Schoenhardt

The Slocomb Mill Complex
Historic Building Survey
68 Matson Hill Road
Glastonbury, Connecticut

Schoenhardt Architecture + Interior Design
Archaeological & Historical Services, Inc.
Project 08139.00
July 14, 2009

Real. Human. Experience.

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Table of Contents

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I. Executive Summary

Introduction

Schoenhardt was hired by the Town of Glastonbury in 2009 to produce a historical study of the Slocomb mill complex, which is now owned by the Town. Our consultant for this project was Bruce Clouette of Archaeological & Historical Services, Inc., a historian who specializes in New England historical industrial architecture. The study was undertaken to determine the construction sequence of the building complex and to ascertain which portions of the building have historical significance, prior to planning the building's demolition and possible restoration of historically significant portions. The study was funded by the Town of Glastonbury.

The Slocomb mill complex was constructed in a series of building campaigns between 1836 and the late 1980s. Over the years many buildings were renovated, partially rebuilt, and connected to adjacent structures, while other buildings were demolished to make room for new construction. Covering an area of about 65,000 square feet, the extant building complex comprises about twenty eight interconnected structures (please see the building diagram on page 17). The complex is vacant, in fair to poor condition and continuing to deteriorate, suffering from water and wildlife infiltrations and vandalism. No invasive methods were used to evaluate the building; only visually accessible elements were surveyed.

Mill History

The Slocomb complex, embodying more than 50 years of history as a machine shop and 120 years of history as a textile mill, has a substantial claim on our attention as a heritage resource. Although today Glastonbury's most prominent identity may be as a residential suburb, manufacturing has long played a prominent role in the economic life of the town. In the Colonial era, Glastonbury was primarily an agricultural community, with some mercantile activity along the Connecticut River. The seeds of industry were present, however, in the numerous water-powered mills found along the town's fast-moving streams, one of the most utilized of which was Roaring Brook.

Early in the nineteenth century, the waterpower of Glastonbury's streams, as well as the millwright technology underlying the Colonial mills, was adapted for larger-scale industrial production, most notably textiles. Although never a dominant factor in the community, Glastonbury's industrial enterprises, typically employing about 100 people each, persisted through the first third of the twentieth century. Around the time of World War II, some of the older factories were given new life producing furniture, electronics, or, in the case of the Slocomb mill building, aircraft parts and other machine shop products.

Historical Significance

The standard approach for evaluating the significance of historic resources, such as this mill, is to apply the criteria for listing on the National Register of Historic Places. The Slocomb complex clearly has local historical significance under National Register Criterion A, association with events that have made a significant contribution to the broad patterns of Glastonbury's history. The National Register construes an "event" to mean not only a discrete episode but also "repeated activities and historic trends" such as industrialization. The complex also has some potential under Criterion C, architectural significance, since construction details within the complex illustrate the evolution of industrial architecture.

The apparent eligibility of the complex in terms of the Criteria of Significance is counterbalanced by the complex's lack of integrity, as defined by National Register standards. Integrity is the *ability of a property to convey its significance,* and in this case, the extent of demolition, alterations, and modern additions compromise both the complex's ability to convey its

associations with the development of industry in Glastonbury and its status as an illustration of typical industrial architecture from any historical period.

Recommendations

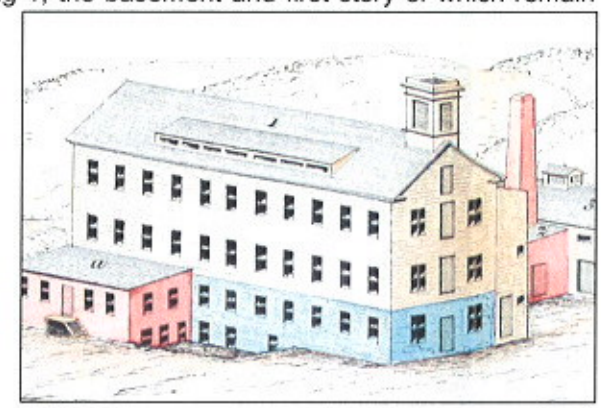
Assuming all or a substantial portion of the complex is to be demolished, our recommendation is that the Town undertake further documentary photography. The photographs included with this report document the existing appearance of the property. However, many parts of the mill are obscured by later additions, and it may be that these will be better exposed as demolition proceeds.

The property's important historical associations can best be preserved through a combination of interpretive materials and selective preservation of some of the complex's historic materials. Regardless of the final use to which the property is put, or the extent of demolition or re-use of portions of the complex, interpretive installations can add substantial educational value for occupants and visitors. At relatively little cost, inkjet-printed fiberglass view panels can inform people of the history of the site, illustrated by a selection of old photographs and views included in Appendix B this report. One or more interpretive panels would be especially appropriate for the area just below the dam and waterfall, since waterpower was the reason for initially locating industrial activities at this site. Should the Town decide to re-use of any portions of the complex, an interpretive panel in a lobby or other public area could focus on that portion's specific role within the manufacturing complex (e.g., spinning, power production, or the like). The functions of various portions of the complex are identified in the insurance surveys (also included in Appendix B).

II. Mill History

The building complex was last occupied by the J. T. Slocomb Company, a manufacturer of precision instruments and aerospace-related machine products. But for more than a century before the Slocomb Company's acquisition of the plant in 1956, it had been the site of textile manufacturing.

The story begins in May 1836, when Amos Dean of Glastonbury and Sprowell Dean of Great Barrington, Massachusetts, purchased a piece of property on Roaring Brook from Charles Shipman, with the right to erect a dam and create a mill pond that would flood part of Shipman's land (a chain of title for the property appears as Appendix A on page 23). Sprowell Dean had been involved in building mills in both Springfield and Great Barrington prior to working in Glastonbury. The Deans appear to have completed much of their work by the following March, when they sold a half-interest in the property to a group of Glastonbury men that included Horatio and Martin Hollister, Horace W. Brown, and Charles Shipman. In specifying the height to which the water behind the dam could be raised, the deed referred to a pin in the wall of a factory building that had been built on the site, which it called the "South Glastonbury Manufacturing Company." This was the north part of Building 1, the basement and first story of which remain embedded within the Slocomb complex (see building diagram on page 17). Measuring 34 feet wide by 100 feet long, the mill had a high stone basement of finely cut granite, two frame stories, a gable roof with a shed monitor, a square belfry, and loading doors on each level at the southern end.



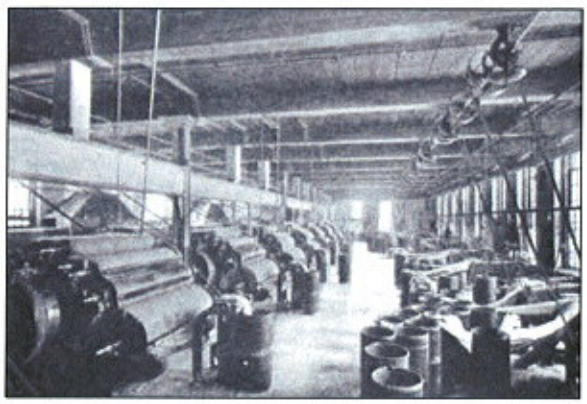
The original mill, shown in 1877 before its enlargement. The red color indicates brick, the blue color, stone (American Textile History Museum).

The factory was a woolen mill specializing in satinet, an inexpensive fabric made with a cotton warp and wool weft that was especially popular in that period for men's trousers. George S. Cole's *Dictionary of Dry Goods* (1892) defines satinet as

> A material used almost exclusively in the manufacture of men's ready-made clothing. It is woven with a cotton warp and a weft of short, inferior or shoddy wool, which is mixed with enough long wool to enable it to be spun; and is woven in such a way as to bring the filling to the face of the cloth. On leaving the loom it is fulled, by which process the cotton is entirely concealed by the wool, sheared down smooth, and the pattern printed on the surface much in the same manner that figures are printed on calico.

The term "shoddy" deserves some explanation. Shoddy was made by recycling woolen rags. The process necessarily resulted in short fibers, so, as noted above, shoddy was usually mixed with fresh wool. A large portion of the woolen clothing made in the nineteenth century involved some use of shoddy, and the fabric was regarded as perfectly acceptable, if not as desirable as pure wool. Today, the place of cotton-shoddy composites has been taken by synthetic fabrics and blends, but we still use the word "shoddy" as an adjective to mean inferior, as well as the appellation "100% virgin wool" to suggest quality.

To make satinet, the mill would have had equipment for a number of distinct operations. First, both the raw wool and the wool rags would have to be washed to remove any dirt, oil, or other contaminants. Once dried, the rags would be reduced to fibers by machines called pickers. Because picking produced dust, it typically was conducted in a small building separate from the main mill (see the 1877 plan of the site on page 25). Next, the raw wool and reclaimed wool would be mixed together and carded. Carding machines typically were set up in sets of three, which progressively combed and straightened the fibers. At this stage, the material, in a loose, rope-like form called roving, would be wound onto bobbins preparatory to spinning. Wool was generally spun using the spinning mule, a machine in which the front part moved back and forth to tension the material as it was spun onto spindles. After spinning, the material, at this point called yarn, would be wound onto small bobbins that fit into shuttles, ready for the loom. Most shoddy mills would purchase the cotton warp, or lengthwise yarns of the fabrics, from another mill already wound onto the back beam for a loom. Once woven, the cloth would be fulled, that is, the wool weft would be plumped up through a mechanical or abrasive process to conceal the cotton warp, and then the surface would be sheared to a uniform height, thereby creating a slight nap to the cloth.



Carding machines (left), with roving visible on right.

At some point, the wool would be dyed to the desired color. If the material was dyed after mixing the raw wool and reclaimed wool, then the resulting cloth would have undyed warp yarns, like modern denim blue jeans. If dyed as finished cloth, the material would have a uniform color. Mills such as these typically dried the cloth outdoors on frames called tenters; eventually, however, this mill has a separate indoor drying facility attached to the dye house.

Spinning mules, 1830s (Encyclopedia Britannica).

We do not have consistent statistics to indicate how many of each type of machine the mill accommodated at its inception. It is apparent, however, that it was a relatively small-scale operation compared with the later and much larger woolen mills in places such as Rockville, Connecticut, and North Andover, Massachusetts. At various times prior to the mill's enlargement in 1890, it is known to have had 24 looms (1860), 1,000 spindles (1870), and 4 sets of cards (1877).

Various partial interests in the mill were bought and sold among the partners prior to 1848, when the Naog Manufacturing Company was formed. By that time, both Dean brothers had died, Amos in Glastonbury and Sprowell in Wisconsin. In 1850, the federal census collected a variety of data for the Naog Manufacturing Company that indicates the type and scale of production:

Raw materials:

wool, 75,000 lbs. ($26, 250)
cotton warps, 92,000 yards ($3,680)
oil, 1,600 gallons ($1,150)
soap, 1,000 pounds ($400)
dye ($900)
wood, 150 cords ($450)
coal, 20 tons ($120)

Annual production:

90,000 yards of satinet ($54,000)

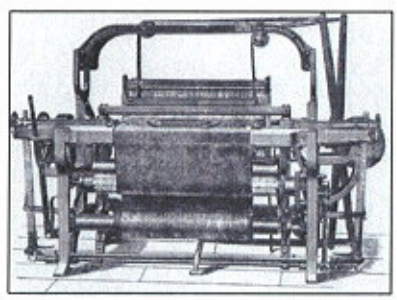
Employees

15 males, paid an average wage of $22 a month
15 females, paid an average wage of $16 a month

The factory was valued at $20,000. The primary source of power was water, although the purchase of firewood and coal probably indicates that waterpower was supplemented by a steam engine even at that early date. The statistics indicate that the mill concentrated on preparing the wool and bought its cotton in the form of loom-ready warps. Small cotton mills, like the Hop River Warp Company in Andover, spun cotton into yarn and wound it onto back beams, ready to be mounted onto the purchasers' looms.

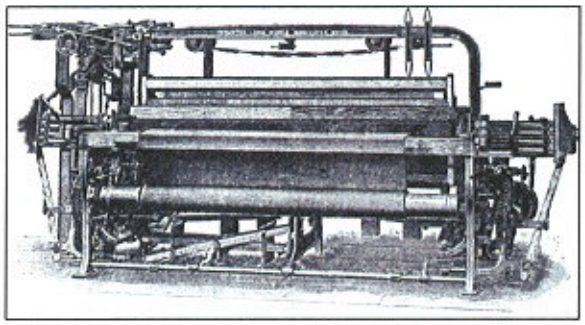
The Naog Manufacturing Company appears to have prospered throughout the 1850s, despite the nationwide depression of 1857 that brought down many other companies. The 1860 census indicates that annual production had more than doubled to 190,000 yards of satinet, and employment had increased to 29 males and 14 females.

One of the principals in the Naog Manufacturing Company was Franklin Glazier, who was secretary of the corporation and the on-site "agent," or manager. In 1861, Glazier and Martin Hollister bought the mill from the Naog Manufacturing Company, and in 1870 Franklin Glazier became the sole owner. Glazier shifted production to a product known as "Kentucky jeans," a durable twilled fabric woven with a cotton warp and knapped wool filling; often blue, Kentucky jeans were made in a variety of other colors as well. (Modern jeans are also twilled and have a soft knap, but they are made of denim, that is, all-cotton.) Under Glazier's ownership, production increased to 500,000 yards a year and employment to 27 men, 23 women, and 4 children. Glazier operated the business under the name "Hopewell Woolen Mill."



Typical narrow loom suitable for weaving cassimeres and jeans (Cole 1892).

At some point in the post-Civil War era, Glazier made the decision to concentrate on higher-value goods, probably a major factor leading to the mill's exceptional longevity. Although in 1877 the mill was making cassimeres, a product only slightly higher in value than satinets, the 1888 "Blue Book" directory of textile manufacturers listed this mill's product as "Ladies Dress Goods and Cloakings," a definite rise in quality. In place of the narrow looms on which the satinets and jeans were woven, the mill was equipped with 21 broad looms that could produce fabrics suitable for the garment industry. Glazier had also replaced the mill's earlier single water wheel with a pair of turbines, remnants of which are still visible today. Besides a having a greater overall efficiency compared with the traditional waterwheel, a pair of turbines would be suitable for a wider range of flow conditions than a single waterwheel or single turbine, since in times of low flow one turbine could be shut down, allowing the other to run at a higher efficiency. Two turbines also allowed redundancy for repairs.



A broad loom with multiple shuttles, capable of weaving wider and more intricately patterned fabrics (Cole 1892).

All subsequent directories list the mill's primary product as women's dress fabrics. Although recycled wool continued to in the mix, part of the mill's production could be classified as worsteds, that is, high-quality fabric made from long-fiber yarn. According to local historian Marjorie McNulty, the mill also branched out at various times into uniform cloth and automobile upholstery, other high-demand specialties. Since the American Woolen Company and other conglomerates controlled most of the country's production of woolens and wool-related textiles, small firms such as Glazier's could only survive by producing higher-value, more specialized fabrics.

In 1890, the mill passed to Franklin Glazier's son, Frank D. Glazier, who operated it until 1909, when he sold it to the Glazier Manufacturing Company and retired from active management. Frank D. Glazier undertook a major expansion of his father's mill, extending the main mill another 64 feet and replacing the belfry with a tall stair tower, as well as enlarging the ancillary facilities such as the power house and storehouses. At the end of his tenure, the mill was running 10 sets of cards and 52 looms. The mill would remain at this level of capacity until the World War II-era expansions.

The mill ca. 1900, after being enlarged (McNulty 1995).

Like nearly all the textile manufacturers in the United States, the Glazier Manufacturing Company fell victim to the Great Depression. In 1933, the mill was sold to the Brookside Woolen Company, but within the three years that company sold out as well. The mill then came into the hands of the Hopewell Manufacturing Company, a group of New York City entrepreneurs, who ran it for the next three decades under the name Matson Mill. During and immediately after World War II, Matson Mill took the unusual step (for New England textile mills) of enlarging the plant with new production facilities, including a large steel-framed building for weaving. In 1956, the plant was acquired by the J. T. Slocomb Company, which was expanding its business of manufacturing micrometers. The Slocomb Company made many modifications to the plant, removing part of the oldest portion and filling in other portions with new construction. Slocomb was the last industrial use, ending production in the late 1990s.

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III. Building Description

The Slocomb mill complex was constructed in a series of building campaigns between 1836 and the late 1980s. In that time, many buildings were renovated, partially rebuilt, and connected to adjacent structures, while other buildings were demolished to make room for new construction. Covering an area of about 65,000 square feet, the extant building complex comprises about twenty eight structures that are interconnected. Please see the building diagram on page 17.

The oldest building fragment is the granite-walled structure that remains from the main mill, built in 1836. It was originally three stories high, with wood-frame construction above the granite walls. The source of the granite is unknown but probably a local quarry, perhaps quite close to the site. The bedrock outcropping at the dam is very similar in color to the granite walls.

A series of later nineteenth-century brick and wood-frame structures remains intact, including the smoke stack (first constructed when the mill supplemented its water power with steam), the picker house, the spinning building, and the east and west additions to the main mill. From a building campaign in the early twentieth century, a series of smaller brick structures remains clustered at the northeast end of the complex, including the dry house, boiler house, machine shop, engine room, and dye house. A brick store house built in 1916 is still visible on the façade (west side).

The mill underwent a significant expansion during World War II, including the weave shed, a second dye house, two additions on the northwest side of the complex, and an addition to the spinning building. These buildings are typically concrete block construction.

The final phase of construction was the mid 1980s, with an addition on the east side and a series of buildings that filled in the courtyard in the center of the mill complex.

The buildings are vacant and suffering from water and wildlife infiltrations, along with vandalism. Most are in fair to poor condition. In the list that follows, the building names follow those used in various insurance surveys.

Building 1 (Main Mill, 1836, addition to south end 1892)
One-story wood frame (heavy timber), flat roof. Granite walls for the high basement about 10'-0" high, vertically-scored plywood siding above. Original building had two frame stories above, a gable roof with a shed monitor, a square belfry, and loading doors on each level at the southern end.

Building 2 (Picker House, pre 1877/1900/1907)
One-story, brick building, gable roof, now hidden from exterior view.

Building 3 (Smoke Stack, pre 1877)
Brick smoke stack, with two later additions in height, dates unknown.

Building 4 (Spinning, ca. 1888, addition to south end 1943)
Three-story wood frame (heavy timber). Wood clapboard, with aluminum siding on the east side and vinyl siding on the south side, gable roof.

Building 5 (Scouring, 1890/1908; addition date unknown)
One-story frame building with brick foundation and vertically-scored plywood siding above, multi-pitched roof.

Building 6 (West Addition, 1890/1908)
Originally two stories, brick first floor, wood frame second floor; now hidden from exterior view.

Building 7 (East Addition, 1892)
Originally three stories; wood frame; now hidden from exterior view by Building 26.

Building 8 (Location of Main Mill Tower, 1892)
No historic building construction is visible; may have been demolished and rebuilt in 1984 with Building 23.

Building 9 (Boiler House, ca. 1900)
One story brick, gable roof.

Building 10 (Engine Room, 1903)
One story brick, flat roof.

Building 11 (Dry House, 1921)
One story brick, flat roof.

Building 12 (Machine Shop, ca. 1921)
One story brick, gable roof.

Building 13 (No. 4 Store House, 1916)
One story brick building, gable roof.

Building 14 (Dye House, after 1922)
One story brick, gable roof.

Building 15 (Weave Shed, 1945)
Two story steel frame. Walls are brick and glass curtain wall panels. Flat roof.

Building 16 (Dye House, ca. 1945-46)
One-story, brick and concrete block, gable roof.

Building 17 (1945-46)
One-story frame addition to Building 16.

Building 18 (1945-46)
One-story concrete block addition to Building 16.

Building 19 (1955)
One-story addition to Building 5, brick and concrete block, flat roof.

Building 20 (1965)
One-story wood frame portico structure with double gable roof.

Building 21 (1983)
One-story, wood frame, gable roof.

Building 22 (1983)
One-story, wood frame, vertical wood siding, multi-pitch roof.

Building 23 (1984)
One-story concrete block, single pitch roof.

Building 24 (1985)
One-story concrete block, gable roof.

Building 25 (1986)
One or two story, concrete block, flat roof

Building 26 (after 1986)
Two stories, vertical wood siding, flat roof. Infill construction between Buildings 1, 5, 7, 9, 10, and 12.

Building 27 (date unknown; after 1986)
One-story wood frame, gable roof.

Building 28 (date unknown)
One story, wood-frame tank enclosure, wood shingles, shed roof.

IV. Historical Significance and Integrity

National Register Standards

The standard approach for evaluating the significance of historic resources, such as this mill, is to apply the criterion for listing on the National Register of Historic Places. The National Register criteria are not only used by all federal agencies, but also by state governments (including the Connecticut State Historic Preservation Office) and most local-government historic-preservation programs. The National Register eligibility criteria, which are intended to identify properties that are significant on the national, state or local level, state the following:

> *The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> *A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. That are associated with the lives of significant persons in or past; or*
>
> *C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
>
> *D. That have yielded or may be likely to yield, information important in history or prehistory.*

Note that in addition to the criteria for significance, National Register eligibility requires that a property have *integrity*. Integrity is defined as the ability of a property to convey its significance. A National Register-eligible property will retain most, if not all, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. This section of the report will discuss each of the two components of National Register eligibility, significance and integrity.

Significance

The Slocomb complex, embodying more than 50 years of history as a machine shop and 120 years of history as a textile mill, has a substantial claim on our attention as a heritage resource. Although today Glastonbury's most prominent identity may be as a residential suburb within the greater Hartford area, manufacturing has long played a prominent role in the economic life of the town. In the Colonial era, Glastonbury was primarily an agricultural community, with some mercantile activity along the Connecticut River. The seeds of industry were present, however, in the numerous water-powered mills found along the town's fast-moving streams, one of the most utilized of which was Roaring Brook. These enterprises were closely tied to the agricultural economy and provided the means for farmers to do things that would have been impossible, or at least extremely difficult, to do without powered machinery: grind grain for flour and animal feed, saw boards into lumber for fencing and construction, and process home-spun cloth to make it suitable for clothing. These three basic mills of the agricultural economy—gristmills, sawmills, and fulling mills—were everywhere in the Connecticut countryside in the Colonial and early National periods. On Roaring Brook, for example, a map of Connecticut surveyed in 1811 showed eight water-powered mills: four sawmills, three gristmills, and a fulling mill.

Early in the nineteenth century, the waterpower of Glastonbury's streams, as well as the millwright technology underlying the Colonial mills, was adapted for larger-scale industrial production, most notably textiles. In 1814, the Hartford Manufacturing Company set up a mill in East Glastonbury to make cotton cloth and built tenant houses for the mill's workers, thereby creating one of Connecticut's earliest mill villages. Although it only employed a few dozen workers, the mill was considered one of the largest of its day. It was followed by several other textile enterprises, including the Eagle Manufacturing Company on Salmon Brook, this woolen mill on Roaring Brook, and, somewhat later, the Glastonbury Knitting Company in Addison. Glastonbury also had one of Connecticut's glass-blowing factories in this period, making commemorative flasks and other bottles. In the 1840s, textile and glass production was joined by metal-working, with spectacle frames, German-silver tableware, and firearms produced in the Naubuc section of Glastonbury. Later the J. B. Williams soap factory located its plant in Glastonbury.

Industrial enterprises such as these brought diversity to Glastonbury's population: glass-blowers and skilled woolen workers from England and Germany, textile operatives from Ireland and French Canada, and skilled metalworkers from New York City and other established urban centers. The town's small industrial villages also provided local farmers with an additional market for some of their milk, eggs, and garden produce, and some farmers worked for the mills as teamsters, hauling raw materials and finished goods. Although never a dominant factor in the community, Glastonbury's industrial enterprises, typically employing about 100 people each, persisted through the first third of the 20th century. Around the time of World War II, some of the older factories were given new life producing furniture, electronics, or, as in the case of this mill, aircraft parts and other machine shop products.

The Slocomb complex clearly has local historical significance under Criterion A, association with events that have made a significant contribution to the broad patterns of Glastonbury's history. The National Register construes an "event" to mean not only a discrete episode but also "repeated activities and historic trends" such as industrialization. The complex also has some potential under Criterion C, architectural significance, since construction details within the complex illustrate the evolution of industrial architecture. The early parts, for example, have their floors built with joists, a technique later abandoned (at the insistence of insurance companies) in favor of the plank-floor, "slow-burn" method of construction seen in the late nineteenth-century parts of the complex. Even twentieth-century developments, such as the steel-framed, brick-and-glass-curtain-wall general-purpose industrial building, can be seen in the complex's 1945 weaving building.

Integrity

The apparent eligibility of the complex in terms of the Criteria of Significance is counterbalanced by the complex's lack of integrity, as defined by National Register standards. Integrity is the *ability of a property to convey its significance,* and in this case, the extent of demolition, alterations, and modern additions compromise both the complex's ability to convey its associations with the development of industry in Glastonbury and its status as an illustration of typical industrial architecture from any historical period. This judgment is based on the following considerations, which call into question the property's integrity in terms of design, materials, workmanship, feeling and association:

- The oldest part of the complex, the portion built in 1836, is only a remnant. The stone basement and one of two frame stories remain, but the other frame story, the gable roof, and the distinctive shed monitors (an indicator of early construction) are all now missing. Moreover, neither the original belfry nor the 1890 stair tower, typical characteristics of nineteenth-century factories, remains.

- Many of the older parts of the complex are now obscured by nondescript construction from the World War II period or later: 1940s concrete-block portions along the west side and part of the north side of the complex and the 1983 additions to the east side.
- The identity of the buildings as somewhat separate components is compromised by the 1980s loading dock and in-fill of the interior courtyard.
- Most of the older portions of the complex have been altered with later interior and exterior materials. These include aluminum siding on the older frame portions of the mill, the encasement of interior framing members with modern materials in the 1836 part, and plywood-paneled interior partitions in much of the south part of the building.
- Even the 1940s parts of the complex have had their original appearance changed: the distinctive brick-and-glass walls of the weaving building have been partially covered over, and modern bay windows dominate the south and east elevations of the addition to the spinning building.

In short, the historic portions of the Slocomb complex are so embedded within later construction that their identity as historic resources can only be perceived with great difficulty. National Register eligibility requires that the essential physical features of a property be

> visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction (National Register Bulletin 15, p. 46).

The instructions for evaluating National Register eligibility specifically exclude, in most circumstances, the case of an older building embedded within modern construction (National Register Bulletin 15, p. 47), an exclusion that would appear to apply to the Slocomb complex.

The National Register recognizes that some disqualifying alterations may be sufficiently reversible to result in the property's recovering the requisite integrity for listing. Is there an approach to the Slocomb complex that could recover its integrity? Probably not. Even if all the 1980s portions, modern siding and interior materials, and nondescript 1940s portions were removed, the complex would still constitute a fragmentary historic resource, essentially a remnant of what was there. Should such a program be undertaken, the expense of which would be extraordinary, the best preserved portions would be the additions and ancillary buildings from the 1890s and early 1900s, not major manufacturing space. More than 50% of the 1836 mill would still be missing, including character-defining features such as the roof monitors and belfry.

What if the missing portions of the 1836 mill, or alternatively, the missing portions of the 1836 mill as extended in 1890, were reconstructed? This approach might have some appeal, especially since the graphic record is sufficiently detailed to allow a reasonably accurate reconstruction of the missing portions. Even so, the result would be an essentially reconstructed building, not an authentic historic resource. Even accurately reconstructed buildings are ineligible for the National Register with one exception: if no other building or structure with the same associations has survived. Because there are other nineteenth-century industrial structures remaining in town (see below), a reconstructed woolen mill, not matter how well done, would probably not fulfill the criteria exception regarding reconstructed buildings. If there was some compelling public use that could be identified for such a reconstruction, then it could be justified as a project that would result in something that had some historical interest, but historical value in and of itself. Because such a reconstruction would involve extraordinary expense, as well as addressing substantial technical problems such as the feasibility of placing new construction atop 170-year-old walls, reconstruction of the 1836/1890 portions of the woolen mill is not recommended without a compelling public purpose.

Comparable Examples in Glastonbury

The integrity issues of the Slocomb complex need to be addressed in the context of other surviving historic industrial buildings in Glastonbury. If the complex was the last link with the town's manufacturing past, then the complex's lack of integrity of design, materials, workmanship, feeling, and association would have to be reconsidered:

> Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. . . . The rarity and poor condition of other extant examples of the type may justify accepting a greater degree of alteration or fewer features (National Register Bulletin 15, p. 47).

There do not appear to be any textile mills of this period left in Glastonbury (although there are comparable examples from ca. 1840 in other towns such as Putnam and Coventry). However, the role of the complex in recalling Glastonbury's industrial past, which is what it can do, in light of the extent of alterations, is fulfilled by other buildings in town, including the former Glastonbury Knitting Mill in Addison (ca. 1860/ca. 1910), the Civil War-era Connecticut Arms and Manufacturing Company factory on Naubuc Avenue, and the J. B. Williams factory (1880, with ca. 1900 additions), listed on the National Register of Historic Places in 1983.

V. Conclusions & Recommendations

The property's important historical associations can best be preserved through a combination of interpretive materials and selective preservation of some of the complex's historic materials. Regardless of the final use to which the property is put, or the extent of demolition or re-use of portions of the complex, interpretive installations can add substantial educational value for occupants and visitors. At relatively little cost, inkjet-printed fiberglass view panels can inform people of the history of the site, illustrated by a selection of old photographs and views included with this report. One or more interpretive panels would be especially appropriate for the area just below the dam and waterfall, since waterpower was the reason for initially locating industrial activities at this site. Should the Town decide to re-use of any portions of the complex, an interpretive panel in a lobby or other public area could focus on that portion's specific role within the manufacturing complex (e.g., spinning, power production). The functions of various portions of the complex can be readily identified from the various insurance surveys.

One approach to memorializing former industrial uses is to incorporate a remnant or remnants of the structure as landscape features. For example, the circular stone retaining wall for the turntable at the former railroad roundhouse in Whitman, Massachusetts, has been retained as part of the property's use as a public park. The 1880s roundhouse no longer stands, and the turntable pit has been filled in, but the stonework of the retaining wall, projecting a few inches above the surrounding surface, remains to recall the railroading activities that took place at the site in the late nineteenth and early twentieth centuries.

A similar "footprinting" of all or a portion of the 1836 mill may be feasible at this site. The coursed granite stonework of the basement portion of the mill is one of the most aesthetically appealing aspects of the property (though only a small portion is now visible), and the stonework speaks to the age of the mill. A frame mill with a stone basement in Wyoming, Rhode Island, was memorialized in this fashion. Although the mill itself was destroyed by fire, much of the stonework remains intact and is visible as part of a public park maintained by the state Department of Environmental Management. It must be emphasized that there are safety and environmental issues that must be addressed prior to undertaking such a course of action. Whatever stonework remains must be sufficiently intact so as to be self-supporting and not present a hazard. Fill added to stabilize the stonework, either inside the foundation or outside, must be installed in accord with wetland and other environmental requirements and must be properly specified so as to stabilize (rather than add stress to) the historic stonework. Finally, the height of any retained stonework must take into account the public-safety implications of unsupervised use by persons of all ages.

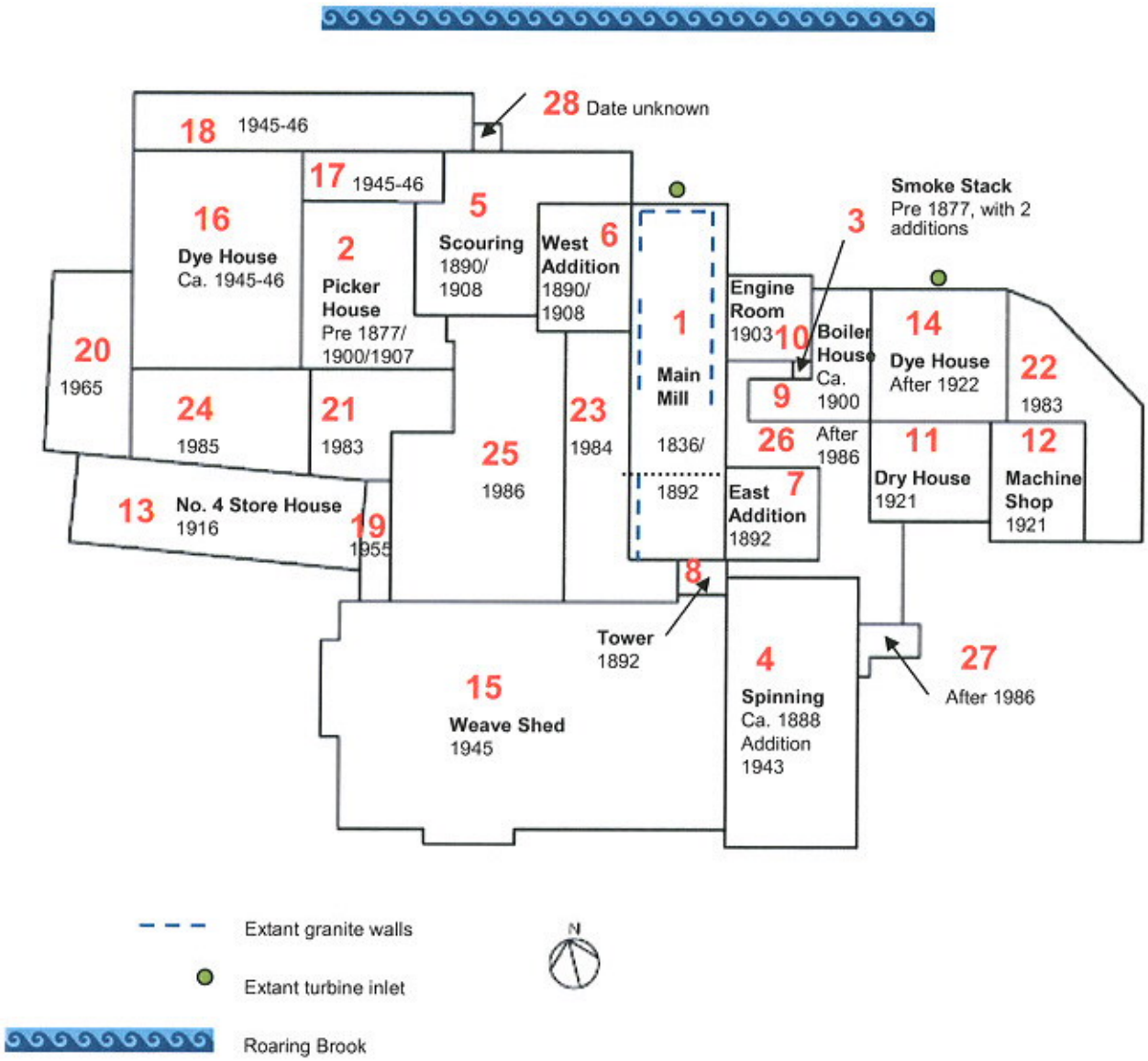
Ruins of an historic textile mill, Wyoming, R.I.

The expense of memorializing the woolen mill by retaining portions of the historic stonework may vary greatly depending on the anticipated finished grade of the property. If the finished grade results in stone walls that are too high for public safety, some of the stonework may have to be taken down to a more reasonable level. It may be possible to allow a consistent exposure of the stonework at a point about halfway above the sills of the basement windows. Some combination of filling in the basement, depositing fill on the outside of the walls, and removal of some courses of stone will probably be possible so as to result in a balance of historic commemoration and public safety.

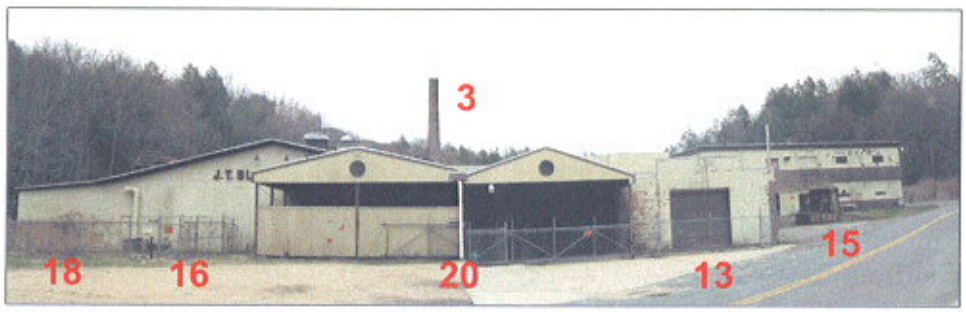
Another option for retaining a portion of the complex as a reminder of Glastonbury's industrial history is to stabilize and preserve the smoke stack. Again, public-safety must be carefully considered in evaluating this approach; any deteriorating brickwork in the upper part of the stack would present a serious hazard. Preservation of the chimney would be most meaningful if the small one-story brick buildings associated with the mill's steam power (Buildings 9 and 10, the boiler house and engine room) were also stabilized and retained. An interpretive panel could explain the use of steam power as a supplement to the water power that first attracted manufacturing to this site.

Assuming all or a substantial portion of the complex is to be demolished, our recommendation is that the Town undertake further documentary photography. The photographs included with this report well document the existing appearance of the property. However, many parts of the mill are obscured by later additions, and it may be that these will be better exposed as demolition proceeds.

VI. Building Diagram

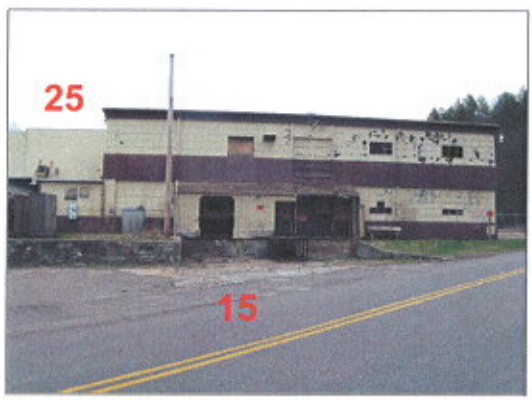


VII. Building Photos

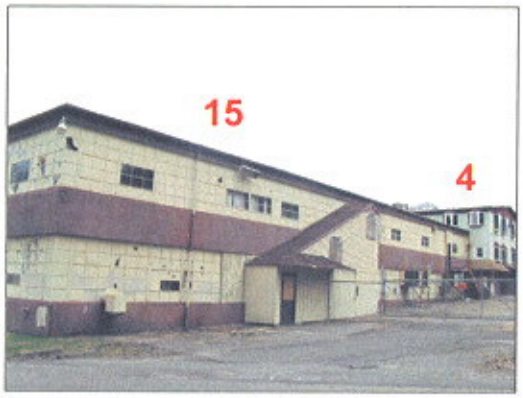


View of façade (west elevation) from Matson Hill Road.

Southwest corner of the mill complex. Building 13 is the No. 4 Store House (1916).



Building 15 is the Weave Shed (1945).

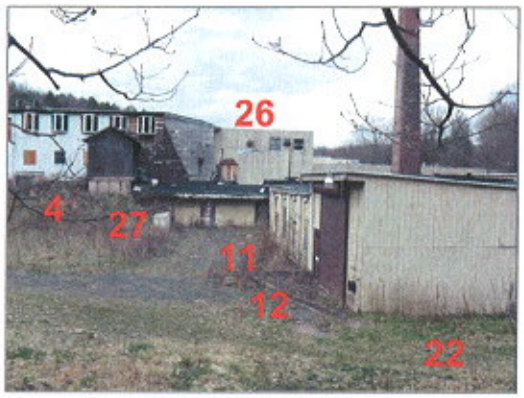


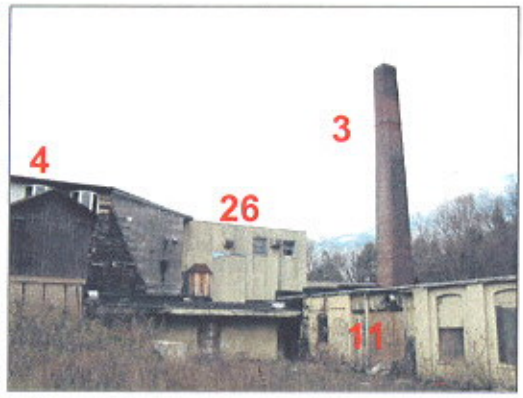
South elevation, with Building 15 (Weave Shed, 1945) and Building 5, (Spinning Building, ca. 1888 with 1943 addition).

Southeast view of the Spinning Building.

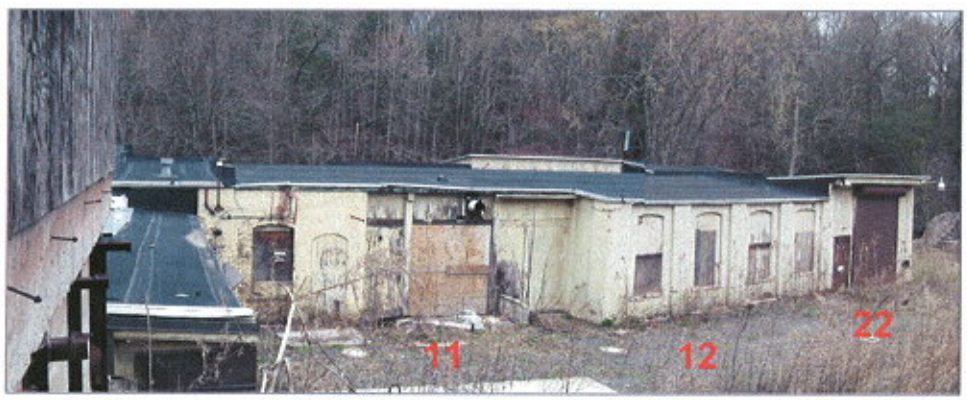
East side of the complex.

East side.





East side. Building 3 (Smoke Stack, before 1877, with two later additions in height. Building 11 (Dry House) & Building 12 (Machine Shop) were built in 1921. Building 22 was added in 1983; Building 6 was completed after 1986.

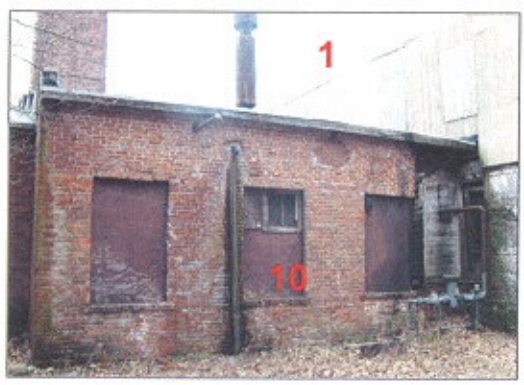


East side of Building 22 (1983).

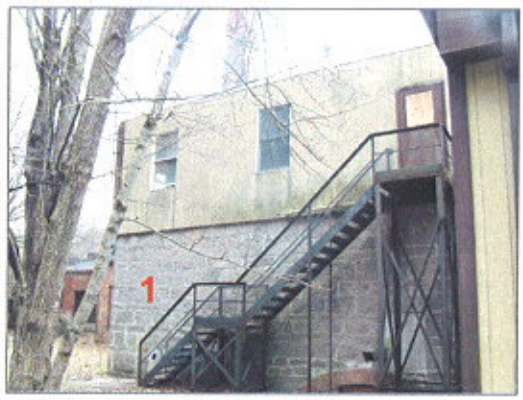
Northeast corner of the mill complex.

North side of Building 14 (Dye House, after 1922).

North side. Building 14 (Dye House,after 1922); Building 9 (Boiler House, ca. 1900; Building 10 (Engine Room, 1903).



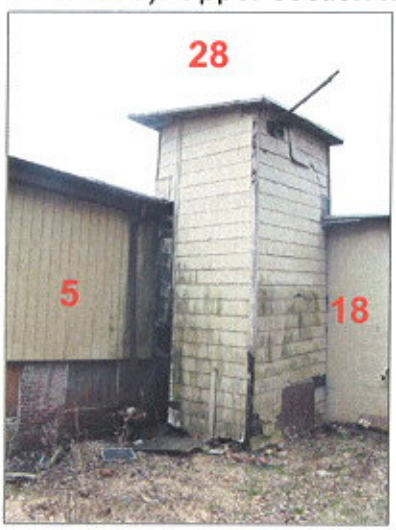
North side. Building 10 (Engine Room, 1903); Building 1 (granite walls of Main Mill, 1836, remain).



East and north sides of Building 1 (granite walls of Main Mill, 1836, remain). Upper section has been rebuilt.

East side of Building 5 (Scouring Building, 1890/1908). Upper section has been rebuilt.

North side of Building 5.



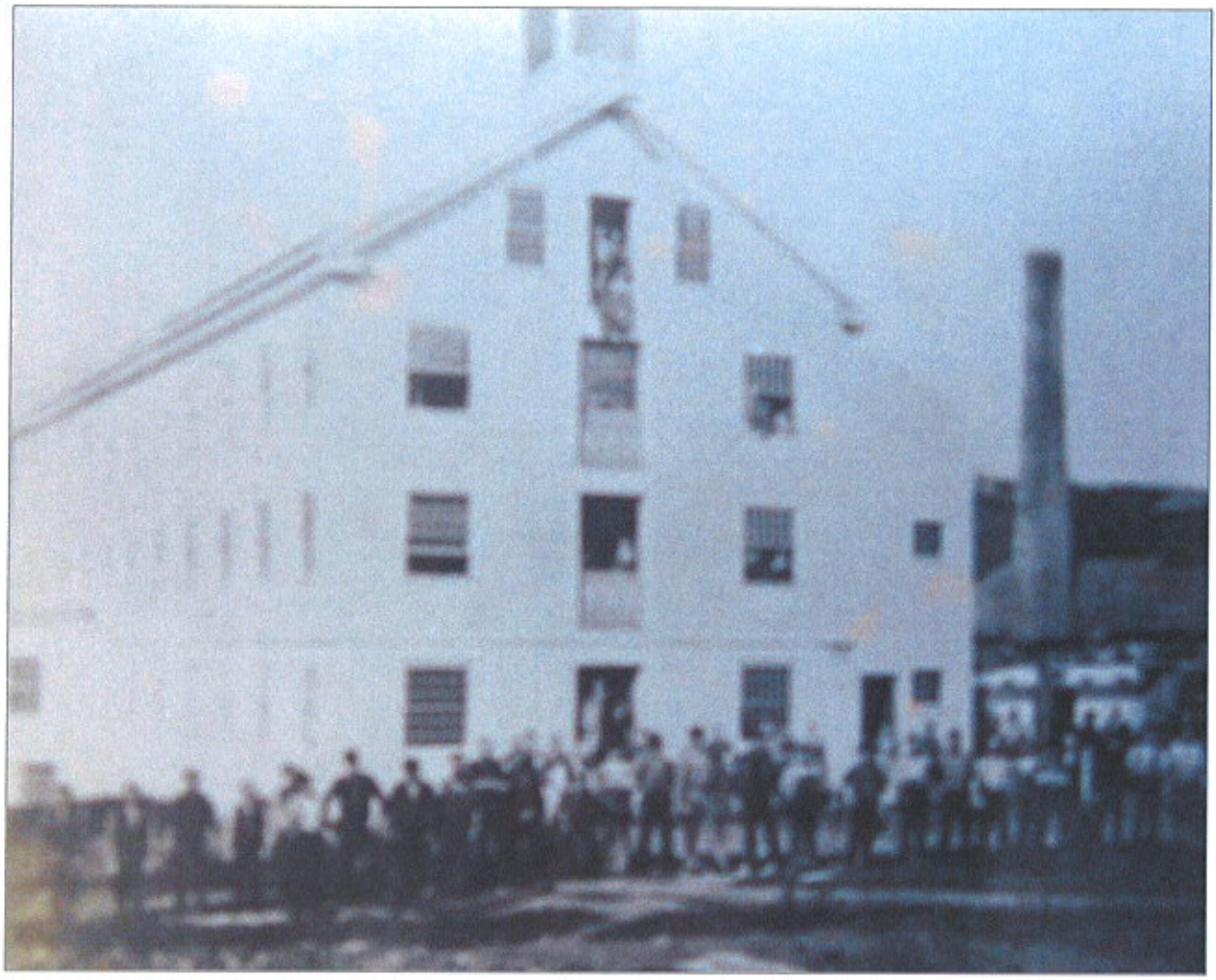
North side of complex: Building 5, Building 28 (Tank enclosure, unknown date, and Building 18 (1945-46).

Appendix A: Chain of Title for Property at 68 Matson Hill Road Glastonbury, Connecticut

Volume 24, page 414*	Charles Shipman to Amos and Sprowell Dean, May 5, 1836 [land and right to build a dam]
Volume 24, page 497	Amos & Sprowell Dean to Horatio and Martin Hollister, Charles Shipman, and Howell W. Brown (1/2 interest), March 27, 1837 [mentions the factory building of the "South Glastonbury Manufacturing Company"]
[the buying and selling of numerous partial interests is not reflected in this chain]	
Volume 29, page 44	Horatio and Martin Hollister to Naog Manufacturing Company, August 7, 1848
Volume 23, page 307	Naog Manufacturing Company (Franklin Glazier, Secretary) to Ebenezer N. Kellogg, November 9, 1860
Volume 32, page 207	Ebenezer N. Kellogg to Franklin Glazier and Martin Hollister, February 23, 1861
Volume 36, page 147	Martin Hollister to Franklin Glazier (1/2 interest), March 9, 1870
Volume 41, page 261	Estate of Franklin Glazier to Frank D. Glazier, October 7, 1890
Volume 49, page 588	Frank D. Glazier to Glazier Manufacturing Company, October 20, 1909
Volume 66, page 304	Glazier Manufacturing Company to Brookside Woolen Company, December 6, 1933
Volume 68, page 100	Brookside Woolen Company (by trustee in bankruptcy) to Joseph G. Jacob, February 29, 1936
Volume 68, page 261	Joseph G. Jacob to Hopewell Mill, Inc., October 29, 1936
Volume 98, page 6	Hopewell Mill, Inc. to Matson Mill, Inc. (change of name), May 22, 1956
Volume 98, page 1	Matson Mill, Inc. to J. T. Slocomb Company, May 22, 1956
Volume 1195, page 16	J. T. Slocomb Company to Slocomb Realty LLC, August 31, 1998
Volume 2268, page 216	Slocomb Realty LLC to Living Water Falls LLC, November 17, 2005
Volume 2518, page 61	Living Water Falls LLC to the Town of Glastonbury, December 28, 2007

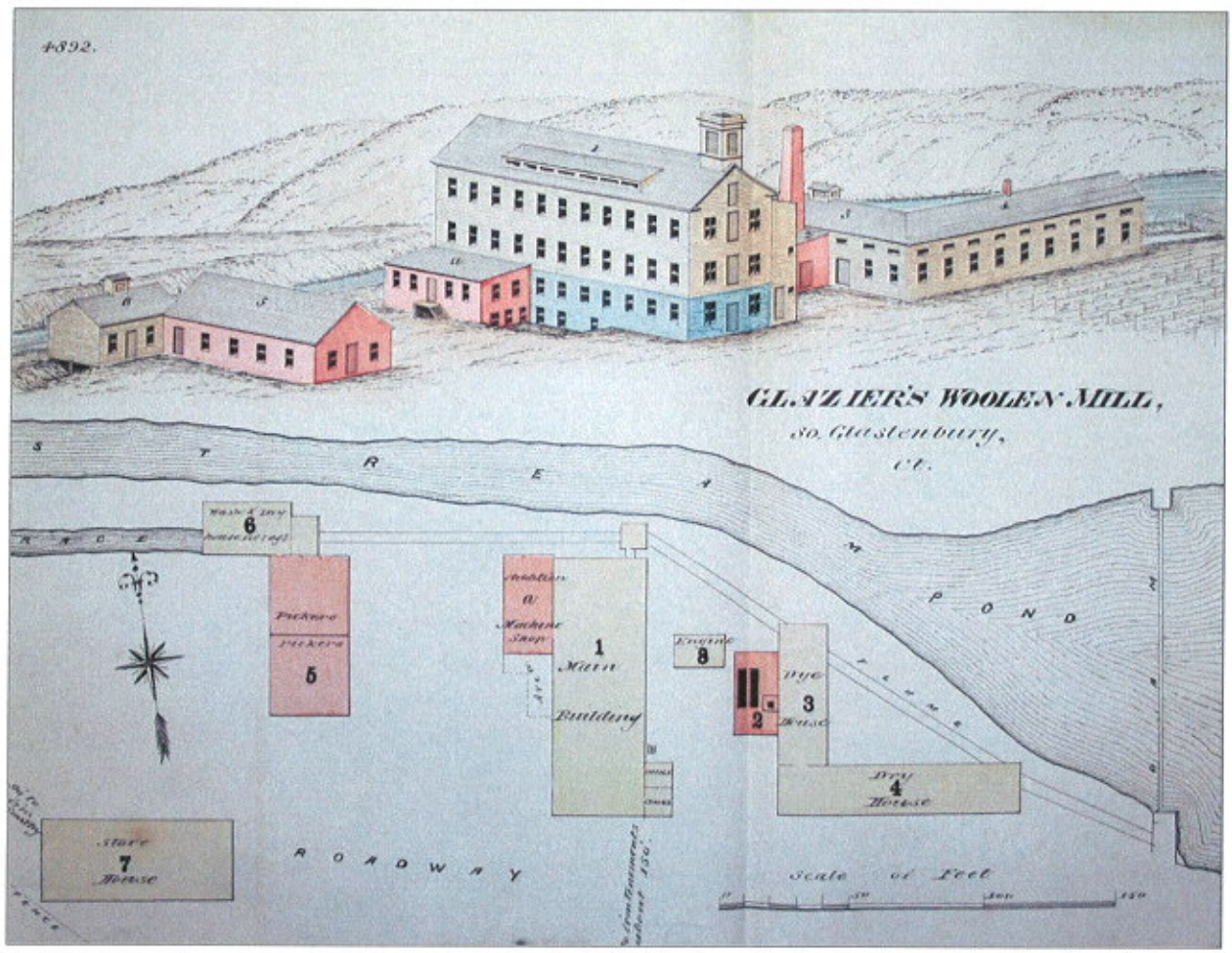
* All references are to the Glastonbury Land Records, Glastonbury Town Clerk's Office.

Appendix B: Historic Building Documentation



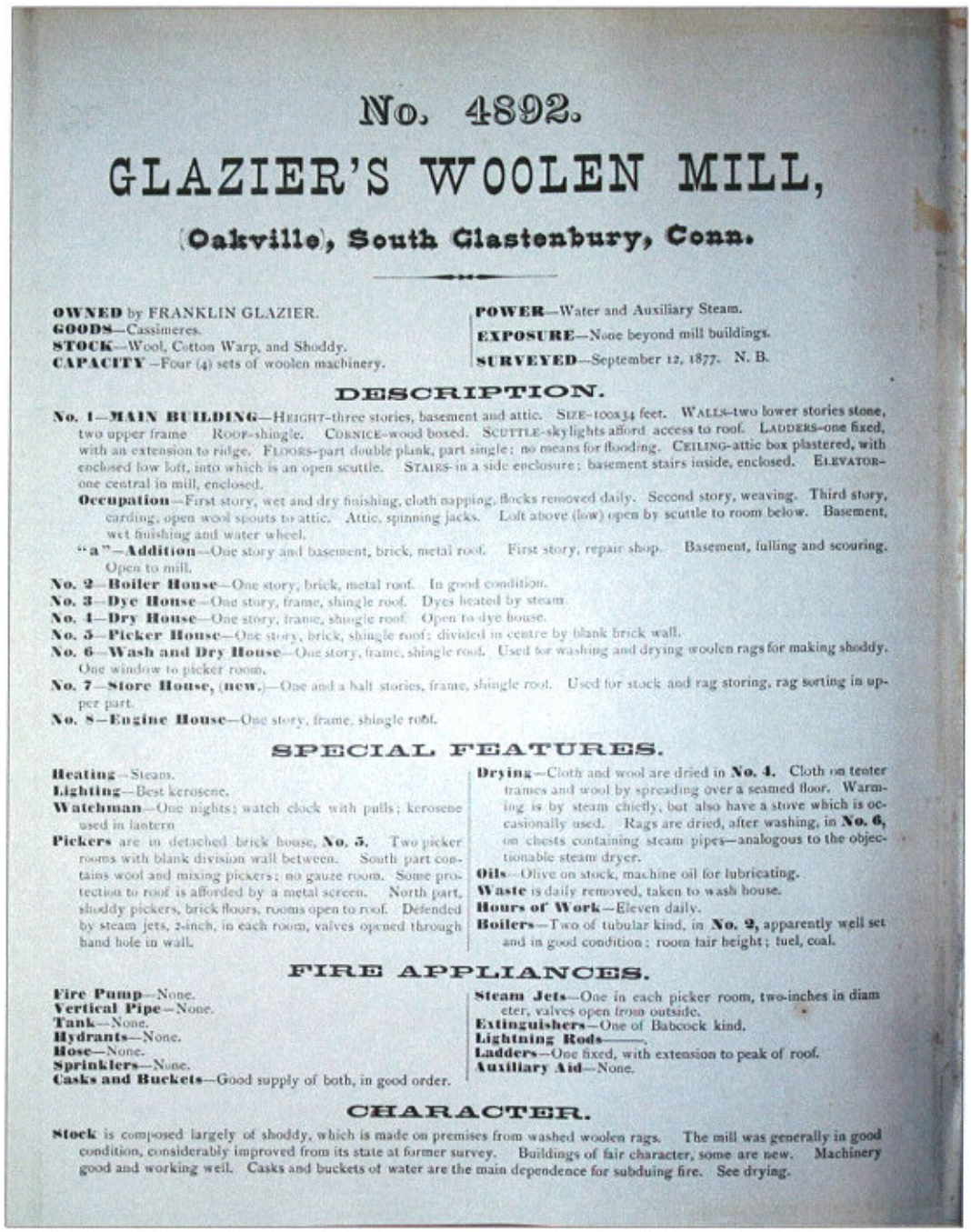
Undated, before 1877 (Glastonbury Historical Society)

Appendix B: Historic Building Documentation



1877 Insurance Survey (American Textile History Museum, Lowell, MA)

Appendix B: Historic Building Documentation



No. 4892.

GLAZIER'S WOOLEN MILL,

(Oakville), South Glastenbury, Conn.

OWNED by FRANKLIN GLAZIER.
GOODS—Cassimeres.
STOCK—Wool, Cotton Warp, and Shoddy.
CAPACITY—Four (4) sets of woolen machinery.

POWER—Water and Auxiliary Steam.
EXPOSURE—None beyond mill buildings.
SURVEYED—September 12, 1877. N. B.

DESCRIPTION.

No. 1—MAIN BUILDING—HEIGHT-three stories, basement and attic. SIZE-100x34 feet. WALLS-two lower stories stone, two upper frame ROOF-shingle. CORNICE-wood boxed. SCUTTLE-sky lights afford access to roof. LADDERS-one fixed, with an extension to ridge. FLOORS-part double plank, part single; no means for flooding. CEILING-attic box plastered, with enclosed low loft, into which is an open scuttle. STAIRS-in a side enclosure; basement stairs inside, enclosed. ELEVATOR-one central in mill, enclosed.

Occupation—First story, wet and dry finishing, cloth napping, flocks removed daily. Second story, weaving. Third story, carding, open wool spouts to attic. Attic, spinning jacks. Loft above (low) open by scuttle to room below. Basement, wet finishing and water wheel.

"a"—Addition—One story and basement, brick, metal roof. First story, repair shop. Basement, fulling and scouring. Open to mill.

No. 2—Boiler House—One story, brick, metal roof. In good condition.
No. 3—Dye House—One story, frame, shingle roof. Dyes heated by steam.
No. 4—Dry House—One story, frame, shingle roof. Open to dye house.
No. 5—Picker House—One story, brick, shingle roof; divided in centre by blank brick wall.
No. 6—Wash and Dry House—One story, frame, shingle roof. Used for washing and drying woolen rags for making shoddy. One window to picker room.
No. 7—Store House, (new.)—One and a half stories, frame, shingle roof. Used for stock and rag storing, rag sorting in upper part.
No. 8—Engine House—One story, frame, shingle roof.

SPECIAL FEATURES.

Heating—Steam.
Lighting—Best kerosene.
Watchman—One nights; watch clock with pulls; kerosene used in lantern.
Pickers are in detached brick house, **No. 5.** Two picker rooms with blank division wall between. South part contains wool and mixing pickers; no gauze room. Some protection to roof is afforded by a metal screen. North part, shoddy pickers, brick floors, rooms open to roof. Defended by steam jets, 2-inch, in each room, valves opened through hand hole in wall.

Drying—Cloth and wool are dried in **No. 4.** Cloth on tenter frames and wool by spreading over a seamed floor. Warming is by steam chiefly, but also have a stove which is occasionally used. Rags are dried, after washing, in **No. 6,** on chests containing steam pipes—analogous to the objectionable steam dryer.
Oils—Olive on stock, machine oil for lubricating.
Waste is daily removed, taken to wash house.
Hours of Work—Eleven daily.
Boilers—Two of tubular kind, in **No. 2,** apparently well set and in good condition; room fair height; fuel, coal.

FIRE APPLIANCES.

Fire Pump—None.
Vertical Pipe—None.
Tank—None.
Hydrants—None.
Hose—None.
Sprinklers—None.
Casks and Buckets—Good supply of both, in good order.

Steam Jets—One in each picker room, two-inches in diameter, valves open *from* outside.
Extinguishers—One of Babcock kind.
Lightning Rods———.
Ladders—One fixed, with extension to peak of roof.
Auxiliary Aid—None.

CHARACTER.

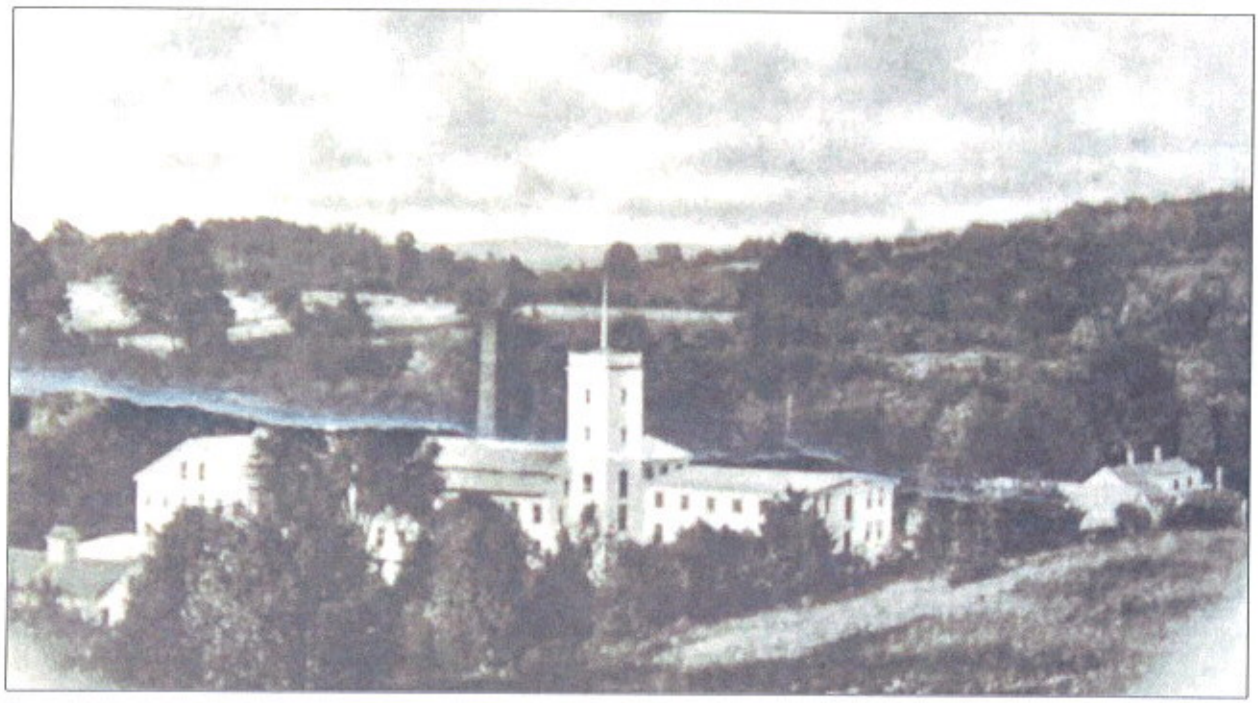
Stock is composed largely of shoddy, which is made on premises from washed woolen rags. The mill was generally in good condition, considerably improved from its state at former survey. Buildings of fair character, some are new. Machinery good and working well. Casks and buckets of water are the main dependence for subduing fire. See drying.

1877 Insurance Survey (American Textile History Museum, Lowell, MA)

Appendix B: Historic Building Documentation

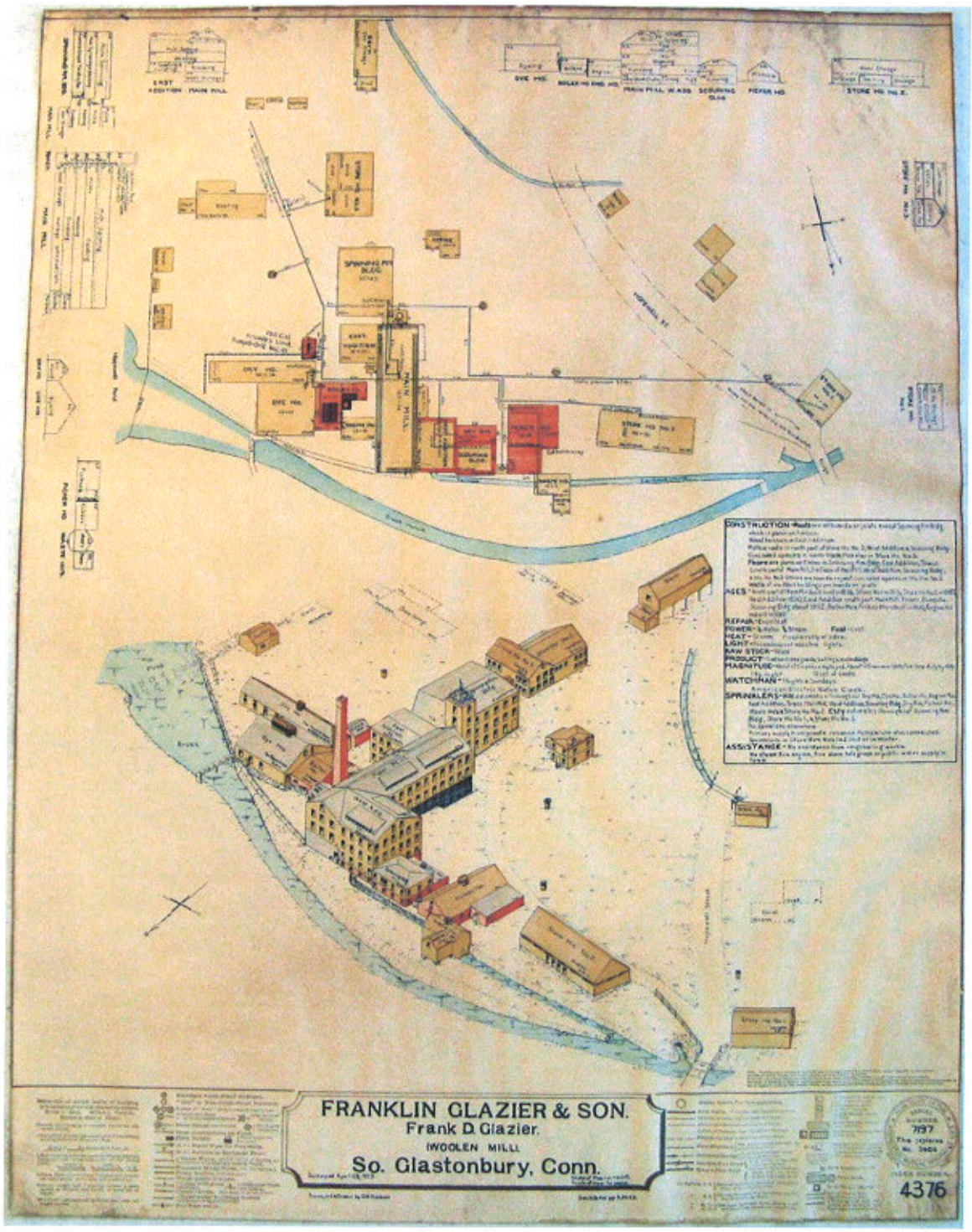
Ca. 1900 (From Marjorie McNulty, *Glastonbury: From Settlement to Suburb*. Glastonbury, CT: Historical Society of Glastonbury, 1995)

Appendix B: Historic Building Documentation



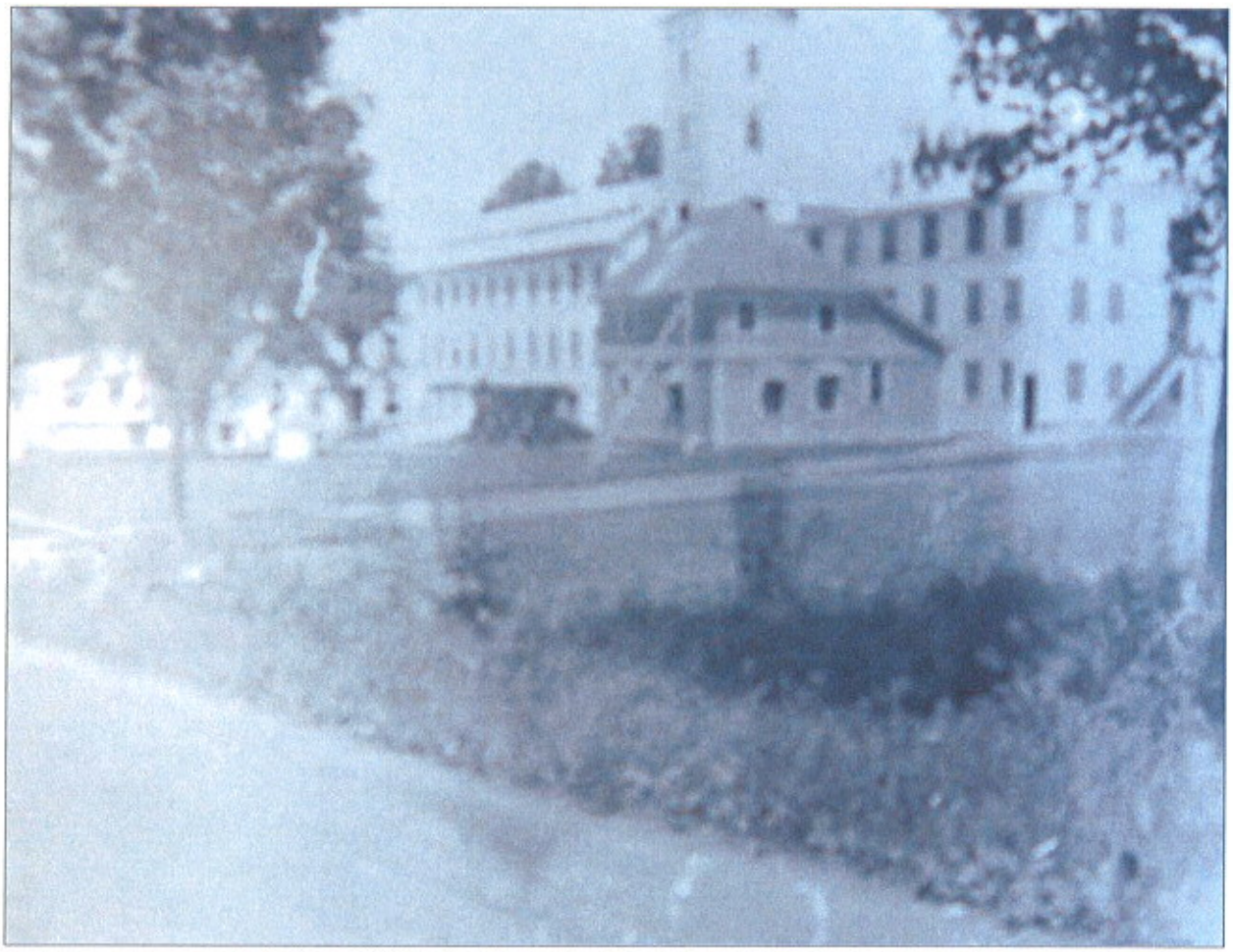
Undated, ca. 1900 (Glastonbury Historical Society)

Appendix B: Historic Building Documentation



1905 Insurance Survey (Glastonbury Historical Society)

Appendix B: Historic Building Documentation

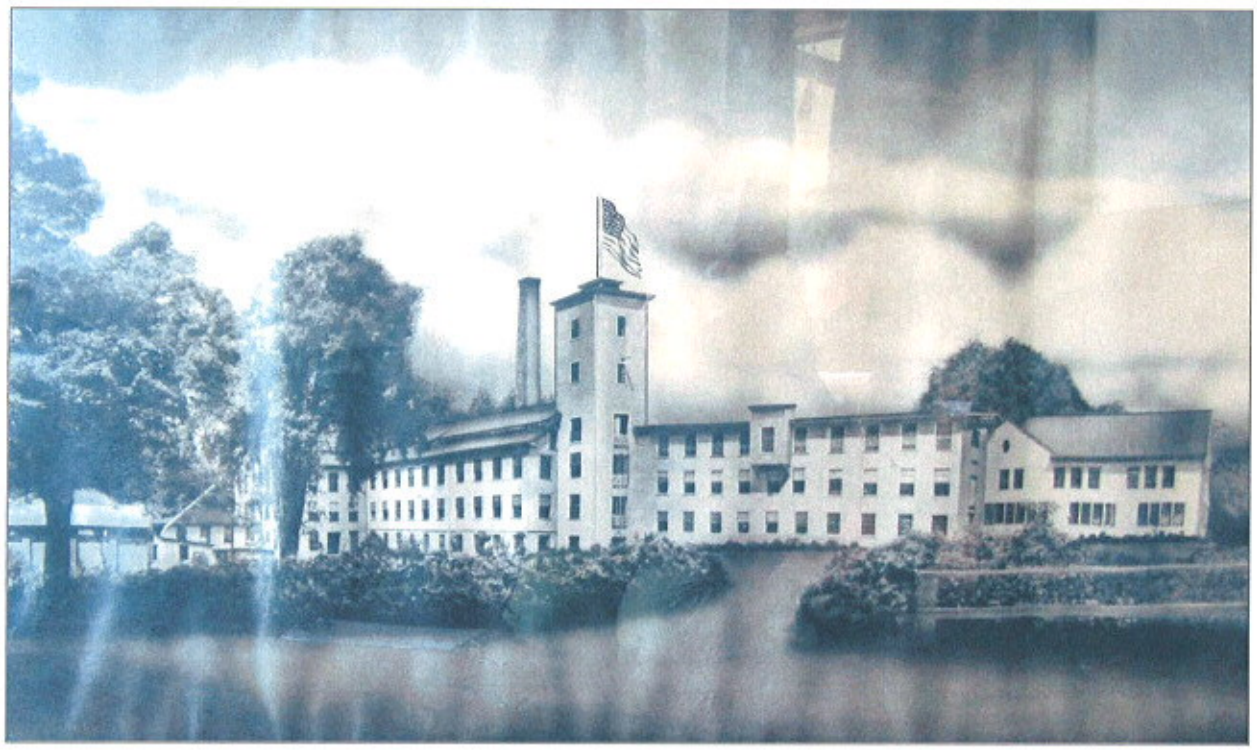


Undated, between 1905 and 1922 (Glastonbury Historical Society)

Appendix B: Historic Building Documentation

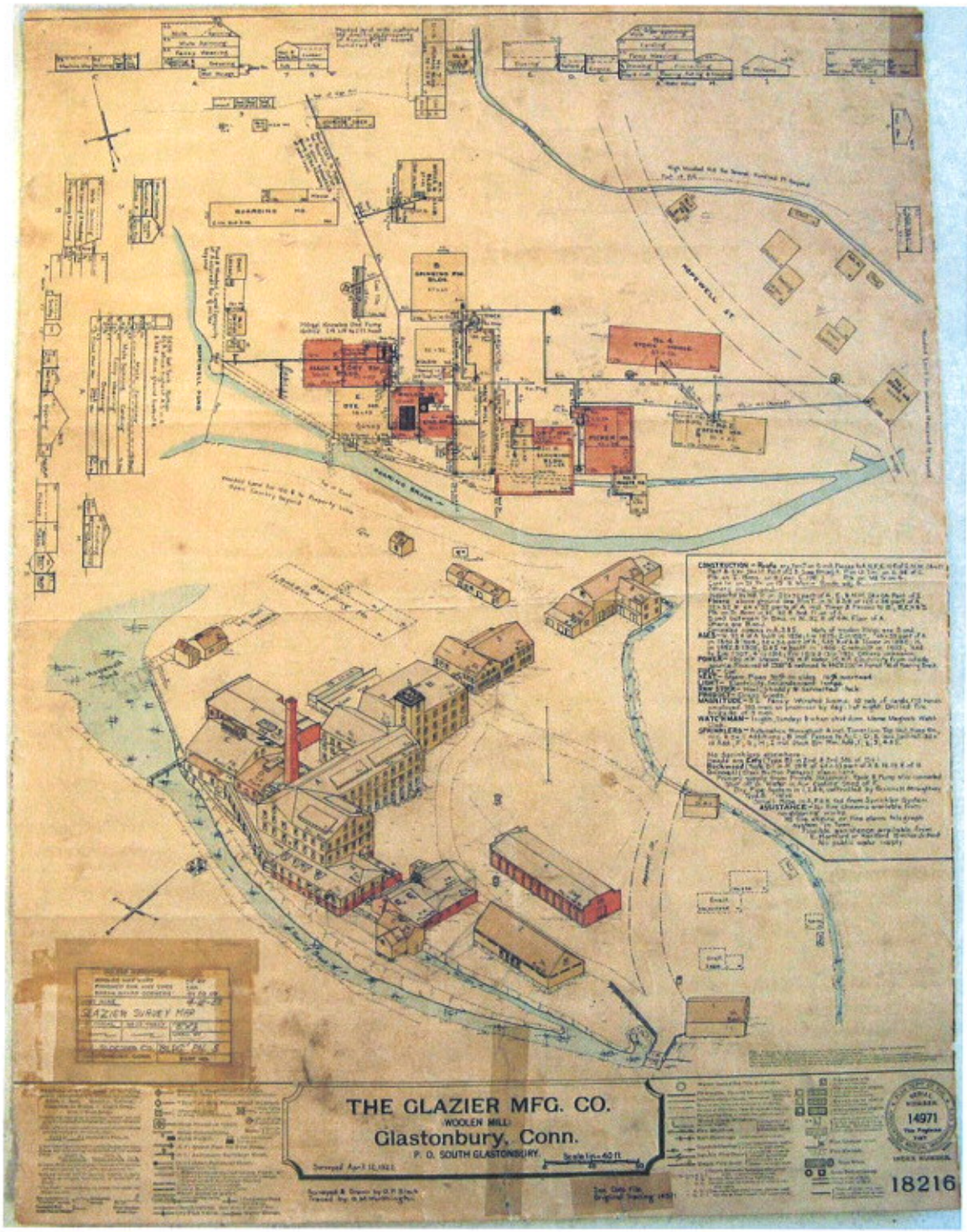
Undated, between 1905 and 1922 (Glastonbury Historical Society)

Appendix B: Historic Building Documentation



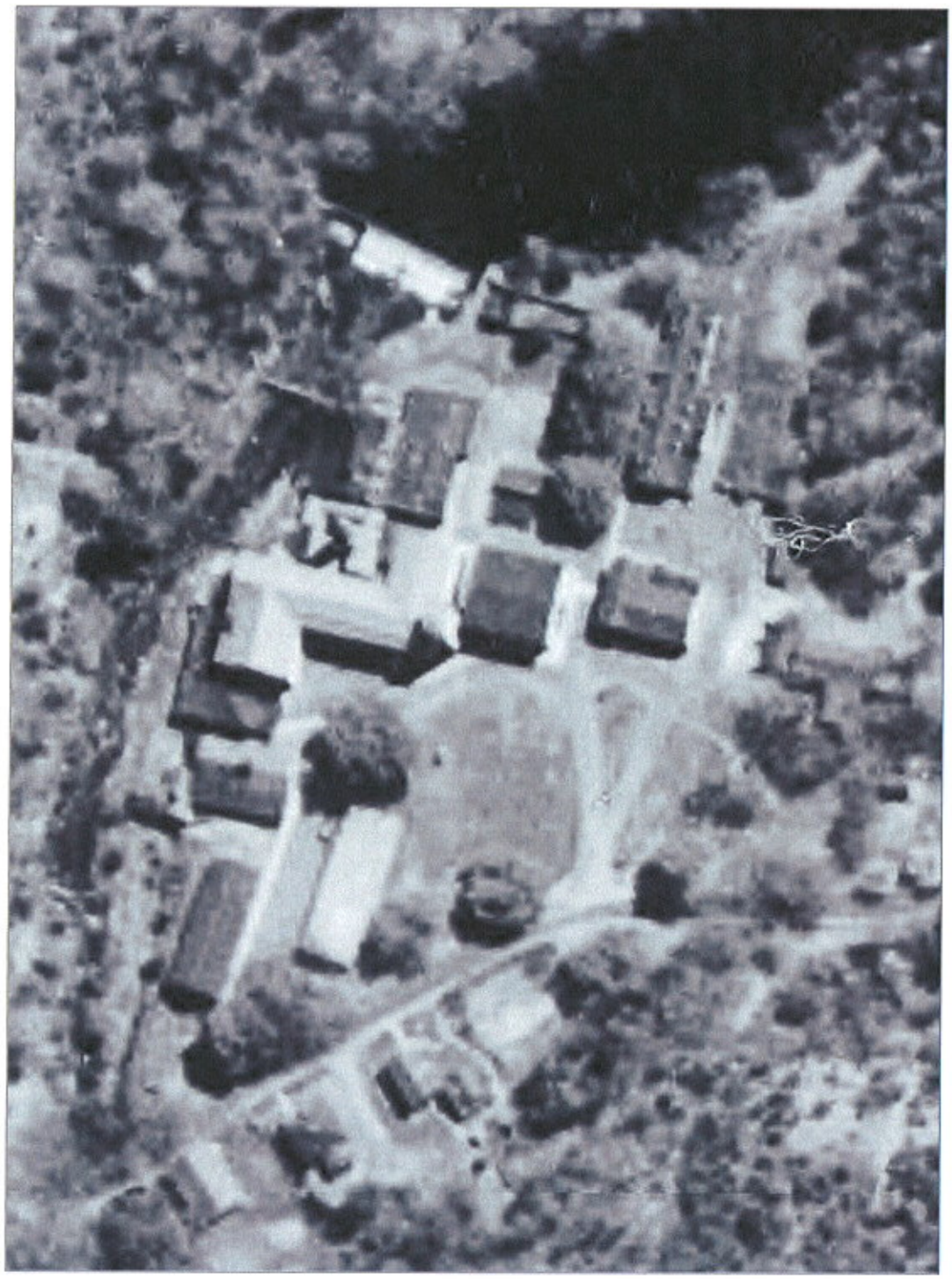
Undated pictorial view, ca. 1922 (Glastonbury Historical Society)

Appendix B: Historic Building Documentation



1922 Insurance Survey (Glastonbury Historical Society)

Appendix B: Historic Building Documentation

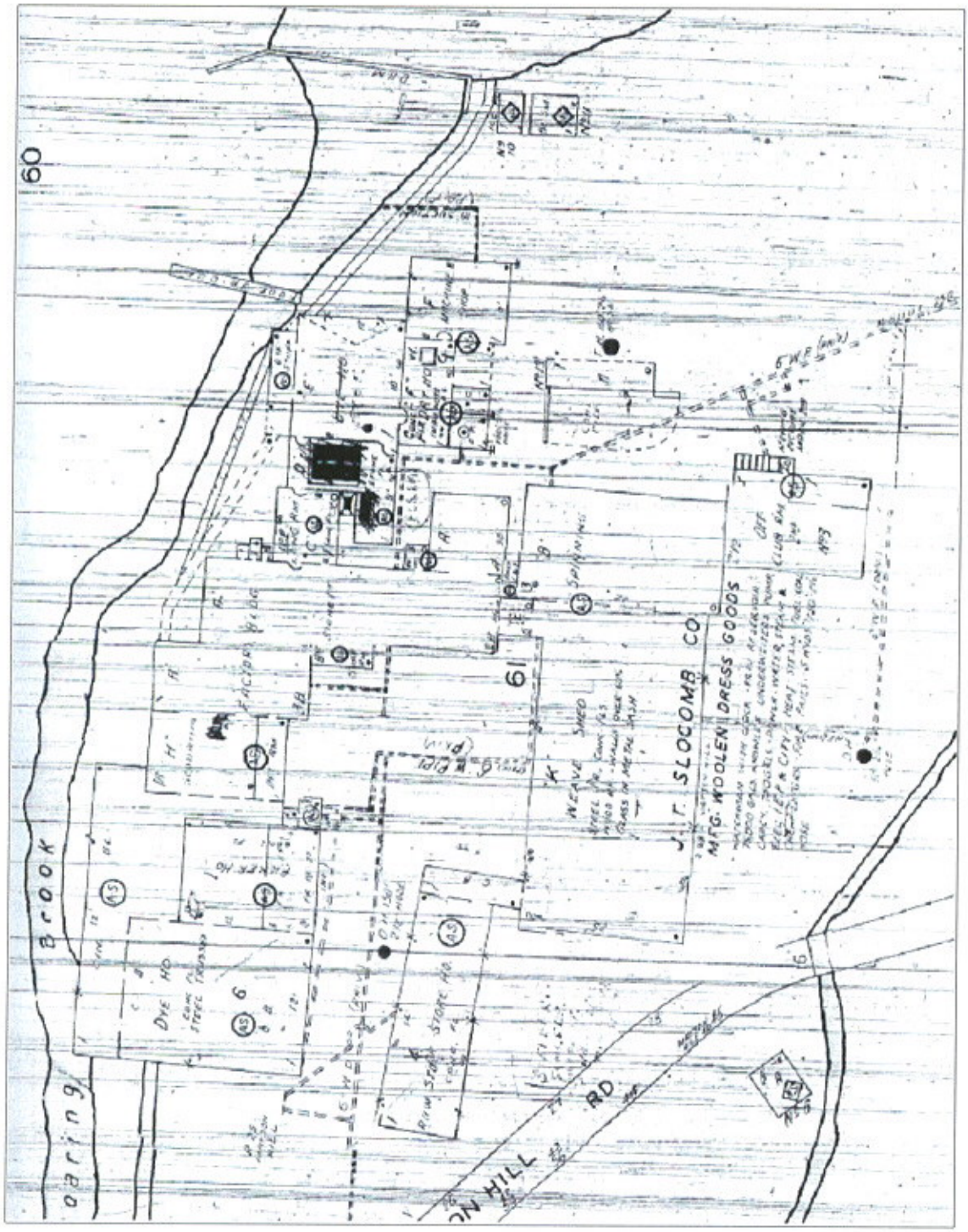


1934 U.S. Department of Agriculture Aerial View (Connecticut State Library, Hartford, CT)

Appendix B: Historic Building Documentation

1951 Fairchild Aerial View (Connecticut State Library, Hartford, CT)

Appendix B: Historic Building Documentation



1960 Sanborn Insurance Survey (Connecticut State Library, Hartford, CT)

Appendix B: Historic Building Documentation

1965 Connecticut Department of Transportation Aerial View
(Connecticut State Library, Hartford, CT)