

HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES
 HIST-6 NEW 5 77

218

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
 59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
 (203) 566-3005

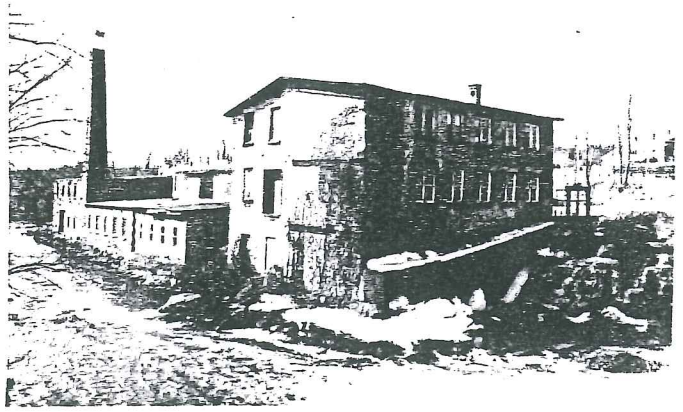
57/61/11

FOR OFFICE USE ONLY	
Town No.:	Site No.:
UTM	
QUAD:	
DISTRICT	IF NR. SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION	1. BUILDING NAME (Common) KEEGAN MILL		(Historic) KEEGAN MILL		
	2. TOWN CITY THOMPSON		VILLAGE WILSONVILLE	COUNTY WINDHAM	
	3. STREET AND NUMBER (and/or location) 276 ROUTE 12 (1405 RIVERSIDE DR.)		57/61-1		
	4. OWNER(S) BELMONT REAL ESTATE & POWER, INC. P.O. BOX 519, BELMONT, NH 03220 <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private				
	5. USE (Present) Textile Mill		(Historic) Textile Mill		
	6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No INTERIOR ACCESSIBLE <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No IF YES, EXPLAIN				
DESCRIPTION	7. STYLE OF BUILDING Industrial			DATE OF CONSTRUCTION	
	8. MATERIAL(S) (Indicate use or location when appropriate)				
	<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input checked="" type="checkbox"/> Chimney Brick	<input type="checkbox"/> Other (Specify) _____	
	<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input checked="" type="checkbox"/> Fieldstone Walls		
	<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone		
	<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type: _____	<input checked="" type="checkbox"/> Cut stone Type: Sills & lintels		
	9. STRUCTURAL SYSTEM				
	<input type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> balloon		
	<input checked="" type="checkbox"/> Load bearing masonry	<input type="checkbox"/> Structural iron or steel			
	<input type="checkbox"/> Other (specify) _____				
10. ROOF (Type)					
<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> sawtooth	
<input type="checkbox"/> Gambrel	<input type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____	
(Material)					
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate	<input type="checkbox"/> Gable end to the street	
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____	<input type="checkbox"/> Ridge parallel to the street	
11. NUMBER OF STORIES: 2 APPROXIMATE DIMENSIONS: See #17					
12. CONDITION (Structural) (Exterior)					
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated	
13. INTEGRITY (Location)					
<input checked="" type="checkbox"/> On original site	<input type="checkbox"/> Moved	WHEN?	ALTERATIONS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	IF YES, EXPLAIN: Some new sash, structural repairs	
14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES					
<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other landscape features or buildings (Specify): Large c. 1900 mill to south		
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden			
15. SURROUNDING ENVIRONMENT					
<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site		
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density		

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS
 In a small mill village. The mill is located on the French River.

PHOTO	PHOTOGRAPHER Mark McDonough		DATE 1986
	VIEW F1 & F2 F3 & F4	NEGATIVE ON FILE SW; N; NE; N	
COMPILED BY	NAME Mark McDonough		DATE 1986
	ORGANIZATION Town of Thompson, Connecticut		
	ADDRESS		



20 SUBSEQUENT FIELD EVALUATION:

17 OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)
Complex in several parts. Gabled stone and stucco mill (39' x 55') just to south of mill dam, with gable roof oriented east-west. Early 20th century reinforced-concrete turbine pit located just to south.

To south of wheel pit, 40' x 31' 1948 concrete block and wood frame power house, one story with flat roof, deteriorated. To south of this, two fieldstone masonry ruins. First is one story, 49' x 33', roofless (marks on adjacent wall indicate original gable roof). Second is two story, 66' x 33', also roofless, with large tapered brick stack at northeast interior corner. Both stone ruins have large projecting stones at exposed corners, massive stone sills and lintels.

To rear (west) is 66' x 90' two story frame building adjoining two story 100' x 34' reinforced concrete building with large industrial steel sash window arrays.

18 ARCHITECT	BUILDER
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19 HISTORICAL OR ARCHITECTURAL IMPORTANCE

This waterpower site was first developed in the late 18th century when Elijah Child and Josiah Perry set up grist, saw, and dye mills (the small village surrounding the mill site was then known as Childs Mills). Elijah Converse purchased the site about 1796, and conveyed it to his son Riel Converse, who operated grist and saw mills.

In 1822, Converse sold Zirah Preston-land and a water privilege for a satinet (woolen) factory. In 1823, the satinet operation was purchased by Laban T. Wilson of Dudley, Massachusetts, who promptly leased Zirah Preston's mills (probably to obtain unrestricted use of the available waterpower) and re-named the settlement Wilsonville. The name has remained, but Wilson himself was never particularly successful. At the time of his death c. 1847, the property included a satinet mill, five dwelling houses, a saw and shingle mill, a grist mill, three barns, and a blacksmith shop.

Following Wilson's death, Wheeler Barrett of Plainfield and Solomon F. Tracy of New Britain purchased the property with the help of mortgages from Rhode Island's Slater family, who controlled extensive textile holdings in Dudley. Barrett and Tracy apparently

SOURCES

Bayles, History of Windham County
Thompson Land Records 8:804 (1822); 9:158 (1823); 9:197 (1824); 10:84 (1826); 18:506 (1847); 18:44 (1848); 21:130 (1859); 21:270 (1861); 22: 791 (1870); 29:133-35 (1885); 44:99-103 (1929)

21 THREATS TO BUILDING OR SITE

<input checked="" type="checkbox"/> None known	<input type="checkbox"/> Highways	<input type="checkbox"/> Vandalism	<input type="checkbox"/> Developers	<input type="checkbox"/> Other _____
<input type="checkbox"/> Renewal	<input type="checkbox"/> Private	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Zoning	<input type="checkbox"/> Explanation _____

278

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, Connecticut 06106

STORIC RESOURCES INVENTORY FORM
For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL
			POTENTIAL

CONTINUATION SHEET #19 KEEGAN MILL
Item number: _____ Date: _____

made few changes; between 1859 and 1861, they sold a property described much as above to Luther M. Capron, Jr. Capron died in 1866, leaving an estate subsequently purchased by Oscar F. Chase, who sold the property to Lawrence Keegan in 1885.

The Keegan family continued to operate the business as a proprietorship until 1929, when it was sold to Israel Putnam Mills. Until recently it was operated, still as a woolen mill, by Katsy and Ida Mae Simonds. At the moment the building stands idle, but new owners are restoring the turbine pit and reportedly have expressed an interest in resuming operations.

Historically, the Wilsonville woolen mills, long known as the Keegan Mills, are significant as one of Thompson's oldest surviving textile complexes, with a history of nearly continuous use stretching back more than 160 years. At least some of the older stone portion of the complex probably dates to Laban Wilson's tenure in the 1820s; the large reinforced concrete wing was built about 1920 by the Keegan family.

Architecturally, the Keegan mills are significant as a rare surviving example of early industrial mill construction. The deteriorated state of the older buildings at the south end of the complex makes some construction details difficult to interpret, but the stucco and stone walls are typical of surviving southern New England mills of the 1820s and 1830s. The projecting stones at exposed corners are an unusual feature. The c. 1920 reinforced concrete wing is typical of early 20th century multi-story mill construction.

The use of concrete and structural steel finally freed mill designers to create huge industrial steel sash window arrays, admitting almost unlimited natural light to factory interiors.

