacant, again a common phenomenon in the region, though this mill remained in operation longer than many others. To study the history of this enterprise, then, is to review the economic and, to a degree, the socio-political history of Rhode Island and southeastern New England in microcosm.

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Blackstone Canal Map; 1828; Ms., Rhode Island Historical Society Library.

Map of the Town of Cumberland; 1838; Newell; Boston.

Map of Woonsocket, Rhode Island; 1851; Henry Walling, Boston.

Atlas of the State of Rhode Island; 1870; D.G. Beers, Philadelphia.

Birds Eye View, Woonsocket...; 1876; Woonsocket City Hall.

Insurance Maps of Lippitt Mills; 1929; Ms., Woonsocket City Engineer.

Panaramic Photograph of Mill complex; c.1875; Rhode Island Historical Society Library.

(And the survey reports referenced in 6, above.)

## 8. Significance

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

Specific dates c.1827;1828;1836;c.1845;  
c.1850;1865;1870-71;c.1900

Builder/Architect

### Statement of Significance (in one paragraph)

The Hanora mill complex is significant to Woonsocket and the state as an exemplar of nineteenth-century industrial architecture; as the site of the largest and most accessible extant portion of the Lyman-Arnold trench, a notable example of hydropower engineering; and as a representative mid-sized Rhode Island textile enterprise associated with the careers of important industrialists, and reflecting major shifts in the textile industry.

The history of this mill seat dates from about 1827, when a large tract of land adjacent to Woonsocket Falls running east to Main Street and down the slope to the present site of the Main Street By-pass, purchased in 1814 by Daniel Lyman and Samuel Arnold, was improved by constructing through it a large water power trench which still bears their names. The first privilege on the trench was sold to Hosea Ballou who soon erected a brick cotton mill. The Ballou family was active in development of Woonsocket's early textile industry. The leader in these endeavors was Hosea's brother, Dexter Ballou, who in 1829 bought out Hosea's holdings. Almost from the first, then, Dexter Ballou ran the still extant but much altered 1828 brick mill which is the original part of the Hanora complex. Dexter Ballou, prime mover in a number of Woonsocket cotton mills, built a stone mill near Hosea's brick mill in 1836, joining the two by erecting a second stone unit in about 1845. Dexter Ballou titled the complex the Harrison Mills and continued its expansion. After Ballou's death in 1849, his firm, Dexter Ballou & Company, continued to operate the Harrison Mills as a cotton goods factory. In 1865 it was sold to the newly formed Lippitt Woolen Company, controlled by Henry Lippitt of Providence, a leading industrialist and financier active in Rhode Island civic and political affairs. Lippitt and the Ballous had been associated for some years as owners of the Social Mill, a large Woonsocket cotton factory. Lippitt, through his mill superintendent, enlarged the Harrison Mills complex, converting to woolen goods manufacture. Renamed the Lippitt Woolen Mill, it continued in operation into the mid-twentieth century. Under Lippitt control brick additions across the back of the complex were enlarged or built anew, and the mansard-roofed wing at Main and Bernon Streets was erected. After the complex was sold, and eventually retitled the Hanora Mill, it remained in active woolen goods production until 1975. Since then this industrial complex has remained vacant, and in recent years has suffered neglect and vandalism. It is soon to be converted into a housing-for-the-elderly apartment complex. Portions of the mills will be demolished (sections 5,6,7,9,10 and 11), but the most interesting sections will be retained and renovated.

(See Continuation Sheet #3).

# 9. Major Bibliographical References

Richard M. Bayles (ed.); History of Providence County; New York, W.W. Preston, 1891; volumes I & II, pp. 302-303, 314-325, 731-733.

Henry-Russell Hitchcock; Rhode Island Architecture; Providence Museum Press, 1939; plates 32 & 40. (See Continuation Sheet #5).

# 10. Geographical Data

Acreage of nominated property 1.7 acres

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

**UMT References**

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**Verbal boundary description and justification**

The area nominated is the actual site of the buildings in the mill complex and the power trench along Main Street-Assessor's Plat 14, Lots 152, 153, 161 and 162.

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

state	code	county	code
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state	code	county	code
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# 11. Form Prepared By

name/title David Chase, Deputy Director

organization Rhode Island Historical Preservation Commission date September 1979

street & number 150 Benefit Street telephone 401-277-2678

city or town Providence state Rhode Island

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

**For HCERS use only**  
I hereby certify that this property is included in the National Register

date \_\_\_\_\_

**Keeper of the National Register**

Attest: \_\_\_\_\_ date \_\_\_\_\_

**Chief of Registration**

THANORX MILLS / MAIN STREET / WOODS / N.E.

(Bullou Harrison / Lipoff Mills)

SITE PLAN (1979 - based on 1929 insurance map)

▨ - Buildings surrounding the complex

Armon Street

Bernon

Street

South Main Street

Main Street

Market Square

⑨ 1873

⑩ c.1100

⑦ 1845

⑤ c.1830/65

⑥ c.1850/65 / c.1900

④ c.1820/65

⑪ c.1500

③ c.1845

① 1828

② 1836

⑧ 1810-71

Lyman-Arnold

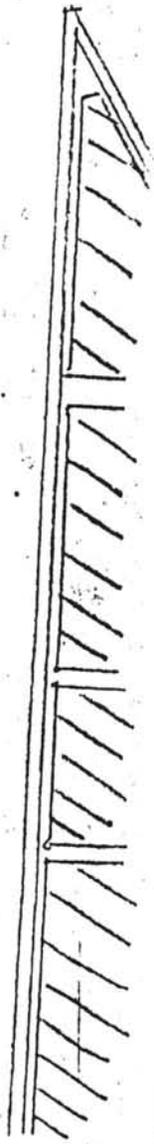
bridge Trench (c.1827)

power trench

power trench

tail race (c.1840 in)

tail race (c.1840 in)





Hanora Mills (1827 - c.1900)  
1 Main Street  
Woonsocket, Rhode Island

General view into central space surrounded by the mill complex, showing, from left to right, Building 2 (1836), Building 3 (c.1845), Building 1 (1828), Building 4 (c.1850/65), roof of building 6 and smoke stack (c.1850/65/c.1900), Building 5 (c.1850/65) and Building 7 (1865).

View from the southwest.

Photographer: Frank Giuliani      December, 1979.

Photo #9.



Hanora Mills (1828-c.1900)  
1 Main Street  
Woonsocket, Rhode Island

Interior, Building 2 (1836),  
4th floor, showing roof trusses.

View from the north

Photographer: Frank Giuliani      December 1979.

Photo #7.



Hanora Mills (1828-c.1900)  
1 Main Street  
Woonsocket, Rhode Island

View of Lyman-Arnold Trench (c.1827);  
Buildings 1 (1828) and 3 (c.1845) on right.

View from the southwest.

Photographer: Frank Giuliani,

December 1979

Photo #5.



Hanora Mills (1828 - c.1900)  
1 Main Street  
Woonsocket, Rhode Island

Buildings 1 (1828) & 4 (c.1850/65).

View from the northwest.

Photographer: Frank Giuliani      December, 1979

Photo #4.



Hanora Mills (Ballou/Harrison/Lippitt Mills)  
Woonsocket, Rhode Island

Photo by: J.A. Beal, c.1875; courtesy  
Rhode Island Historical Society.

View from the southwest, showing sections 8,2,3,1 and,  
down Bernon Street and connected by a bridge, sections  
7 and 9.

Photo #2.



Hanora Mills (1828 - c.1900)  
1 Main Street  
Woonsocket, Rhode Island

General view from northeast of complex,  
showing, from right to left, Buildings 4 & 5  
(c.1850/65), 7 (1865) and 9 (1873).

View from the northeast.

Photographer: Frank Giuliani      December 1979

Photo #8.



Hanora Mills (1828-c.1900)  
1 Main Street  
Woonsocket, Rhode Island

Building 2 (on right) and 3 (former  
1836; later c.1845).

General view from the northwest

Photographer: Frank Giuliani    December 1979

Photo #6.



Hanora Mills (1828-c.1900)  
Main Street  
Woonsocket, Rhode Island

Photographer: Frank Giuliani                      December 1979.

General view of complex.  
View from the west, across the intersection  
of Bernon and Main streets, at Market Square.

Photo #3.