

DEC 29 1989

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Brooklin I.O.O.F. Hall

other names/site number

2. Location

street & number Rt. 175

not for publication

city, town Brooklin

vicinity

state Maine

code ME

county Hancock

code 009

zip code 04616

3. Classification

Ownership of Property

- private public-local public-State public-Federal

Category of Property

- building(s) district site structure object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official

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.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. 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):

Entered in the National Register

Signature of the Keeper

Date of Action

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

Social/Meeting Hall

Current Functions (enter categories from instructions)

Social/Meeting Hall**7. Description**

Architectural Classification

(enter categories from instructions)

Late Victorian/Second Empire

Materials (enter categories from instructions)

foundation Stone/Granitewalls Wood/Weatherboardroof Asphaltother Stair Tower on North Side

Describe present and historic physical appearance.

Brooklin's I.O.O.F. Hall is a three-story, L-shaped, wooden frame building sheathed in weatherboards and covered by an unusual mansard roof. It was designed to have commercial space on the first story, a community hall with stage and kitchen area on the second floor and the lodge meeting space in the third story. The building stands on the south side of Route 175, a rural location whose setting is little different than when it was erected.

Facing east, the principal elevation has a somewhat irregular fenestration pattern caused by the juxtaposition of the two separate commercial spaces with the upper level windows. The storefront at the southeast corner features a recessed two-leaf door below by a paneled overdoor that is framed by large nine-pane display windows. A brick flue sheathed in weatherboards that rises above the roof separates the storefront at the left from the paired six-over-six windows and door to the right. Large six-over-six windows with hoods are located over the first story openings and these are in turn surmounted by pedimented dormers. Between these two stories is a bracketed cornice that carries around the building. The thin corner boards feature continuous panels.

The L-shaped north elevation faces Route 175. Its irregular fenestration pattern consists of two widely separated windows and a door on the first story of the recessed main block, three windows on the second story and a trio of pedimented dormers. The projecting stair tower which forms the foot of the "L" has a wide two-leaf door located beneath a bracketed hood. There is a single second story window on the wall that intersects with the recessed block, and a dormer. Three windows are located on the first story of the rear elevation, two on the second, and a pair of dormers punctuate the roof. The south side elevation contains three windows and two doors on the first story, three windows on the second story, a trio of dormers, and a non-historic metal fire escape.

The interior retains a high degree of both the original finish as well as furnishings. Narrow unpainted tongue-and-groove sheathing covers the walls and ceiling of the commercial spaces. The upper floors have similar material (now painted) on the ceiling, but feature plaster walls. An elaborate ceiling medallion distinguishes the lodge space which also retains

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**National Register of Historic Places  
Continuation Sheet**

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original benches, podiums and chairs. The open string stair has lightly stained turned newels and balusters, and the walls of the stair tower are covered with tongue-and-groove boards.

Documentary photographs of the lodge hall show that when first built the projection containing the stair was a four stage tower. A tapered block with dormers rose from the present roof forming the third stage and a square unit with square clock faces constituted the top. They were surmounted by an octagonal spire. The upper sections of this tower are believed to have been removed some fifty years ago. In addition, the attached flue on the east facade, although in place by 1907, was not an original feature. Its initial absence and subsequent appearance have been determined from two different postcard views.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)  
\_\_\_\_\_  
Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance  
\_\_\_\_\_  
1896  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates  
\_\_\_\_\_  
1896  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation  
\_\_\_\_\_  
N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person  
\_\_\_\_\_  
N/A

Architect/Builder  
\_\_\_\_\_  
Bent, Ralph E., Builder  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Constructed in 1896 by local builder Ralph E. Bent, the I.O.O.F. Hall is one of Brooklin's largest and most architecturally significant nineteenth century buildings. It was designed to accommodate commercial uses on the first floor, community functions and theatrical productions on the second floor and lodge meetings in the upper story. The latter function is still maintained. The building is eligible for nomination to the Register under criterion C.

Brooklin is a peninsular coastal community in Hancock County that is bounded by Blue Hill Bay and Eggemoggin Reach. Historically, its economy has been tied primarily to fishing and small scale maritime related industries, although agricultural pursuits gained some prominence in the mid to late nineteenth century. Unfortunately, few of its nineteenth century non-residential buildings have survived without alteration. The I.O.O.F. Hall is an exception to this general pattern. Although it has lost the upper section of the tower the building retains a remarkably high degree of integrity including its storefronts. This fact, combined with the rather unusual arrangement of architectural features found here, makes the hall a conspicuous local landmark. Its immediate neighbors were and continue to be rather modest nineteenth century dwellings exhibiting a variety of stylistic forms.

The I.O.O.F. Hall was built in 1896 with the first function held on June 13<sup>th</sup> of that year. It was conceived as a multi-purpose building, but was primarily for use by Brooklin's Independent Order of Odd Fellows. This fraternal organization was instituted on March 13, 1895. It continues to utilize the upper two floors whereas the commercial space is now vacant.

Little information has as yet been discovered about the builder of the hall, Ralph E. Bent. He first appears as a carpenter in Brooklin in the 1896-97 edition of the Maine State Year-Book and Legislative Manual, and he is listed in every subsequent edition as late as 1941.

See continuation sheet

**9. Major Bibliographical References**

Centennial Celebration, Brooklin, Maine. Brooklin, ME: Brooklin Centennial Committee, 1949.

Maine State Year-Book and Legislative Manual. Portland: G. M. Donham, various editions.

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than 1

**UTM References**

A 

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

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

**Verbal Boundary Description**

The nominated property of less than 1 acre occupies the Town of Brooklin tax map 18, lot 9.

See continuation sheet

**Boundary Justification**

The boundary embraces the entire building and lot historically associated with this property.

See continuation sheet

**11. Form Prepared By**

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