**NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM**

1. **NAME**
   - **COMMON:** Lippitt Mill

2. **LOCATION**
   - **STREET AND NUMBER:** 825 Main Street, Lippitt
   - **CITY OR TOWN:** West Warwick
   - **STATE:** Rhode Island
   - **CODE:** RI
   - **COUNTY:** Kent
   - **CODE:** 003

3. **CLASSIFICATION**
   - **CATEGORY**
     - District
     - Building
     - Structure
     - Object
   - **OWNERSHIP**
     - Public
     - Private
     - Both
   - **ACCESSIBLE TO THE PUBLIC**
     - Occupied
     - Unoccupied
     - Preservation work in progress
   - **PRESENT USE**
     - Commercial
     - Industrial
     - Private Residence
     - Religious
     - Other (Specify)

4. **OWNER OF PROPERTY**
   - **OWNER'S NAME:** River Point Lace Works
   - **STREET AND NUMBER:** 825 Main Street, Lippitt
   - **CITY OR TOWN:** West Warwick
   - **STATE:** Rhode Island
   - **CODE:** RI
   - **COUNTY:** Kent
   - **CODE:** 003

5. **LOCATION OF LEGAL DESCRIPTION**
   - **COURTHOUSE, REGISTRY OF DEEDS, ETC:** Town Clerk
   - **STREET AND NUMBER:** 1170 Main Street
   - **CITY OR TOWN:** West Warwick
   - **STATE:** Rhode Island
   - **CODE:** RI
   - **COUNTY:** Kent
   - **CODE:** 003

6. **REPRESENTATION IN EXISTING SURVEYS**
   - **DATE OF SURVEY:** 1968
   - **DEPOSITORY FOR SURVEY RECORDS:** Library of Congress
   - **STREET AND NUMBER:** Independence Avenue and 1st Street, S.E.
   - **CITY OR TOWN:** Washington
   - **STATE:** District of Columbia
   - **CODE:** DC
DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lippitt Mill is on the west side of Main Street, at the intersection of Main and Wakefield Streets, on a parcel of land bounded on the east by Main Street and sloping on the west to the Pawtuxet River.

The original building, erected in 1809-1810, was 106' x 34' in plan and was designed to be two stories high and to have a basement and attic. During construction a third story was added. The building was wood-framed with wood shingles on the exterior and wood lath and plaster on the interior. The gable roof contained a continuously-windowed clerestory on the northwest and southeast elevations, and there was a bell cupola mounted on the roof above the main entrance in the center of the (northeast) elevation facing Main Street. A stair tower was placed approximately mid-way along the northwest elevation.

The appearance of the original building has not changed radically since it was built, except for the present use of asphalt and asbestos shingles in place of the original wood shingles on the roof and façades respectively (portions of the exterior still retain a wood-shingle surface—notably the northwest elevation, including the stair tower, and the southeast elevation). The building has been much added to on the southern half. The original construction was modified by inserting larger timber beams and columns to make a slow-burning structural system. When this was done has not been determined, but it was probably in the 1830's.

Other alterations and additions to the original mill include:
(a) No. 2 Mill, 1830; (b) boiler house, 1865; (c) cloth room, 1866; (d) engine house, 1871; (e) wheel house, 1901; (f) rebuilding of the picker house and construction of an elevator tower, 1912; (g) office building and cotton house, n. d.; (h) water closet tower, 1917-1918. Except for the office building, which is along Main Street and northwest of the original mill, the additions spread out from the southern end of the original structure—towards east and west—on the river bank. The elevator tower is at the western corner of the northwest elevation, and the water closet tower is at the southern corner of the southeast elevation; both are of brick.
### STATEMENT OF SIGNIFICANCE

The Lippitt Mill is one of the oldest cotton textile mills in Rhode Island and represents the culmination of the early, simple, wood-frame construction first evidenced here in Slater's 1793 mill at Pawtucket, which predates this building by approximately sixteen years. It has been in continuous operation as a textile factory since its completion in 1810 and is representative of the once-numerous small textile mills of the state that were largely managed directly by their owners rather than through salaried agents.

The building has a strong resemblance to Richard Arkwright's Cromford Mill of 1771 in Derbyshire, England.
## Major Bibliographical References


Greene, Welcome Arnold: The Providence Plantations for Two Hundred and Fifty Years (Providence, Rhode Island, 1886), pp. 250, 216.


### Geographical Data

<table>
<thead>
<tr>
<th>Corner</th>
<th>Latitude</th>
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**Approximate Acreage of Nominated Property:** Eight

**List All States and Counties for Properties Overlapping State or County Boundaries:**

<table>
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<tr>
<th>State</th>
<th>Code</th>
<th>County</th>
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### Form Prepared By

**Name and Title:**
Theodore Anton Sande, Surveyor-Researcher

**Organization:**
Rhode Island Historical Preservation Commission

**Street and Number:**
Room 201, 265 Melrose Street

**City or Town:**
Providence

**State:**
Rhode Island, 02907

**State Liaison Officer Certification**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665). I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

- National [X]  
- State [ ]  
- Local [ ]

**Name:**
[[Signature]]

**Title:**
State Liaison Officer

**Date:**
December 27, 1972

### National Register Verification

I hereby certify that this property is included in the National Register.

**Chief, Office of Archeology and Historic Preservation**

**ATTEST:**

**Keeper of The National Register**
**UNITED STATES DEPARTMENT OF THE INTERIOR**

**STATE NATIONAL PARK SERVICE**

**NATIONAL REGISTER OF HISTORIC PLACES**

**PROPERTY PHOTOGRAPH FORM**

(Type all entries - attach to or enclose with photograph)

<table>
<thead>
<tr>
<th>ENTRY NUMBER</th>
<th>DATE</th>
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1. **NAME**

   **COMMON:** Lippitt Mill

   **AND/OR HISTORIC:**

2. **LOCATION**

   **STREET AND NUMBER:** 825 Main Street, Lippitt

   **CITY OR TOWN:** West Warwick

   **STATE:** Rhode Island

   **CODE COUNTY:** Kent

3. **PHOTO REFERENCE**

   **PHOTO CREDIT:** B. Christopher Bene

   **DATE OF PHOTO:** January, 1972

   **NEGATIVE FILED AT:** Rhode Island Historical Preservation Commission, Room 201, 265 Melrose Street, Providence, Rhode Island, 02907

4. **IDENTIFICATION**

   **DESCRIBE VIEW, DIRECTION, ETC.:**

   Exterior, showing tower addition at rear, small octagonal auxiliary building at left.
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

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AND/OR HISTORIC:

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CITY OR TOWN: West Warwick
STATE: Rhode Island

3. PHOTO REFERENCE

PHOTO CREDIT: R. R. Langenback, for Historic American Buildings Survey
DATE OF PHOTO: 1967
NEGATIVE FILED AT: Library of Congress,
Independence Avenue and 1st Street, S. E., Washington, D. C.

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.
Second floor, looking north-east.
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM
(Type all entries - attach to or enclose with photograph)

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STATE: Rhode Island
CODE: 11H COUNTY: Kent
CODE: 003

3. PHOTO REFERENCE
PHOTO CREDIT: B. Christopher Bene
DATE OF PHOTO: January, 1972
NEGATIVE FILED AT: Rhode Island Historical Preservation Commission, Room 201, 265 Melrose Street, Providence, Rhode Island, 02907

4. IDENTIFICATION
DESCRIBE VIEW, DIRECTION, ETC.
Front end of the factory on Main Street.

SEE INSTRUCTIONS
Lippitt Mill
Geographical Coordinates
Latitude: 41° 43' 12.11" N
Longitude: 71° 31' 37.96" W
**NATIONAL REGISTER OF HISTORIC PLACES**

**PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

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<td>1. Property boundaries where required.</td>
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<td>3. Latitude and longitude reference.</td>
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