

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name \_\_\_\_\_

other names/site number Church Hill Industrial District Amendment (Boundary Increase)

**2. Location**

street & number 60 Dexter Street, 125 Goff Avenue, 265 Pine Street  not for publication

city or town Pawtucket  vicinity

state RI code 44 county Providence code 007 zip code 02860

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Edward Anderson 12/17/2010  
Signature of certifying official/Title Date

RI Historical Preservation & Heritage Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> removed from the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> other (explain)	_____	_____

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box.)

- buildings
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include any previously listed resources in the count.)

Contributing	Noncontributing	
20		buildings
0	0	sites
1	0	structures
0	0	objects
21	0	total

**Name of related multiple property listings**

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

INDUSTRY/manufacturing facility

INDUSTRY/specialty shop

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

VACANT

RESIDENTIAL/multiple dwellings

COMMERCE/business

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

OTHER/No style

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals - Classical Revival

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Materials**

(Enter categories from instructions.)

foundation granite, brownstone, concrete

walls brick, granite, concrete block, wood

\_\_\_\_\_

roof asphalt, synthetic

other \_\_\_\_\_

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Areas of Significance**

(Enter categories from instructions.)

INDUSTRY

ARCHITECTURE

**Period of Significance**

1840 -- 1939

**Significant Dates**

1847, 1870, 2010

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

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**10. Geographical Data**

**Acreage of Property** 13 (6 acres being added)

**UTM References**

(Place additional references on a continuation sheet.)

1	1   9	3   0   1   5   6   0	4   6   3   9   0   0   0
	Zone	Easting	Northing
2	1   9	3   0   1   8   2   0	4   6   3   9   0   0   0

3	1   9	3   0   1   8   4   0	4   6   3   8   4   2   0
	Zone	Easting	Northing
4	1   9	3   0   1   5   6   0	4   6   3   8   4   2   0

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Edward Connors

organization Edward Connors and Associates date 11/15/10

street & number 39 Dyer Avenue telephone 401 595-0699

city or town Riverside state RI zip code 02915

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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**DESCRIPTION**

The Church Hill Industrial District, as described in the 1982 National Register Nomination Form, contains five industrial complexes in an irregularly-shaped district of about seven acres located west of downtown Pawtucket. The district includes fourteen predominantly brick manufacturing buildings of from one to five stories in height. The northern boundary of this existing district is Bayley Street.

This boundary increase adds twenty buildings and one structure from the Union Wadding Company and the New England Machine and Electric Company properties, located immediately north of the existing district in a roughly six-acre area bounded by the Amtrak line on the north, Pine Street on the west, Dexter and Commerce Streets on the east, and Bayley Street on the south. This intensively-developed industrial area shares the scale, fabric and density of the neighboring 19<sup>th</sup>- and early 20<sup>th</sup>-century Church Hill Industrial District. The dominant addition to this district is the roughly 5-acre Union Wadding complex. Typical of the development of textile plants of this period, Union Wadding evolved as the dense network of interconnected buildings visible today through several campaigns of expansion, infill between buildings and addition of upper stories.

The Union Wadding complex comprises nineteen brick buildings of from one to four stories in height and a round-section chimney sited next to the surviving late 19<sup>th</sup>-century boiler house. The cotton wadding and waste business was prone to fire; several fires between the earliest development of the site in 1847 and 1870 destroyed most of the original complement of factory buildings. A major fire in October 2010 claimed ten buildings at the west end of the complex. The surviving Union Wadding buildings represent building campaigns carried out between 1870 and ca. 1930. The New England Machine Company building occupies the western end of the parcel between the existing district and the Union Wadding complex, an area defined by Bayley Street, Pine Street, Commerce Street and Goff Avenue. This one-story brick building dates to 1925; its brick-faced, concrete block storage extension (non-contributing), now the main entrance to Armando's Meat Market, dates to pre-1949.

**Inventory**

*Resources below are enumerated in order of approximate date of construction. Foundations are typically granite ashlar. The numbers in parentheses are those assigned by the developer ca. 2010 to the buildings they plan to rehabilitate.*

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**Building 16 (6)**

Union Wadding Co. Oven House and Dye Room

125 Goff Avenue (Between 1853 and 1870, between 1882 and 1884, et seq., contributing)

This 2-story, flat-roofed, brick building emerged as a series of accretions to a narrow building extending from the south wall of Building 15 (q.v.). These extensions toward present-day Goff Avenue (made until sometime after 1923) included a carpenter shop, pipe shop and machine shop. Parts of the southernmost chambers included two offices on Goff Avenue; some fabric of these chambers may predate the 1870 fire, particularly the partial brownstone ashlar foundation. Original windows have been replaced as part of the current rehabilitation project. Framing is predominantly timber. Sills are quarry-faced granite. The cornice is corbeled.

**Building 19 (9)**

Union Wadding Boiler/Engine/Pump House

125 Goff Avenue (ca. 1870 et seq., contributing)

Attached to Building 18 and set back from Goff Avenue, a deep, roughly 70' x 40', single-story, flat-roofed brick building that housed the boilers, steam engine, water pump, and a belt chamber for power transmission. Roof beams are timber. The southeast corner wall was rounded, likely to facilitate movement in the adjoining alley. Surviving windows are 8/12, double hung frame; others are brick-filled. A modern garage door has been cut into the south elevation. The 1876 Barlow's drawing shows four boilers and an adjoining square-section chimney. This was later replaced with one of round section (see below). The steam engine powering the plant at that time was 250 HP.

**Union Wadding Co. Chimney**

125 Goff Avenue (post 1870, likely rebuilt in 20<sup>th</sup> century)

A circular-plan, red brick chimney roughly 80' in height. This chimney served the furnaces and boilers of Building 19.

**Building 20 (8)**

Union Wadding Card Room

125 Goff Avenue (ca. 1870, contributing)

Extending from the rear of Building 21, originally a 2-story, flat-roofed, brick building that housed carding machinery. An upper story was added between 1923 and 1949. The building measures roughly 190' x 40'. Framing is iron columns with timber beams on the first floor and iron beams on the upper floors. Because of

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infill along side elevations many of the original segmental-arched window openings have been filled and no original sash remain. On the first floor, the window bays on the west elevation have been enlarged to form freight door openings. The building sustained damage in the October 2010 fire, including partial failure of the bearing walls on the southwest corner. The owner is currently developing plans for the repair of the building.

**Buildings 17 and 18 (7)**

Union Wadding Lapper/Opener/Picker House

125 Goff Avenue (original section ca. 1870, rear extension by 1882, contributing)

Built directly behind and attached to Building 19 as a roughly 40' x 160', two-story stone structure, this building was extended 150' to Weeden Street by 1882. Originally serving as a Picker House (with openers on the second floor), by the 1880s it appears to have served primarily for carding. Framing is iron columns and timber beams. The side alley between this and Buildings 12-14 to its east appears to have been enclosed during the 20<sup>th</sup> century. Although roofing and framing of this infill has been removed, the network of the sprinkler system remains.

*Note: Ca. 1880, Union Wadding purchased a parcel of land east of the main complex extending to Dexter Street and began adding buildings by 1882. Ca. 1913 the NYNH&H rail line was relocated north to its present location and the old railbed became present-day Goff Avenue. Weeden Avenue, a former public thoroughfare, became an industrial alleyway with a spur line to the Union Wadding complex.*

**Buildings 12, 13, and 14 (3 and 4)**

*(Buildings 12 and 13 comprise Building 3 in the developer's scheme; Building 14 comprises Building 4).*

Union Wadding Storage/Lapper House

125 Goff Avenue (between 1876 and 1882, contributing)

On the site of an earlier group of narrow frame buildings arrayed north of Building 15, these three connected 3-story, brick, gable-roofed buildings now read as a long, roughly 220' x 60' single building attached to Building 15. This building is attached to Buildings 11 and 15. The upper stories served as storage areas; the ground floor housed lappers. Framing is timber columns and beams. Windows date to the recent rehabilitation of the building. Sills are quarry-faced granite. Two sets of stacked freight doors on the east elevation have been replaced with multi-light doors as part of the current rehabilitation project.

**Building 15 (5)**

Union Wadding Co. Dye House/Oven Room and Storage Building

125 Goff Avenue (between 1876 and 1882, contributing)

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A 3-story brick, nearly flat-roofed building attached to two adjoining 2-story buildings (Buildings 16 and 14). Original window sash have been replaced as part of the current rehabilitation project. This building measures roughly 55' x 75'. Framing is timber columns and beams.

**Building 8**

Union Wadding Cotton Waste House (Sorting Room/Storage/Bailing Building)  
60 Dexter Street (between 1882 and 1884, contributing)

The first building to appear in the newly-acquired parcel east of the main Union Wadding plant was a roughly 80' x 80', two-story, brick sorting room with a gable roof. Extending westerly from this building was a single-story, wood frame storage building. Attached to the western end of this extension was an open shed that may have also served as a stable. Later, this building was improved significantly with the addition of Building 9 on the eastern section and the addition of a second story on the western section. In the 20<sup>th</sup>-century the open frame shed at the west end was enclosed and clad in pressed tin sheeting. Ground floor windows have 8-light early 20<sup>th</sup>-century industrial metal sash. Upper story windows have late 20<sup>th</sup>-century metal replacement sash. Sills are quarry-faced granite. Foundation is granite.

**Building 10 (1)**

Union Wadding Co. Cleaning House  
125 Goff Avenue (between 1890 and 1895, contributing)

Set off a short distance from the east elevation of Building 13, this is a 4-story, flat-roofed, brick, pier and spandrel building with a single-story, frame rear extension. Foundation is granite. A 2-level walkway (recently demolished) provided communication with Building 13. Window openings are segmental arch; original window sash have been replaced. Sills are quarry-faced granite. The cornice is corbeled.

**Building 9**

Union Wadding Co. Cotton Warehouse  
60 Dexter Street (between 1895 and 1902, contributing)

This 2-story, brick warehouse was built onto the north elevation of Building 8 with a shallow pitched gable roof with a corbelled cornice unifying the two buildings. Building 9 has a granite foundation and concrete floor. Segmental arch windows on the upper floor have mid-20<sup>th</sup>-century replacement metal sash. Ground floor windows have 8-light industrial metal sash with a 4-light hopper. The segmental arches of the ground floor windows have been bricked in to accommodate these rectangular window frames. On the north elevation there



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is a concrete loading dock with a steel-framed canopy along the old Weeden Avenue rail spur, now adapted for truck access. A mid-20<sup>th</sup> century concrete block wall screens the east end of the loading dock and the dock continues west across the two adjoining buildings.

**Building 11 (2)**

Union Wadding Co. Cotton Shed

60 Dexter Street (between 1895 and 1902, and ca. 1923, contributing)

This 3-story, roughly 90' x 50', brick building originally may have been a single-story infill structure occupying the space between Building 12 to the west and Building 9 to the east. The present-day 3-story brick building appears to be an adaptation of this building or a complete replacement, built between 1911 and 1923 with a shallow gable roof and a corbelled cornice. Window sash have been replaced.. A continuous loading dock runs across the rear of the building and Buildings 9 and 12.

**Building 7**

Union Wadding Second Office Building

60 Dexter Street (1902, contributing)

Replacing an earlier office within Building 16, this is an ornate 2-story, brick, Classical Revival building with a single-story rear wing, both with flat roofs and a raised basement. The strongest visual feature of this building is a tripartite set of round arches with granite voussoirs at the north end of the façade. The larger central arch provides a driveway into the mill yard to the west; the flanking arches shelter the curved stairway to the main entrance on the south side and a guardroom on the north side. The building is trimmed with granite flat arch lintels with keystones over the windows, and a granite belt course, watertable and foundation. The cornice has copper crown molding and corbeled brickwork below. Original window sash have been replaced with modern metal sash. By the 1940s, Union Wadding sold this office building to United Public Markets (along with Buildings 6-11) and that company continued to use it as an office.

**Building 6**

Union Wadding Garage

60 Dexter Street (between 1911 and 1917, contributing)

Associated with the neighboring office (Building 7), this small, shed-roofed, three-bay, brick garage was built for the automobiles of Union Wadding executives. Original frame doors have been removed and replaced with metal types. The cornice is wooden; brickwork below is corbeled in a manner similar to that of neighboring Building 7.

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**Buildings 31, 32, 33**

Union Wadding Co. Cotton Storehouse

125 Dexter Street at rail line (between 1911 and 1917, contributing)

Sited along the rail line at the northeast corner of the Union Wadding property, a deep single story, roughly 90' x 150' brick and frame building providing three separate interior chambers for cotton storage. This was likely built after the realignment of the NYNH&H tracks ca. 1913. The roof is near-flat with raised parapet walls demarcating the three interior chambers. This building has been sheathed in modern metal paneling.

**Building 34**

Union Wadding Co. Second Bleachery

125 Goff Avenue (between 1923 and 1939, contributing)

A brick, single-story, bleachery, roughly 100' x 112', with a flat roof lit by two monitors. Windows are bricked-in. The building has a decorative brick parapet with concrete coping. Framing is timber columns and beams.

*The following building has no historical relation to Union Wadding Company. It lies to the south of this complex, occupying the west end of the city block bounded by Goff Avenue, Pine St., Bayley St. and Commerce St.*

**New England Machine and Electric Co. Building**

265 Pine St. (historically 77 Bayley St.), (1925, contributing; warehouse wing, between 1939 and 1951, non-contributing)

A single-story, flat-roofed brick building with a single-story wing on the west. The front (south) elevation features large segmental-arched windows with granite sills, now filled with concrete block, and a segmental-arched doorway. The wall rises to form a low parapet finished with corbelling. The foundation is concrete. The rectangular window openings have been filled with concrete block; the sills are concrete. A short, square-section brick chimney is on the Goff Avenue elevation. The west wing is a single-story, flat-roofed concrete block addition faced with red brick. This addition served originally as a warehouse, but has been significantly remodeled for retail use with a modern store entrance on the southwest corner.

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**SIGNIFICANCE**

This boundary increase encompasses an extensive manufacturing complex containing nineteen buildings and one structure, as well as a small industrial shop that are contemporary with and possessing the same historical significance as the abutting Church Hill Industrial District. The Union Wadding Company complex and the New England Machine and Electric Company properties meet National Register **Criterion A** as textile manufacturing and machining operations that exemplify the same themes of Pawtucket industrial development as the Church Hill Industrial District. They also possess the same scale, fabric and architectural qualities that characterize the neighboring district and so meet National Register **Criterion C** as examples of industrial construction from ca. 1860 to ca. 1930. The addition of these properties to the district is founded on a fuller assessment of the importance of these properties in the historic industrial development of Church Hill.

**HISTORY**

The Union Wadding Company, which achieved national renown for its innovations in the manufacture of high-quality cotton wadding and batting, grew out of one of the first two manufacturing operations to locate in Pawtucket's Church Hill neighborhood in the early 1840s. In 1847 Goff & Lawton build a steam wadding mill on the north side of the railroad; on the south side of tracks opposite their plant, James Brown built a large textile machine shop.

This initial industrial development on Church Hill continued through the 1920s, including successive rebuildings and expansions of the wadding plant. Following the relocation of the railroad from present-day Goff Avenue to the north side of the wadding plant, the land between Union Wadding and the Brown machine shop became available for redevelopment.

The city block bounded by Bayley Street and Goff Street was developed by the early 20<sup>th</sup>-century into a dense collection of modest-scale industrial lofts, shops and provisions warehouses. All but one of these industrial buildings was demolished in the last half of the 20<sup>th</sup> century. The remaining building at the west end of the block housed the New England Machine and Electric Company from 1925 to ca. 1990. The company, which provided electrical contracting, machining, and motor rebuilding since its incorporation in 1908, represented the final phase of the industrial development of Church Hill.

**Union Wadding Company**

Richard Goff<sup>1</sup> established the Union Cotton Manufacturing Co. in Rehoboth, Ma, in 1808. His son Darius (1809-1891) learned the cotton trade in his father's mill, acquiring a specialization in textile coloring as a young

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<sup>1</sup> Richard Goff operated a fulling mill in Rehoboth as early as 1790.

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man. In 1835 Darius and his brother Nelson took ownership of the mill, adapting it for the manufacture of cotton batting, a non-woven fabric used for stuffing and lining. During this period they developed a manufacturing process that represented a significant departure from the single-sheet production then in common use. The Goff brothers developed an “apron process” that produced batting on a continuous roll. This innovation was soon combined with a new sizing process for the manufacture of glazed, or *pelisse*, wadding.

By 1836 Darius Goff had observed that substantial quantities of cotton waste were being generated by the larger cotton mills along the Blackstone River, particularly the Lonsdale Company. This waste product of weaving and spinning was of little use to those factories and Goff saw the opportunity to process it for the manufacture of batting and wadding. In that same year Goff contracted with the Lonsdale Company to acquire their cotton waste and built a new factory in Rehoboth in 1842 to capitalize on the innovations refined since 1835. A month later the new mill was destroyed by fire. Over the next thirty years Darius Goff would come to well know the danger of fire in the cotton waste business.<sup>2</sup>

Darius Goff secured his first US patent for improvements in the mode of glazing cotton batting in 1842.<sup>3</sup> In the same year he formed a partnership with George Lawton of Waltham, MA, in a cotton and paper waste business. This new company, capitalized at \$30,000, purchased land in Pawtucket along the rail line and maintained ownership of property at Grey’s Wharf in Boston. The company, the Rhode Island component of which was called the Pawtucket Steam Wadding Mill, built a 200’ x 40’, two-story mill with adjoining boiler and engine room in the general vicinity of present-day Buildings 21 and 19.<sup>4</sup> The plant was staffed by 13 operatives. Darius Goff and his family moved from Rehoboth to Pawtucket in 1847. He had married Harriet Lee<sup>5</sup> in 1839; they gave birth to son Darius Lee in 1840 and son Lyman a year later.

The Pawtucket mill experienced its first fire in 1851. Goff and Lawton immediately rebuilt on a larger scale. In the same year the partnership was dissolved. Lawton took possession of the Boston operation; Goff became full owner of the Pawtucket Steam Wadding Mill. In 1859 Goff associated himself with John D. Cranston, Henry A. Stearns and Stephen Brownell for the buying and selling of cotton waste and paper stock and the manufacture of cotton wadding. By 1860 the company was producing daily 1200 lbs of wadding.<sup>6</sup> In the 1860s Lyman and

<sup>2</sup> Goff partnered for a period of time with E.A. Brown of Rehoboth, who had purchased Nelson Goff’s interest in the company. The new company, Goff and Brown, manufactured carpet warps and twine until its dissolution in 1868. Their factory was likely in Rehoboth in the vicinity of the one destroyed by the 1842 fire.

<sup>3</sup> US Patent No. 4353, *Improvements in the mode of glazing cotton wadding*, Jan. 15, 1846

<sup>4</sup> Some of the structural fabric of this original operation may still exist in Building 19. The original operation was described as “a small stone mill” in Hoag and Wade’s *A History of the State of Rhode Island* (1878).

<sup>5</sup> Darius Goff’s first wife, Sarah Lee, died ca. 1838. Goff’s second wife, Harriet, was Sarah’s sister. They were married in 1839.

<sup>6</sup> Around this time Goff and his son Darius Lee set up a new company with the W.F. and F.C. Sayles interests, the American Worsted Co., for the manufacture of worsted braids—the first of its kind in the US. This company was dissolved in 1864. Goff formed D. Goff

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Darius Lee Goff became more involved in the management of the company. D.L. Goff secured his first patent for improvements in machinery for picking and separating cotton waste in 1868. Two years later the Union Wadding Company, likely named for the early Rehoboth mill, was incorporated and capitalized at \$200,000. At that time the company utilized five steam engines with an aggregate power of 140 HP and produced annually \$250,000 worth of cotton wadding and sold \$150,000 worth of cotton waste.

On September 10, 1870, Union Wadding suffered one of the most destructive fires ever seen in Pawtucket. J.P. Fisk, a painter commuting on the evening train, witnessed the event and rendered a dramatic painting a few years later.<sup>7</sup> A contemporary account states that the fire began in the dye room at the south end of the original building and quickly spread the length of the building. Soon most of the plant was engulfed. This was the third fire at the Pawtucket plant since 1851. The plant was completely rebuilt in 1872, including a new power plant and 300 HP Corliss engine. Most of the surviving plant dates to this 1872 rebuilding and subsequent expansion through the early 20<sup>th</sup> century. Produced six years after the 1870 fire, the 1876 Barlow's Insurance Survey drawing of the plant shows a substantial plant of some eighteen 1-3 story brick and frame buildings, the core of which is present-day Buildings 18, 19 and 20 and Buildings 21, 22 and 23 which were destroyed in the October 2010 fire.

By the mid-1880s Union Wadding had expanded its plant westward into the the pre-1870 fire location on Pine Street and easterly with the purchase of a parcel extending to Dexter Street. The first building on this newly-acquired land was Building 8, a brick and frame structure used for sorting and storage. In 1887 the company extended its national market with the purchase of the Riverside Mills of Atlanta, GA, a cotton and cotton waste business. Darius Goff, the founder of the company died in 1891 at the age of 82 years. Lyman Goff succeeded him as president. By the time of Goff's death the company was producing 75 miles of 36"-wide wadding per day along with its business in paper stock and cotton waste. According to some sources, Union Wadding was the largest operation of its kind in the world.<sup>8</sup>

Eastward expansion continued with the construction of the tallest building of the complex, a 4-story Cleaning House (Building 10) between 1890 and 1895. At the southwest corner of the property, Union Wadding built a Classical Revival office building (Building 7) attached to the south side of Building 8 in 1901. A significant change to the general setting of the factory complex was the re-routing of the tracks of the NYNH&H Railroad from the south side of the complex along what is now Goff Avenue to the north of the complex. The former

and Sons, setting up shop in the old stone mill on the east bank of the Blackstone River opposite Slater Mill. They soon built a new brick factory at the same location. The corporate history of this branch of the Goff interests is not the subject of this nomination.

<sup>7</sup> This painting hung at Union Wadding's office until 2004 and was later sold at auction.

<sup>8</sup> Kulik and Bonham cite 19<sup>th</sup>-century sources for this claim in *Rhode Island: An Inventory of Historic Engineering and Industrial Sites*, p. 148.

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Weeden Street became a spur line and interior road. Ca. 1913 Union Wadding purchased property on the north side of the rail spur and built a 3-chambered, brick cotton storage shed (Buildings 31-33).<sup>9</sup>

The last phase of expansion occurred with the construction of a new bleachery (Building 34) next to the cotton storage shed on the north side of the rail spur, in the years between 1923 and 1939. The old bleachery at the corner of Goff Avenue and Pine Street was adapted for other uses (destroyed in 2010 fire).

Ca. 1940 Union Wadding subdivided their property and sold the eastern parcel on Dexter Street to United Public Markets; this sale included Buildings 6-11. At that time, the company moved its offices into the old bleachery. Despite the general decline in the Rhode Island textile industry in the mid-20<sup>th</sup> century, Union Wadding continued to operate and diversified into Christmas tinsel, other holiday ornamentations and industrial fans and blowers. Declining business finally forced Union Wadding into receivership in 2004 and the company closed operations after one hundred and sixty-four years of operation. In 2005 First National Development of Bridgeport, Connecticut acquired the Union Wadding property for redevelopment. In October 2010 a major fire destroyed ten buildings on the western side of the plant before they could be rehabilitated; however, rehabilitation of the buildings in eastern portion of the complex is now underway.

**New England Machine and Electric Company**

New England Machine and Electric was a machining firm and electrical contracting business incorporated in 1908, conducting business at 31 Bayley Street. (now demolished) until 1924. At that time the company built a single-story, roughly 80'-square, brick building (then listed as 77 Bayley Street). After World War II, the company built a brick-faced cement block warehouse wing on the west end of the original building. New England Machine and Electric remained in this location until ca. 1990. The current occupant of the property is Armando's Meat Market.

<sup>9</sup> In the late 1880s Darius Goff donated land to the NYP&B Railroad (later NYNH&H) for general improvement of the railroad and erection of new passenger and freight stations. These improvements are likely represented in the 1913-15 track realignment and erection of the passenger depot at the Pawtucket-Central Falls line.

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**Maps**

*Map of the Town of North Providence*, Loricán and Christy, 1853

*Atlas of the State of Rhode Island and Providence Plantations*, D.G. Beers and Co., 1870

*Union Wadding Co.*, Barlow's Insurance Surveys, 1876

*Atlas of the City of Providence and Environs*, G.M. Hopkins, 1882

*Topographical Atlas of Surveys*, Everts and Richards, 1895

*Atlas of the Providence Metropolitan District*, Richards Map Co., 1917

Sanborn Fire Insurance Maps, 1884, 1890, 1902, 1923, 1941, 1949

**Engineering Drawing**

Unlabeled drawing of Union Wadding Co. water supply (made between 1884 and 1890)

*On file, Pawtucket City Engineer's Office*



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**GEOGRAPHICAL DATA**

**Boundary description:**

The Church Hill Industrial District Boundary Increase includes the following parcels:

Plat 44B, Lots 583, 595, 596 (Union Wadding Co.)

Plat 53B, Lot 634 (NE Machine and Electric Co.)

**Boundary justification:**

The boundaries of the addition to the Church Hill Industrial District have been drawn to incorporate the adjacent properties that share in the historical and architectural contexts of the existing district, while excluding properties that do not, as described in Sections 7 and 8 of this nomination.

*See map on following page.*

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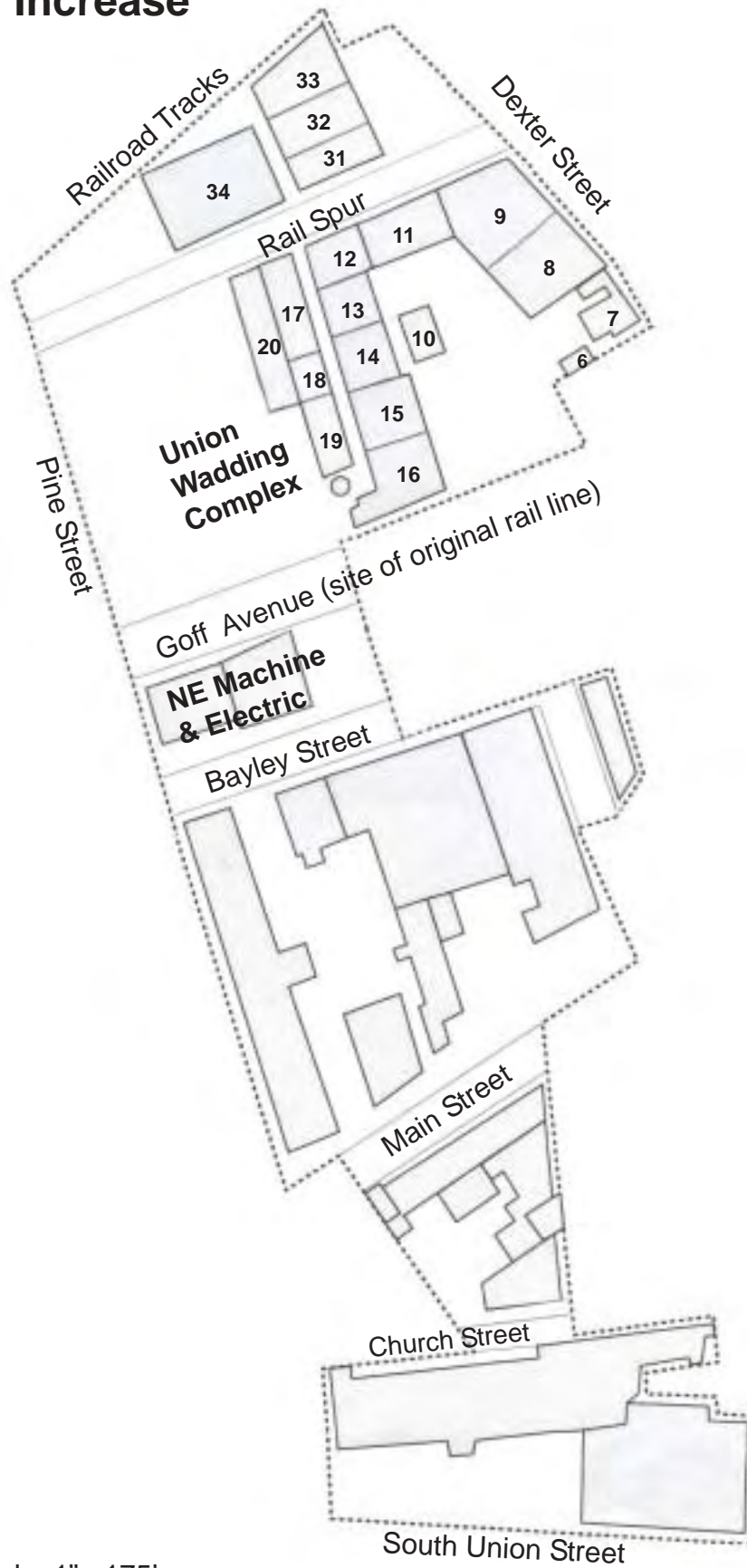
Section Number 10

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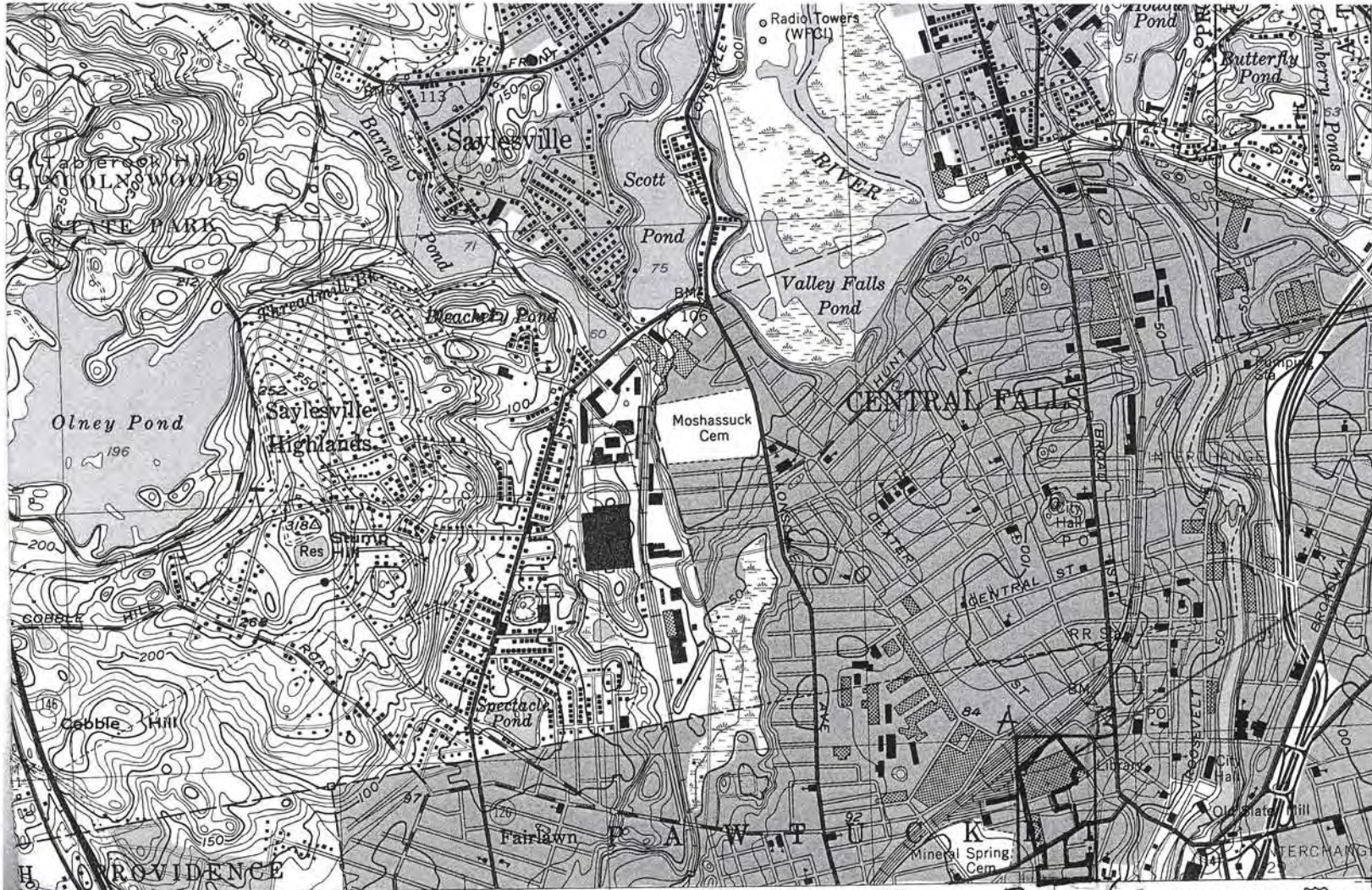
Church Hill Industrial District  
Boundary Increase indicated by red line

# Church Hill Industrial District Boundary Increase



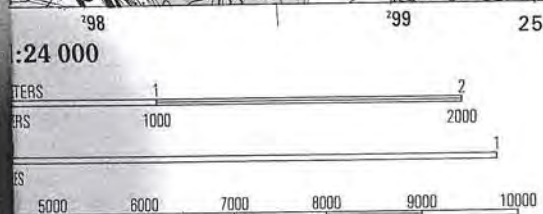
Approximate scale: 1"= 175'





41  
40  
CHURCH HILL  
INDUSTRIAL DISTRICT  
BOUNDARY INCREASE  
PAWTUCKET  
PROVIDENCE COUNTY  
RHODE ISLAND

A 19.301560, 4639000  
390000 B. 19.301820, 4639000  
C. 19.301840, 4638420  
D. 19.301560, 4638420



122 01°00'E 630 000 FEET (MA MAINLAND) 71°22'30"

ROAD CLASSIFICATION

Primary highway hard surface .....	Light-duty road, hard or improved surface .....
Secondary highway hard surface .....	Unimproved road .....

Interstate Route   
 U.S. Route   
 State Route

VERTICAL INTERVAL 10 FEET  
VERTICAL DATUM OF 1929  
HORIZONTAL SCALE: METERS, MULTIPLY BY 0.3048

NATIONAL MAP ACCURACY STANDARDS  
FOR MORE INFORMATION CONTACT:  
NATIONAL CENTER FOR INTRODUCTION OF NEW DATA  
P.O. BOX 25286, DENVER, COLORADO 80225  
FOR A COMPLETE LIST OF MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

1	2	3
4		5
6	7	8

ADJOINING 7.5' QUADRANGLE NAMES

- 1 Blackstone
- 2 Franklin
- 3 Wrentham
- 4 Georgiaville
- 5 Attleboro
- 6 North Scituate
- 7 Providence
- 8 East Providence

PAWTUCKET, RI-MA

1998

NIMA 6767 IV NW-SERIES V815





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Church Hill Industrial District Boundary Increase  
Vicinity of Goff Avenue, Pine Street, Bayley Street and Dexter Street  
Pawtucket, Providence County, Rhode Island

Photographer: Edward Connors  
December 2010

Digital files: Rhode Island Historical Preservation and heritage Commission  
150 Benefit Street, Providence, RI

1. Union Wadding Buildings 20, 19 and 16, view NE
2. Union Wadding Buildings 16 and 15, view NW
3. Union Wadding Buildings 15, 14, 10, 11 and 8, view N
4. Bayley Street, view E
5. Union Wadding Building 20, view N
6. Union Wadding Buildings 34, 20, 17, 12 and 11, view E
7. Union Wadding Building 19, view S
8. Union Wadding Building 7, view NW
9. Union Wadding Buildings 8 and 9, view NW
10. Union Wadding Buildings 8 and 9, view SW
11. Union Wadding Buildings 9 and 11, view SW
12. Union Wadding Building 17 interior framing (first floor)



  
**MoneyGram**  
Envío de Dinero  
Pago de Cuentas

NO PASAR  
DE AQUÍ







MEAT MARKET

NO PARKING  
IN THIS ZONE  
EXCEPT AS  
NOTED











PROPERTY OF  
THE CITY OF  
MILWAUKEE

C...  
Person...

Theresa Landry's School of Dance

HAVE  
DANCE  
TEAM

DANCE

Calvino  
Law Associates  
Personal Injury 785-8400

On Your Side  
Auto Home Life  
Bob McLane  
224.2266  
Nationwide  
on your side

DANCING  
SHOES  
GYM  
SHOES  
• YOGA  
• AERO  
• JAZZ  
• BALLET  
• MORE  
Theresa's  
←









