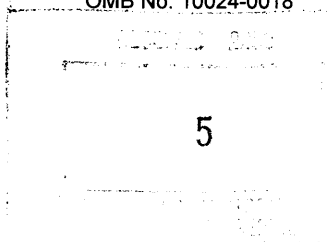


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

367



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 an 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 Androscoggin Mill Block

other names/site number \_\_\_\_\_

2. Location

street & number 269-271 Park Street N/A not for publication

city or town Lewiston N/A vicinity

state Maine code ME county Androscoggin code 001 zip code 04240

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.)

Louis S. [Signature] 2/16/01  
Signature of certifying official/Title Date

Maine Historic Preservation 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 this property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register.  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

[Signature] 4.12.01  
Signature of the Keeper Date of Action

\_\_\_\_\_  
\_\_\_\_\_

Androscoggin Mill Block  
Name of Property

Androscoggin, Maine  
County and State

**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)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

**Name of related multiple property listing**  
(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)

Domestic/Multiple Dwelling

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**Current Functions**  
(Enter categories from instructions)

Vacant/Not In Use

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**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Greek Revival

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Italianate

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---

**Materials**  
(Enter categories from instructions)

foundation Brick

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walls Brick, Granite

---

roof Asphalt

---

other Two-Story Front Porch

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**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 a 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.)

**Areas of Significance**

(Enter categories from instructions)

Architecture

Social History

**Period of Significance**

1866-1949

**Significant Dates**

1866

c. 1920

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Thorne, Thomas Dresser, Builder

**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 67) 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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

Androscoggin Mill Block  
Name of Property

Androscoggin, Maine  
County and State

**10. Geographical Data**

**Acreeage of Property** 0.52

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 9 | 4 | 0 | 2 | 8 | 5 | 0 | 4 | 8 | 8 | 2 | 4 | 6 | 0

1 Zone Easting Northing

2

3

3 Zone Easting Northing

4

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 Russell Wright, Architect/Consultant

organization Maine Historic Preservation Commission date September, 1995

street & number 54 North High Street telephone 207/647-3851

city or town Bridgton, state Maine zip code 04094

**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 to amend existing 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 Project (1024-0018), Washington, DC 20503.

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# National Register of Historic Places Continuation Sheet

ANDROSCOGGIN MILL BLOCK

ANDROSCOGGIN, MAINE

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The Androscoggin Mill Block is a two-story, four-bay brick tenement building with a full width two-story porch on the facade. Its low hip roof is punctuated by six brick chimneys. All walls are constructed of hand molded dark red brick laid 9:1, with raked mortar joints, the window and door openings defined by header course margins. The upper walls rest on a high brick foundation capped with a standing header watertable. Entrance to the four, four-room tenements is gained through a pair of contiguous halls centered behind the facade. Each entrance contains a four-panel door surmounted by flat, six light transoms. Originally, the entrances were sheltered by an Italianate style hood supported by four sawn and gouged brackets.

Window and door openings have quarry-faced granite heads, three course high at the windows, five at the entrance and the rear doors. The windows have lug sills, the doors provided with thresholds of the same material. All original sash is six-over-six, double hung and there is no evidence of shutters. Simple ovolo molded casings line window and door openings, the transom bars at the paired entrance doors resting on an ovolo over cyma-reversa molding. The eaves of the shallow hip roof are supported with sawn and drilled wood brackets that terminate at an unenriched frieze with an echinus bed molding, and a wood echinus band is set five courses below the frieze. Originally, the paired front entrances were served by individual runs of wood stairs. However, Sanborn Fire Insurance maps reveal that between 1914 and 1922 the existing two-story frame porch was added to the facade. Its two floors are supported by tapered wood columns, square in section with understated Doric capitals. A pair of enclosed stairs lead to the first floor, with the balustrades at both levels fully enclosed with vertical boarding, the lower paneling extending to grade. The original window openings at the second floor were not altered, but new door height openings were cut into the masonry walls between the windows of each tenement, the opening bridged with a steel channel.

Each side elevation consists of six window openings with six-over-six, double hung sash at each floor, with three tall three-over-three basement windows in the end and middle bays. All windows have the same and quarry faced granite heads and lug sills (including the basement windows) and ovolo casings as found at the front elevation. The standing header watertable and the bracketed roof cornice continue along the side walls, wrapping around the rear wall as well. The south wall has been altered by the installation of a doorway under the right first floor window and a new window under the fourth bay from the front wall. The 1922 Sanborn maps show two one-story additions along the south wall of this mill block, the one at the street identified as a store, the one at the southwest part of the wall labeled "restaurant." These additions were removed sometime prior to the publication of the 1956 Sanborn maps.

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# National Register of Historic Places Continuation Sheet

ANDROSCOGGIN MILL BLOCK

ANDROSCOGGIN, MAINE

Section number 7 Page 3

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The rear elevation is four bays wide, with windows flanking a pair of transom lit rear entrances at the first floor that served a rear hall at each half of the building (stairs led up to the second floor tenements), and four windows at the upper level. All openings are detailed in the same fashion as the front facade. The rear entrances were served by two runs of wooden stairs, and while there is evidence that there was a two-story rear porch at one time, there was no rear porch until after 1922. The second floor window openings in the two central bays have been made into doors. The later doors, as well as all the original six-over-six, double hung sash in this building remain in place behind the plywood panels that cover the openings.

A bird's-eye-view of Lewiston printed in 1875 shows the Androscoggin Mill Block in place, without porches, but with two freestanding rectangular outbuildings arranged along the west property line. These small buildings also appear on the Sanborn maps as late as 1922, but had been removed prior to the publication of the 1956 maps.

The interior retains all original window and door trim, and most interior doors. The four-room plan of the 1866 period has been altered by the insertion of baths at each of the four tenements, but the new frame walls could easily be removed without serious damage to the original fabric. The heavy, turned newel posts, molded handrails and turned balusters also remain in good condition at both staircases.

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National Park Service

# National Register of Historic Places Continuation Sheet

ANDROSCOGGIN MILL BLOCK

ANDROSCOGGIN, MAINE

Section number 8 Page 2

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Due primarily to demands for an increasing labor force required to operate the many large-scale mills opening during this period, the population of Lewiston grew from just under 5,000 in 1850 to 13,600 residents in 1870. To satisfy the need for housing suitable for the initial labor force consisting of young ladies from the surrounding communities, and later the French Canadians, many of the mills constructed a series of accommodations, "boarding houses" for the single women (and for the smaller number of single men that required room and board), "tenements" for married couples. The boarding houses were strictly supervised by a director "who kept a careful eye on the moral and physical condition of the tenants" (*Historic Lewiston-Franco American Origins*, p.36), who were often working in the mills as a temporary respite, usually in order to help pay family bills or to amass a dowry. The tenants often returned to their neighboring communities in times of slow work or for the holidays, and were considered by the mill owners as somewhat transient. The tenement houses, however, were constructed to attract more permanent employees, ones with families that accompanied them, often from Canada, with the wives, and children when they came of age, usually gaining employment in the same mills as the head of the family. These structures ranged in size from two to four stories, and contained from four to twelve apartment-like tenements.

The Bates Mill was the first to construct boarding houses and tenements, and by 1852 had opened two such "Mill Blocks" opposite their mill along the east side of Canal Street. These two Bates Mill structures would increase to 16 by 1855, and would be joined in the early 1860s by 10 "Mill Blocks" constructed by the Hill Mill, creating a row of 26 three-story brick residential units along Canal Street between Pine and Cedar streets. The Continental Mill would build three large "Tenements," in actuality boarding houses, as it contained mostly one-room units and a communal dining room, along lower Oxford Street in 1865-66 (N. R. 7/10/79). These boarding houses were followed in 1866 by the construction of 12 four-story brick tenements at the intersection of Lisbon and Canal Streets and three two-story brick structures at Park and Maple Streets, all put up by the Androscoggin Mill Corporation

Of the 44 Mill Blocks constructed between 1852 and 1866 in the area between Haymarket Square (Main Street) and the Androscoggin Mill (there were others built by the Libbey and the Columbia mills at the falls, all now lost), only the three two-story Androscoggin Mill Blocks and two of the Continental boarding house buildings remain today. The last of the Bates and Hill mill blocks were lost during the late 1960s and early 1970s when the middle section of Canal Street underwent renewal. The three units of the Continental Mill housing were sold to St. Mary's Church in 1907 along with the site for their new church building. The church retained the two structures at the north, but cut the third building in half to be used as their rectory.

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National Park Service

# National Register of Historic Places Continuation Sheet

ANDROSCOGGIN MILL BLOCK

ANDROSCOGGIN, MAINE

Section number 8 Page 3

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The two Continental buildings that were retained were used as a convent and a school, and are now used once again as multi-unit residential buildings. As such, the Androscoggin Mill Blocks at 257-59, 263-65 and 269-71 Park Street are the sole remaining examples in Lewiston of the smaller brick mill housing units put up by the mill owners specifically to house families of mill workers (a number of other tenements, all of frame construction, were built by speculators during the late 1890s-early 1900s along Park Street, Lincoln Street and in Little Canada, but they lack direct association with the mills). The subject block left the mill's ownership in 1949, thereby defining the end of its period of significance.

Architecturally, the three buildings are significant as examples of the restrained Greek Revival style favored by the conservative mill owners and their millwrights and engineers, offering a tantalizing amount of visual interest to the otherwise severe, rigidly balanced two-story elevations by the use of Italianate style brackets at the eaves of the low hipped roofs and at the entrance door hoods. The use of hand molded red brick (made in Lewiston) in combination with quarry-cut granite lintels and sills (from a quarry at Jay, Maine) is indicative of the materials at hand, great quantities of which were assembled for the construction of new and additions to existing structures during the critical development era of the mills, 1852-1866.

The Androscoggin Mill Blocks are also significant as examples of one of Lewiston's master builders, Thomas Dresser Thorne (1814-1906), one of Lewiston's most prolific builders during the years 1837-1891, erecting such important buildings as the Lincoln Mill, Bates Mill #1, Hathorn Hall and Parker Hall (Bates), Trinity Church, and the Odd Fellows Block on Lisbon Street, all still standing, and the lost DeWitt House, the Lewiston Depot, the original Bates Mill Blocks, and the Free-Will Baptist Meeting House on Main Street ("Thomas Dresser Thorne: Lewiston Builder," *Androscoggin History*, Androscoggin County Historical Society, No.15 [June, 1995], p.2).

The present nomination is limited to the single mill block at 269-71 Park Street, which is owned by the City of Lewiston and is presently vacant. Although the two adjacent blocks appear to be eligible for listing, the private owners are not interested in pursuing National Register status at this time. The City, however, hopes to obtain grant funding through the Certified Local Government program to make much needed repairs to the roof and chimneys of its property in an effort to stimulate interest in the building's rehabilitation.



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National Park Service

# National Register of Historic Places Continuation Sheet

ANDROSCOGGIN MILL BLOCK

ANDROSCOGGIN, MAINE

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## Bibliography

Androscoggin County Registry of Deeds, Auburn, Maine.

Lewiston Historical Commission, *Historic Lewiston, Franco-American Origins*, Auburn, Maine, 1974.

*Lewiston, A Textile City in Transition*, Auburn, Maine, 1976.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

ANDROSCOGGIN MILL BLOCK

ANDROSCOGGIN, MAINE

Section number 10 Page 2

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## Verbal Boundary Description

The nominated property occupies the City of Lewiston tax map 196, lot 311.

## Boundary Justification

The boundary embraces the entire city lot that is historically and presently associated with 269-271 Park Street.

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

# **National Register of Historic Places**

## **Continuation Sheet**

**ANDROSCOGGIN MILL BLOCK**

**ANDROSCOGGIN, MAINE**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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### **PHOTOGRAPHS**

1 of 3

Kirk F. Mohny

December 21, 2000

Maine Historic Preservation Commission

View from E

2 of 3

Kirk F. Mohny

December 21, 2000

Maine Historic Preservation Commission

View from SW

3 of 3

Kirk F. Mohny

December 21, 2000

Maine Historic Preservation Commission

View of stairhall in left unit