

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

(Type all entries - complete applicable sections)

STATE: Maine
COUNTY: Oxford
FOR NPS USE ONLY
ENTRY DATE OCT 18 1974

**1. NAME**

COMMON:  
Strathglass Park District

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER: *bounded by Lincoln Avenue, Hancock Street, Maine Avenue and York Street*

CITY OR TOWN: Rumford

CONGRESSIONAL DISTRICT: First

STATE: Maine

CODE: 23

COUNTY: Oxford

CODE: 017

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

**4. OWNER OF PROPERTY**

OWNER'S NAME: Various

STREET AND NUMBER: Strathglass Park

CITY OR TOWN: Rumford

STATE: Maine

CODE: 23

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Registry of Deeds, Oxford County

STREET AND NUMBER:

CITY OR TOWN: South Paris

STATE: Maine

CODE: 23

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

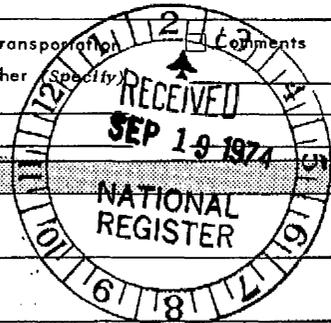
DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE:



SEE INSTRUCTIONS

Handwritten notes on the right margin, including 'APB' and other illegible text.

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7. DESCRIPTION

CONDITION

(Check One)	
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good
<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
(Check One)	
<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered
(Check One)	
<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Maine has two major complexes of planned mill workers' housing, S.D. Warren's Cumberland Mills in Westbrook (National Register 5/2/74) and Hugh Chisholm's Strathglass Park in Rumford. While both were the result of pioneering efforts in the paper industry, a fascinating contrast in character exists between the two which makes each worthy of study. Over a three decade period, Warren built streets of frame structures from the cottage designs of A.J. Downing and in the Queen Anne and Shingle Styles of John Calvin Stevens I. Chisholm's project exhibited a more unified concept. Between 1901 and 1902, he erected fifty-one substantial brick duplexes in a park-like setting which was surrounded by a stone wall. The housing was the work of the eminent New York architect, Cass Gilbert, while the landscaping was planned by the Boston landscape architect, W.W. Gay.

Of the fifty-one double houses built in Strathglass Park, fifty remain in good condition with the atmosphere of their original environment intact. Only one has been lost, destroyed by a fire in 1971. To enhance the attractiveness of the Park and to avoid the sterile sameness found in much 19th and early 20th century industrial housing, Gilbert designed seven different exterior variations, while providing basically the same interior accommodations for all. Of the fifty surviving duplexes, thirteen feature the bold geometry of the Shingle Style translated into brick, while eleven have a double turreted roof line, nine a single Dutch gable, eight a double Dutch gable, four a gable, three a combination of gable and Dutch gable, and two a double gable.

While Cass Gilbert created distinctive exteriors from the current styles of domestic architecture, he planned what must rank among the most generous interior in the history of American mill workers' housing. In June of 1902, the Rumford Falls Times gave the following detailed account of the houses of Strathglass Park under the title "Modern Homes for Working Men":

Mr. Gilbert is one of the foremost architects of New York City, and together with Mr. Chisholm, after considerable time and much care and study, these buildings and the park itself have been designed as the very latest, and best of modern model homes. They are built of brick with hollow walls, insuring dryness and warmth, and the roofs are of slate. The cellar extends under the entire house and will be cemented throughout and contain a large warm-air furnace and laundry tubs. Every outside door will be entered through a vestibule, keeping out the cold winds in winter. On the first floor will be a large living room, closets, kitchen, dining room and pantry. Some of them will have a separate dining room and some of the houses will have the bathroom downstairs, some of them upstairs. The plumbing will be complete throughout the house with hot and cold water. There will be a range in every kitchen and a hot water tank. On the second floor some of the houses have three large

(See Continuance Sheet)

S E E I N S T R U C T I O N S

**B. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1902

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify) _____
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Landscape Architecture	<input checked="" type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input checked="" type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

History records that in 1900, the newly-risen corporate industrialist had not yet begun to be particularly concerned with the welfare or housing of his workers. A notable exception to this generalization was Hugh J. Chisholm, entrepreneur and prime mover in the development of the Rumford Falls industrial area and the Oxford Paper Company.

At the Town of Rumford, the Androscoggin River drops 165 ft. in the course of one mile and Hugh Chisolm and his associate, Waldo Pettengill in 1882, purchased large tracts of land in the area and began to harness the enormous potential for water power. The first building in Rumford Falls was erected in 1892 and within the next ten years a growth so phenomenal took place that national attention was attracted. What had been a bucolic quiet countryside now suddenly rang with the noise of machinery and witnessed a city growing almost over night.

Rumford was a boom town and the burgeoning mills & shops drew into the area a flood of population to serve them. At first, the skilled workers lived in boarding houses provided by the various manufactories and the day laborers, mostly Italian, occupied sod huts and other primitive dwellings.

Chisholm, seeing the dramatic housing shortage and wishing to attract a stable and qualified work force, determined to provide housing of high quality and a pleasant living environment. Many corporations had built company houses but in almost all cases these were flimsy, crowded wood frame buildings.

The Rumford Realty Company was founded by Chisholm for the sole purpose of constructing homes for mill workers. He conceived the idea for a unique project; the establishment of a park-like area with attractive brick duplex homes surrounded by lawns and with wide tree shaded streets.

To this end, he devoted considerable effort and expense. To design the buildings, he retained the services of Cass H. Gilbert, the noted New York architect who, in 1905, designed the sixty-six story Woolworth Building in New York City, then the highest by far in the world.

Chisholm selected a convenient and desirable location across the

(See Continuance Sheet)

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

State of Maine Bureau of Industrial and Labor Statistics, Annual Report for 1902.

Lorraine Roberts, Strathglass Park 1902-1974, a unpublished ms.

The Industrial Journal, 1901-1904

John J. Leane, History of Rumford

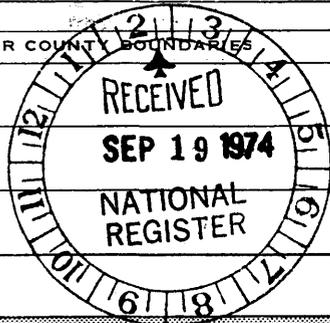
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE				LONGITUDE				
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	44°	33'	08"	70°	33'	14"			
NE	44°	33'	11"	70°	33'	04"			
SE	44°	32'	59"	70°	32'	57"			
SW	44°	32'	56"	70°	33'	07"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **16 Acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: **Earle G. Shettleworth, Jr. Architectural Historian**  
**Frank A. Beard, Historic Preservationist**

ORGANIZATION: **Maine Historic Preservation Commission** DATE: **8/29/74**

STREET AND NUMBER: **31 Western Avenue**

CITY OR TOWN: **Augusta** STATE: **Maine** CODE: **23**

**12. 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  State  Local

Name James H. Munday

Title State Historic Preservation Officer

Date September 16, 1974

**NATIONAL REGISTER VERIFICATION**

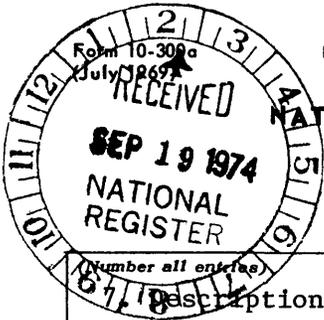
I hereby certify that this property is included in the National Register.

AR Worcester  
 Director, Office of Archeology and Historic Preservation

Date 10/18/74

ATTEST: Ronald M. Guesberg  
 Keeper of The National Register

Date 10/17/74



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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bedrooms and some of them four, and all of them have large light attics where two or more rooms can be finished if needed. The entire first floor will be finished with hardwood floors for using rugs instead of carpets, which is the general practice now, being regarded by all people as more healthful as well as more economical. It will not be necessary to buy a carpet for the entire floor, the rugs can be shaken and aired as often as necessary. The houses are well lighted with electricity. The houses have been designed for homes and for living in with a minimum of housework.

One purpose has been to have a few larger rooms instead of many small ones, and in many of these houses the living rooms will be about eighteen feet square. Less furniture is required for furnishing such houses, and all the furniture you have can be used. There will be no room so small, when you get a table in the middle of it, but what the entire family can gather around the table, and no space is wasted in cold halls and stairways. These houses, but both inside and as to their surroundings, they will be far superior to any other houses in the place.

The following are representative views of Strathglass Park:

1. The west side of Urquart Street looking north, showing a series of varied and picturesque roof lines.
2. Looking west across the triangular shaped park located at the junction of Lochness Road and Urquart Street. Houses on Urquart Street are in the background.
3. The east side of Erchles Street looking northeast, showing the lush vegetation which surrounds the houses.
4. The west side of Erchles Street looking northwest, showing four of the seven house design variations found in Strathglass Park. From left to right is the single gable, the double Dutch gable, the double turreted gable, and the single Dutch gable.
5. Located on the west side of Urquart Street, this double Dutch gabled duplex is one of eight such houses in the Park.
6. Located on the west side of Urquart Street, this duplex is one of the thirteen houses in the Park to display the bold gable roof lines of the Shingle Style translated into brick.

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7. Description

2.

7. Located on the west side of Urquart Street, this single gabled duplex is one of four such houses in the Park.

8. Located on the west side of Urquart Street, this double turreted duplex is one of eleven such houses in the Park.

9. Located on the west side of Urquart Street, this single Dutch gabled house is one of nine such houses in the Park.

10. Located on the east side of Urquart Street, this combined gabled and Dutch gabled duplex is one of three such houses in the Park.



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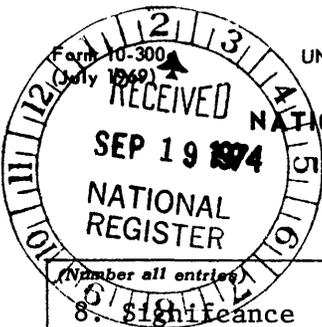
7. Description                      District Delineation

Strathglass Park, a unique collection of 50 duplex brick workers houses in a landscaped park-like area, lies in the central portion of the Town of Rumford. From an entrance on Maine Avenue, the area is intersected by three streets (Erchles, Lochness Rd. and Urquart) laid out in a fork plan, all terminating at a perpendicular road, Clachan Place.

The district is perpendicular and bounded on the north by a line parallel to and 142 yards south of Lincoln Ave., the east by Hancock St., the south by Maine Ave. and the west by York St. containing 23 acres.

All buildings in the district are of the original 1902 construction and remain virtually unchanged.





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8. Significance

1.

river from the mill and laid out a roughly oval area intersected by four streets. It was necessary to move six existing frame buildings to clear the area for construction.

A number of skilled contractors were retained for the various aspects of the project; the brickwork, plastering, painting, paperhanging, carpentry and roofing. In all, fifty-one brick units were built between 1901 and 1902 providing one hundred and two dwellings. Hollow walls improved insulation and multi-colored slate roofs provided expensive but permanent and maintenance-free protection. The brick was hauled by oxcart from a local yard and the slate was imported from Vermont and Pennsylvania. After nearly three quarters of a century the good condition of these structures attests to the quality of construction.

The entrance to the whole was enhanced by an impressive stone gate and the area today is as an island of dignity in an otherwise unimpressive mill community.

Chisholm selected the name Strathglass Park after a river in Scotland running through his ancestral seat and the streets were similarly called Scottish places.

First choice of these new houses was given to workers recommended by their foreman. Rents were minimal, sufficient only to cover maintenance and amortization. Many services were supplied including snow removal, sanding, lawn mowing and rubbish disposal. The charge for electricity, conveniently provided by the Chisholm-owned Rumford Falls Power Company was a mere \$1.00 per month.

In the 1940's, wooden back porches were added to the houses from "hurricane timber" blown down on company land in 1938.

During 1948 and 1949, the Rumford Falls Realty Company divested itself of Strathglass Park by sale, offering the dwellings at attractively low prices to the occupants on a first refusal basis. Most took advantage of this opportunity. No profits were ever recorded by the company and occasional deficits were met by funds from Oxford Paper Company.

Strathglass Park is a remarkable example of enlightened industrial paternalism. The durability, quality and attractiveness of the buildings is reflected by the pride of the owners evidenced by the way they have been maintained during twenty-five years of private occupancy.