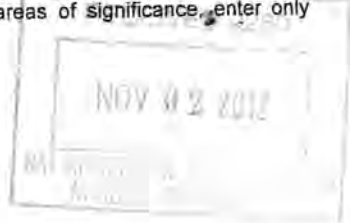


1066

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.



1. Name of Property

Historic name: Waterville Main Street Historic District
Other names/site number: N/A
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Vicinity of Main Street and Common Street
City or town: Waterville State: Maine County: Kennebec
Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

		<u>10/31/12</u>
Signature of certifying official/Title: <u>SHPD</u>		Date
MAINE HISTORIC PRESERVATION COMMISSION State or Federal agency/bureau or Tribal Government		

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

John H. Beall
Signature of the Keeper

12-19-12
Date of Action

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

WATERVILLE MAIN STREET HISTORIC DISTRICT
Name of Property

KENNEBEC COUNTY, MAINE
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>22</u>	<u>3</u>	buildings
<u>1</u>	<u>1</u>	sites
<u> </u>	<u>1</u>	structures
<u>2</u>	<u> </u>	objects
<u>25</u>	<u>5</u>	Total

Number of contributing resources previously listed in the National Register One (1)

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/TRADE: Business
- COMMERCE/TRADE: Financial institution
- COMMERCE/TRADE: Specialty store
- COMMERCE/TRADE: Department store
- COMMERCE/TRADE: Restaurant
- SOCIAL: Meeting hall
- GOVERNMENT: City hall
- GOVERNMENT: Post office
- RECREATION AND CULTURE: Theater
- RECREATION AND CULTURE: Music facility
- RECREATION AND CULTURE: Monument/marker
- LANDSCAPE: Plaza

Current Functions

(Enter categories from instructions.)

- COMMERCE/TRADE: Business
- COMMERCE/TRADE: Financial institution
- COMMERCE/TRADE: Specialty store
- COMMERCE/TRADE: Department store
- COMMERCE/TRADE: Restaurant

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

SOCIAL: Meeting hall

GOVERNMENT: City hall

RECREATION AND CULTURE: Music facility

RECREATION AND CULTURE: Monument/marker

LANDSCAPE: Park

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

7. Description**Architectural Classification**

(Enter categories from instructions.)

MID-19TH CENTURY: Greek RevivalLATE VICTORIAN: ItalianateLATE VICTORIAN: Queen AnneLATE VICTORIAN: RomanesqueLATE 19TH AND 20TH CENTURY REVIVALS: Colonial RevivalLATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial**Style**MODERN MOVEMENT: ModerneMODERN MOVEMENT: Art Deco**Materials:** (enter categories from instructions.)Principal exterior materials of the property: BRICK; STONE: granite, sandstone, limestone, slate; METAL: steel, aluminum, cast iron, copper; TERRA COTTA; CONCRETE**Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Waterville Main Street Historic District consists of twenty-five buildings, one structure, two objects and two public parks in downtown Waterville, Maine. The city of Waterville has a population of approximately 16,000 and is located in Central Maine, 20 miles north of the capital of Augusta. The Main Street Historic District is centered on Main Street (which runs in the north-south direction) and is bounded by Temple Street in the north and an un-named connector between Main Street and Front Street to the south. It also includes buildings on either side of Common Street, which extends east from Main Street, near the middle of the district. Twenty-two of the buildings are contributing resources, one of which is individually listed in the National Register. The non-contributing resources were either built after the period of significance (GMH Agency Building, #10 and Pocket Park, #11) or are older buildings that have undergone significant alterations and no longer retain sufficient historic integrity to contribute to the district (Rancourt Building, #18 and Kennebec Savings Bank, #23). The district includes primarily brick commercial blocks. Examples of Greek Revival architecture are present, however, most of the building exemplify Victorian era architecture with a few Colonial Revival, Art Deco, and Moderne style buildings as well. The range of architectural styles

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

present in the district document the development of the district during the period of significance.

Narrative Description

The Waterville Main Street Historic District is a dense commercial district made up of twenty-five buildings (twenty-two contributing) and two sites (one contributing). The buildings are built to the sidewalk, with the exception of City Hall, which has some parking in the front. The one-way streets feature diagonal parking with concrete sidewalks, lit by decorative street lamps on either side. Various small trees are planted on the wide sidewalks. With the exception of those abutting the one alley, adjoining streets, and the pocket park, all of the buildings on Main Street and the south side of Common Street share party walls, creating a nearly continuous wall of buildings along the streets in the district. This dense commercial area is unique in Waterville and is the portion of the historic commercial district that retains the most integrity. The buildings are primarily brick masonry with flat roofs and do not rise over four stories. Along Main Street to the north of the district, building demolition that was part of an Urban Renewal redevelopment plan in the 1960's created a gap in the continuous street wall on the west side of Main Street, breaking the "canyon" effect and diminishing the integrity along that portion of the street.

01. Arnold-Boutelle-Elden Blocks**1 Contributing Building**

1886-87, 1893
103-115 Main Street
MHPC No. 462-0031

The Arnold-Boutelle-Elden Blocks were built in 1886-87 in the Queen Anne Style and then expanded in 1893. The large, three story, rectangular brick and granite building faces west onto Main Street at the southeast corner of Main and Temple Streets. The façade of the building is divided into six, three-bay blocks, each subtly varied in design. Each of the first story storefronts are divided by granite piers. These piers continue as pilasters in brick through the second and third story and extend to the cornice line that unifies the entire building.

The second story has one-over-one double-hung replacement windows with a granite belt course, which also serves as a sill for the windows, running the entire width of the façade. These windows have arched headers below decorative brick panels. The outer two windows of each block sit below brick piers that rise to the wood cornice above. A granite belt course like that on the second story runs the width of the building directly below the third story windows, which are also one-over-one replacements. These windows are centered between the brick piers. Splayed brick lintels are capped with a decorative arched design. Curved brick detailing extends from the outer sides to the piers containing the windows. More decorative brick work sits directly below the cornice which is topped with a parapet located behind a closed pediment gable. The gable contains a detailed zig-zag pattern laid in brick. The pediments on the center two blocks and outer two blocks are triangular, with segmental arch pediments on the second and fifth blocks.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The fifth block from the north varies from the first four in that it does not include the same decorative brick work as the other portions of the building. Above each of the second story window's arched lintels, a brick pier projects from the façade and rises to the wood cornice above. These three piers divide the third story space into four bays with the middle two containing one-over-one double-hung vinyl replacement windows and the outer two bays containing the same curved brick design as seen in the other sections of the building. Above the third floor windows are splayed lintels and basic rectangular panels in brick. This block is capped by an arched pediment, a feature also found on the second block from the north. Granite plaques with the names and dates of the blocks are located in the pediments of the second, third, and fifth blocks. The original construction of the building took place in three parts. The first 2/3 of the building were completed by 1887, while the final 1/3 was completed in 1893.

The northern-most block still retains the original cast iron columns and storefront, while the remaining storefronts have been altered over time.

02. Hanson, Webber & Dunham Hardware**2 Contributing Building**

1894, 1923

99-101 Main Street

MHPC No. 462-0032

The Hanson, Webber & Dunham Hardware store was built in 1894. The four-story brick façade faces west onto Main Street and is three bays wide. The storefront contains full height modern aluminum framed windows with double doors accessing the retail space. A separate aluminum door with transom provides access to the floors above and is situated at the north end of the façade. The second through fourth story fenestration is identical. Each of the three bays includes paired one-over-one double-hung replacement vinyl windows set between granite sills that are continuous across the three bays, and splayed brick arches above. Historic images show the second floor windows were once single-pane display windows for the second floor of the retail business. The façade terminates at a decorative cornice flanked by two small corbelled brick piers.

The small storage building in the rear was built in 1920, and was designed by architect Horace True Muzzy of Waterville. The storage building is a small, two-story, three-bay brick building with brick piers defining each bay and a brick string course between the two floors. The building was connected to the main block by a one-story hyphen, which has partially been built up to two stories. The storage building was built when the building was owned by the Central Maine Power Company and was originally used for the storage of electrical supplies.

03. Montgomery Ward Department Store**1 Contributing Building**

1938, 1967

81-85 Main Street

MHPC No. 462-0033

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The Montgomery Ward Department Store Building is a three-story brick block with its primary façade facing Main Street. The building is designed in the Georgian Revival style used by the Montgomery Ward Company for their retail stores from 1933 until 1948.¹ The Mansard-roof building is laid in a common bond with a header courses every fourth row. The building footprint is an irregular shape with a seven-bay façade on Main Street, turning 90 degrees for one bay easterly, then angled southerly for the remaining five bays of the south elevation. The northern most three bays of the Main Street façade represent the annexation and re-design of the neighboring Stearn's commercial block c. 1967.

The first story storefronts include large windows with recessed entries at the north end and centered on the Main Street façade. The first floor façade is clad in polished granite. The storefronts are set within the granite face. A fixed metal canopy extends over the sidewalk along Main Street. The canopy includes recessed lighting over the sidewalk. It was added after 1966.

The second floor is in fact two stories tall and includes large twelve-over-sixteen double hung windows with decorative three-dimensional balusters mimicking a balcony at the base of the windows and projecting, hooded entablatures above. In the area where the façade was extended across an existing neighboring building there are two typical height stories behind the tall windows, where the windows span the two stories. The windows sit on a continuous concrete belt course extending the width of the façade and around the other elevations. A second concrete string course is located above the windows and also extends around the building, defining a brick frieze above.

Concrete quoins are used at the corners of the front façade and at a shallow off-set between the original four bays to the south and the added three bays to the north. Quoins are also used at the rear corner near the City Hall/Opera House and at the angle where the main block and rear extension meet. The Mansard roof rises above the tall second story and is clad in multi-colored slate with copper coping. Windows in the Mansard are small, fixed sash arched dormers.

The fenestration continues around the corner facing Castonguay Square (#04), with one bay at a right angle to Main Street, followed by five bays angled slightly southerly. The storefront display windows continue around this corner for two bays, with the remainder of the first story clad in brick with an entrance at the southeast corner. Fenestration on the second floor and the Mansard roof continue the façade's pattern around the full length of the building. The east elevation features quoins defining the first bay, otherwise this elevation is utilitarian and unornamented. A modern metal and glass elevated walkway connects the second story of the Montgomery Ward Building to the second story of the Opera House, over the wide alley between the buildings.

The original four bays on the south end of the façade were built in 1938. The building was first modified sometime before 1948 with the addition of the slate Mansard roof. The three bays on the north end of the façade were incorporated c. 1967 using the same architectural style and

¹ <http://pleasantfamilyshopping.blogspot.com/2009/04/montgomery-wards-georgian-period.html>. Accessed July 10, 2012.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

materials as the original building, and thus replacing an earlier façade on the neighboring building. Prior to redesign, the Stearn's building had an Art Deco façade.

04. Castonguay Square**1 Contributing Site**

Common Street

Late 18th century, 1921

Castonguay Square is located on Common Street, between Main and Front Streets. The square is bound to the north by a walkway in front of the Waterville Opera House and the Montgomery Ward Department Store building, to the east by Front Street, the south by Common Street, and the west by Main Street. The grassed park contains a number of trees, primarily deciduous trees, and a single large conifer toward the west end. Other areas of the square have been landscaped with flower beds, shrubs, and benches.

A commemorative boulder and plaque are located on the west side of the square with a modern fountain at the center, and an historic cannon on the east side. To the north of the grassy area, a sidewalk leads from Main Street to the front of City Hall and a small number of parking spaces. A second paved walkway cuts through the park from north to south, connecting the main entrance of City Hall to Common Street. At some point in the late 20th century, the square was expanded slightly to the west to be in line with the facades of the buildings on Main Street and the sidewalk to the north was built. Prior to this expansion, the park was set back from Main Street with vacant space between the square and the street which had no vegetation or grass.

The land for Castonguay Square was part of a lot deeded to the town of Winslow in 1796 (before Waterville became a separate town) to be used for a church/meetinghouse and school house. The church/meeting house (which became the town hall) was located to the north, and the school building was located to the east of the area that became the square. By 1894 a street was introduced to the north side of the square, separating it from the Town Hall. Early photographs indicate the square was open space, with some deciduous trees, and at one point, bounded by a wooden fence. When the old Town Hall was replaced by the new City Hall building in the early 20th century, the site was renamed "City Hall Park". The park was once again renamed "Castonguay Square" in 1921 in dedication to First Sergeant Arthur L. Castonguay, who died after being wounded in France during WWI.

2 Contributing Objects

- a. A boulder on the west side of the square bears the following inscription: "This boulder marks the course of Arnold's troops on their expedition to Quebec in 1775 carrying around Ticonic Falls and entering the Kennebec again near this spot. Erected by Silence Howard Hayden Chapter Daughters of the American Revolution 1917." The boulder is round in shape, standing approximately two feet in height.
- b. Historic Cannon.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The cannon in Castonguay Square is a German 15 cm heavy field howitzer model 1893. These heavy field howitzers were manufactured at the Spandau Munition Works until 1898. The howitzer was a horse drawn weapon of the German Foot Artillery. The Foot Artillery at the start of WW I was responsible for the defense of fortifications and sieges. This type of artillery piece was in widespread use when World War I started in 1914 even though two vastly improved models of heavy field howitzers has been introduced. The weapon had a projectile diameter of 15 cm (5.9 inch), weighed 4,826 lbs., and had a maximum range of 3 miles.

Following the end of World War I, in June of 1924, an Act of Congress provided for the distribution of captured weapons as war trophies across the United States. An article in the Biddeford Weekly Journal from 1926, states that the war department had released six tons of captured small arms material for cities in Maine. "The material, on its arrival in Maine, will be taken at once to Camp Keyes, where it will be separated, checked and repacked for shipment to various parts of the state.²" The article explains that this was the second shipment of captured weapons sent to Maine. The first shipment had arrived in November 1925, and larger artillery weapons, including howitzers. It appears that this was likely the source of the howitzer in Castonguay Square.

1 Non-Contributing Structure

- c. A modern brick information kiosk faces onto Main Street at the western edge of the square.

Despite minor design changes the square retains integrity of setting, location, association, and feeling having remained an open public space since the land was set aside in 1796.

05. Waterville Opera House – City Hall 1 Contributing Building (NR #370224)

1901-02

1 Common Street

MHPC No. 462-0034

The Waterville Opera House is a good example of the multi-purpose civic buildings erected in Maine at the turn of the century. Designed in the Beaux Arts style by George G. Adams of Lawrence, Massachusetts, the combined City Hall and Opera House was designed in 1897 and construction began the same year. There was a hiatus in construction shortly after it was started and the building was primarily built between 1901 and 1902.

The building is a large, free-standing, three-story rectangular building with a flat roof. The foundation and basement story are of stone, while the main structure is brick with wood and stone trim. The façade or south elevation of the Opera House is composed of nine bays with a projection of the central three. The central projection of the rough stone basement story

² "Request Made for Trophies of World War." *Biddeford Weekly Journal*, Vol. LXXXI, No. 26. April 16, 1926. <http://news.google.com/newspapers?id=HUFeAAAAIBAJ> (accessed August 21, 2012).

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

contains a recessed entrance staircase flanked on either side by a window. The two sections flanking the central projection each have three windows.

The first story of the central projection is made up of a recessed arched doorway flanked on either side by an arched window with a stone sill. Both the doorway and windows are surrounded by rusticated brickwork. The two sections flanking the central projection each contain three windows which have stone sills and are surrounded by rusticated horizontal brickwork. A stone stringcourse is located between the first and second stories.

The second story of the central projection displays three large arched windows which are enframed by two stone Doric columns and two brick pilasters with stone bases and recessed brick panels. Flanking the central projection at this level are two pairs of three windows with stone sills and lintels as well as decorative stone arches above them. A projecting brick pilaster with a stone base appears at either side of the façade.

Another stone stringcourse separates the second story from the half story containing three small rectangular windows which are flanked on either side by three circular windows. The design of the façade is completed by an elaborate wooden cornice composed of a dentil molding, a series of modillions and an ornamental crest at the center bearing the inscription "City Hall."

While the entrance to city offices is located on the façade, access to the theater is gained from the west side. The rough stone ground story of the west wall is largely covered by a granite staircase with an iron railing. The remaining two and a half stories exhibit a five bay composition with a projection of the central three. The three central bays of the first story each contain an arched doorway surrounded by rusticated brickwork. These doorways are flanked on either side by a window surrounded by rusticated horizontal brickwork. A stone stringcourse divides the first and second stories.³

06. Haines Building1897. 1942, late 20th c.

6-12 Common

MHPC No. 462-0037

1 Contributing Building

The Haines Building at 6-12 Common Street was built in 1897 as a four-story rectangular brick block, but was reduced to two stories after a 1942 fire. Cast iron columns divide the first floor of the façade into five bays and support a cast iron lintel running the width of the building. The first floor storefronts contain modern aluminum windows sitting on wood bulkheads. The main entrance, positioned in the center of the façade, includes double doors with transom above. The second story of the façade contains seven windows, one-over-one double-hung sash with arched tops. Brick sills and lintels provide detail to the surrounds.

The upper stories of the building were destroyed in a 1942 fire and only the second story was rebuilt. There were also changes to the first floor; specifically, the fenestration pattern was

³ Taken from: Earle Shettleworth and Frank A. Beard, National Register of Historic Places Registration Form, *Waterville Opera House*. National Register #370224.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

altered and the brick pilasters that divided the façade into three sections were removed. The storefront was then renovated again sometime between 1992 and 2005 to return to a more historically compatible design with large storefront windows in metal framing.

07. Masonic Block**1 Contributing Building**

1890

14-20 Common

MHPC No. 462-0036

The four-story, Romanesque Revival style Masonic Block at 14-20 Common Street was built in 1890, and designed by E.E. Lewis of Gardiner. The façade of the building faces north onto Common Street and is symmetrical in composition. The three storefronts are separated by large rusticated granite block piers supporting granite lintels. The six bays of the storefront vary in width with the two central bays being the widest, with the flanking bays gradually narrowing to the outer bays. A granite base runs between the piers, stepping down at the easternmost bay to accommodate the sidewalk grade. The first bay on the east retains its original wood framed transom above a large, single-pane window. The second bay includes an aluminum door with large transom lights above. The third bay is divided vertically into two large display windows and the transom area has been in-filled with wood. The fourth bay includes a modern aluminum recessed entry lined with vinyl panels. The fifth bay has a single-pane storefront window with wood in-filled transom above. The sixth bay is recessed the deepest with a modern aluminum entry. This bay was originally open as a driveway through the building. It was enclosed in 1984 as part of renovations to make the building handicapped accessible. The transom above is glazed.

Brick piers extend from the granite lintels above the storefronts to the cornice above the fourth floor. The piers divide the façade into five sections: two narrow one-bay sections on each side flanking a wide three-bay central section. The piers designating the central section include decorative recessed brick work. The second story windows are original nine-over-one double-hung sash with granite sills and splayed brick lintels. A decorative corbelled brick belt course separates the second and third stories of the building. The third story window sash match those on the second story. The third floor and fourth floor windows are contained within seven two-story arched openings with a wooden panel separating the two windows in each bay. The fourth floor windows are arched with the upper sash divided into 12 lights above a single pane of glass in the lower sash. Decorative brickwork provides detailing above the arched windows. A terra cotta plaque extends across the three central windows, with "MASONIC BUILDING" in projecting letters. The central three bays have a raised parapet cornice. The outer piers are capped with a decorative brick peak.

08. Gallert Block**1 Contributing Building**

c. 1912

24-26 Common

MHPC No. 462-0035

The three-story Gallert Block at 24-26 Common Street was built c. 1912 after earlier wood-framed stores on the site burned. The blonde brick building is three bays wide with a flat roof,

WATERVILLE MAIN STREET HISTORIC DISTRICT
Name of Property

KENNEBEC COUNTY, MAINE
County and State

and is an example of Commercial Style architecture. The Gallert Block faces north towards Common Street. The first floor storefront has modern "Bronze" colored aluminum panels covering the transom and signboard area and the face of the supporting piers at the sides and center. Within the two bays created by the piers, granite block in-fill creates a tall bulkhead below raw aluminum framed display windows. There are three windows in the left bay and two in the right, which also contains a recessed entry at the right providing access to the first floor retail space and the upper stories. A stone belt course sits atop the (covered) steel lintel of the storefronts with stone window sills for the second story resting on the belt course.

On the second and third stories, the façade is divided into three recessed bays by brick pilasters. The outer two pilasters have recessed panels running for their full height. Each of the three bays contains three mullied one-over-one double-hung aluminum replacement windows sitting on a stone sill. Recessed panels with decorative brickwork inside are located between the second and third story windows. The projecting metal cornice includes brackets at the piers.

09. Krutzky Block

c. 1912
57-59 Main Street
MHPC No. 462-0038

1 Contributing Building

The three-story brick Krutzky Block at 57-59 Main Street wraps around the corner of Common and Main Streets and was built c. 1912 after a fire destroyed the wooden buildings on this site in 1911. It combines elements of the Arts and Crafts and the Spanish Colonial Revival styles. The façade is angled to wrap around the corner and has four separate elevations. Two bays face Common Street, four bays begin to turn toward Main Street, one narrow bay faces the corner of Common and Main Streets (where the primary entrance is located), and two bays face Main Street.

The two storefront bays facing Common Street are clad with textured stucco, possibly over concrete block. The first bay contains an aluminum framed glass door providing access to the upper stories and a square window with vinyl louvered shutters. The stucco continues, wrapping around to the first two bays of the angled four-bay storefront section. Three aluminum ventilation grilles are located in the stuccoed bays. The two remaining bays have a typical mid-20th century storefront treatment. Porcelain enameled metal panels cover the transom and signboard area, creating a wide area for applied lettering identifying the retail tenant. The enameled panels also cover the structural piers defining the bays. Metal framed display windows sit atop a high faux stone bulkhead. The display window bays retain working retractable awnings.

The upper two stories are of brick laid in Flemish bond which provides a subtle pattern to the brickwork. Cast stone is used for a belt course above the storefronts that doubles as window sills for the second story. A second brick belt course forms the window sills and provides a few ornamental touches at the third story. The faceted façade is divided into four sections and the fenestration on each section of the upper stories is similar. The first section contains two window bays on the upper stories. The second contains four bays, two above each storefront

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

bay. The third, narrow, section contains a single bay. The fourth section contains two bays. On the second story, the windows are 2/1 aluminum sash set within simple brick surrounds and vertical brick headers. Third story windows consist of two-over-one double hung sash with decorative transom lights above. The transom design features four Gothic arch tops panes with frosted glazing. Each set of paired windows are set within a brick frame with cast stone blocks in the upper corners. On the first section of the façade, facing Common Street, a decorative brick panel with concrete corner blocks sits above the third story windows. A brick parapet rises above the third story, interrupted by a denticulated metal cornice that projects above much of the second and fourth facets of the façade.

The section of the façade that faces Main Street has more detail on the third floor than the other sections. This includes decorative cast stone blocks flanking the two double-hung windows and three small rectangular fixed sash contained within the decorative brick frame that surrounds the five window composition. A similar cast plaque is located at the top of the entrance elevation.

10. GMH Agency

Late 20th century
43-49-51-55 Main Street
MHPC No. 462-0039

1 Non-contributing Building

The GMH Agency building is a rectangular block facing west on Main Street. The seven bay building is clad in brick with a flat roof and shingled canopy. Built after 1968, this building replaced a multi-story wooden commercial block that dated from the late 19th century. As designed, the building includes a one-and-one-half story section on the north side and a two story section on the south side. The one-and-a-half story portion of the building features four bays with the entrance in the third. Large windows make up the other three bays. The awkward wood-shingled Mansard roof of the northern half includes three gable roof dormers with small windows over the first story. The two story portion of the building features three bays with a central main entrance. On the outer bays, groupings of four windows sit on each floor.

11. [Pocket Park]

Late 20th century
Between 33 and 43 Main Street

1 Non-contributing Site

The pocket park (unnamed) is located between the GMH Agency building and the Federal Trust Company Bank building, on the east side of Main Street. The park was created after the demolition of a wood-framed nineteenth century building, sometime after 1968. The small park contains a path leading from Main Street to the parking lot behind the buildings on Main and Common Streets. The park is landscaped with various small trees and shrubs. A mural is painted on the side of the GMH Agency building (on the north side of the park).

12. Federal Trust Company Bank

1936, alterations mid- and late-20th century
25-33 Main Street

1 Contributing Building

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

MHPC No. 462-0040

The Federal Trust Company Bank Building at 25-33 Main Street was built in 1936 in the Art Deco style by the architectural firm of Bunker & Savage. The three story rectangular block is of limestone construction with later expansions in stone or ceramic tiles and stucco with varied marble and brick storefronts. When built, the new building at 33 Main Street extended its marble street level treatment across an existing nineteenth century brick building to the south. Over time the upper story aesthetic was carried across that building and two beyond as the bank expanded.

The first floor storefront is divided into three sections, with the original construction on the north end and later extensions to the south. The first includes multi-pane windows, which continue up to the upper floors, flanking the central recessed entry. A projecting modern cornice extends across the first two sections of the building. The second section includes large three-over-one aluminum storefront windows with an aluminum entry recessed to the south. The final section of the building has a completely recessed storefront clad in brick with four single-pane windows contained within.

The tall upper stories feature multi-pane windows in each of the nine bays. The first three bays on the north feature the most prominent of these windows, separated by carved limestone pilasters. The upper floors of the central three bays contain similar tall multi-pane windows with decorative blocks above each. The southern three bays also include the same style tall multi-pane windows with the central window wider than those flanking it. These also include decorative blocks above each window.

The original block is of limestone construction, the next section appears to have a thin stone or ceramic tile applied over the original brick façade with the same treatment extending across the next section. The last section appears to have an applied stucco coating over the original brick building façade, scored to match the unit sizes on the original limestone building. This section was originally part of the neighboring building at 13-19 Main Street (#13). That building appears to have been a two story brick block with granite piers and lintels at the storefront level and a side gable roof, built in the early 19th century. A third story was added by 1875. By 1905, the section referred to here had its façade removed and replaced by a highly glazed two-story storefront with two stories and a flat roof above. This new upper façade featured brick quoins at the corners and splayed cast stone lintels on the windows. In 1910, this additional story and façade treatment was extended to the rest of the building.

13. Levine's Clothing

c.1880

13-19 Main Street

MHPC No. 462-0041

1 Contributing Building

The Levine's Clothing Building at 13-19 Main Street was built c. 1880 and housed the Lockwood Hotel in its upper stories for many decades. It is a four story brick block with retail storefronts facing west on Main Street and spans six bays. The storefronts are primarily aluminum framed storefront glazing above modern marble (north) and brick (south) bulkheads.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The main entry features fully-glazed recessed aluminum framed double doors. A wide panel covers the transoms above a fluted polished aluminum band. This storefront level treatment spans the width of the building and continues to the neighboring building to the south (which includes an expansion of the retail space on the first floor). The transom area is covered by rounded aluminum awning frame (sans awning). At the left side of the storefront, it appears that two of the early 19th century granite piers remain in place, covered with later materials.

The six bays of the upper three stories have a standardized fenestration pattern. The northernmost three bays include widows set closer together than those of the southernmost three bays. The windows are all one-over-one double-hung wood sash and sit on rectangular granite sills. With the exception of the first three bays on the second story, all windows have cast stone lintels with keystones. These date from the 1910 renovations. Above the northernmost second floor windows is a deteriorated wood sign board reading "W_M. LEVINE". The third window here has been in-filled with wood. Decorative brick courses run connect the lintels of the third and fourth stories. Brick quoins rise from the top of the second story to the cornice line at the right most corner of the façade and between the third and fourth bays. At the top of the second bay, a granite stone with inscription "W_M LEVINE 1910" sits in the parapet. This is below a wood cornice that extends the entire width of the building, dating from the renovations in that year. A corbelled brick element sits above the quoins. A large, vertically oriented sign reading "LEVINE'S" is attached to the façade between the fourth and fifth bays.

As noted in the description of #12 above, the building appears to have been a two story brick commercial block with granite piers and lintels at the storefront level and a side gable roof, built in the early 19th century. A third story was added by 1875. By 1905, the section that is now a part of #12 had its façade removed and replaced by a highly glazed two-story storefront with two stories and a flat roof above. This new upper façade featured brick quoins at the corners and splayed cast stone lintels on the windows. In 1910, this additional story and new upper façade treatment was extended to the rest of the building and the cast stone lintels were installed on the second story of the right side bays as well.

14. 9-11 Main Street**1 Contributing Building**

C. 1860

9-11 Main Street

MHPC No. 462-0042

The building at 9-11 Main Street was built as a two-bay, two-story Italianate style brick commercial building sometime before 1875. The third story and new cornice were added sometime between 1889 and 1894 (apparently as part of change of use from a grocery store to small restaurant and saloon), replacing the original side gable roof. The block is two bays wide and faces west on Main Street with a modern storefront treatment. The storefront is a continuation of the neighboring Levine's storefront (#13). Two large storefront windows on the north are set above a polished red-ish marble bulkhead that matches the neighboring storefront. A recessed entry to the upper stories is to the south. The windows on the second story are one-over-one double-hung sash with brick sills and arched Italianate brick window hoods. The third story windows are slightly taller than those below, but match in style and

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

detail. The third story windows have narrow wood sills. Above the third story windows, a single course of bricks projects slightly to define a decorative frieze between wood brackets at either end which support a simple wood cornice with small dentils.

The building at 9-11 Main Street includes a recent (1961) addition on the south end, which was created to expand Levine's Clothing store even further. The building has one entrance on Front Street in the rear. It is a one story addition, clad in metal siding with a flat roof. The addition is nearly completely obscured by trees on the Main Street (west) elevation and the south elevation

15. Ticonic Row

1836, 1924

8-22 Main Street

MHPC No. 462-0059

1 Contributing Building

Ticonic Row at 8-22 Main Street is a four-story, twelve-bay brick block with flat roof, built in the Greek Revival style. It was built in 1836 as a three story building with a side gable roof. The block faces east on Main Street and can be divided into four primary sections which have been owned separately at times, as is indicated by the concrete "name blocks" inserted in the masonry between the third and fourth floor windows. It achieved its current form in 1924 when the original gabled roof was replaced with a full fourth story and flat roof. The two sections on the south end have been stripped of paint and re-pointed; the two on the north remain painted.

At street level the building is divided in the center of the block, and distinct treatments characterize the two halves. The southern half appears to date from the past several decades and has a bulkhead of "stone faced" concrete blocks, which are also used for piers at the center of each section. The flanking and central piers have a stucco finish and the sign board band is also stucco. Three modern aluminum framed display windows are contained within the first three bays. The fourth bay contains a recessed entrance. Because of the slope of the street, the granite slab foundation is exposed at the southern end of the façade, and on the south elevation. The storefronts on the northern half of the façade are full-height display windows in raw aluminum frames with matching recessed doors at the center. The pier at the right side is faced with black marble and a narrow band of it appears below the display windows, tapering with the slope of the sidewalk. These appear to date from the mid-20th century. An arched canvas awning on an aluminum frame extends the length of the northern half of the block. At the far north, a recently installed modern full-light metal faced door with a multi-light grille provides access to the upper stories; the far south bay features a solid wood door.

All of the upper story windows on the front façade have rectangular concrete sills and lintels that were installed when the windows were lengthened as part of the 1924 alterations. The fenestration of the southernmost three sections is identical. The Gabrielli Pomerlau, Abraham Joseph, and Tozier-Dow blocks feature two windows on each of the second the third stories with three windows on the fourth story. The northernmost Sarah Levine block features three windows on each story. All windows are modern one-over-one double-hung replacement sash. A wood cornice runs along the façade and includes decorative wood brackets at either end,

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

and at the point of separation between the southern three sections. No bracket exists between the two sections on the north end of the building. The cornice and brackets on the south half of the building have been covered with aluminum panning.

The south elevation is largely unrelieved brick, with one window on the second floor and two on the fourth. These windows have rock faced granite sills and lintels and the two fourth floor windows appear to retain historic six-over-six sash. The second floor window is a modern one-over-one replacement unit. An iron lintel and apparent in-fill brick at the front corner of the first floor make clear that the storefront turned the corner for one bay historically. An in-filled door opening is visible near the southwest corner. The grade slopes from east to west along the south elevation, exposing the rough boulder foundation below the split granite slab top piece.

The north elevation faces a narrow alley and is also largely unrelieved brick with a few windows.

16. Parent Block

1909

26 Main Street

MHPC No. 462-0058

1 Contributing Building

The Parent Block, built in 1909 in the early 20th century commercial style, is a four story, three-bay brick building, facing west onto Main Street. The storefront has been in-filled with brick, leaving only a recessed entrance with a solid modern flush door at the south side of the infill. To the south of this, a narrow entrance consisting of a modern one-light flush door with transom above provides access to the upper stories. Narrow brick piers rise at the sides of the building from the bricked-over lintel above the storefront to the cornice. The second and third floors each have three one-over-one double-hung sash with concrete sills and splayed brick lintels. The two stories are separated by a decorative brick belt course. A second belt course, with corbelled brackets, separates the third and fourth stories. The three one-over-one double-hung sash of the fourth story windows also sit on concrete sills. They are topped with divided fan lights set under brick arches that spring from impostes integrated with another brick belt course similar in design the example located between the second and third stories. Windows on the third and fourth stories appear to be original wood windows, while those on the second floor are vinyl replacement units. A cast concrete panel is centered above the fourth story windows and bears the inscription: "J.E. Parent 1909". The wood cornice sits below the flat roof and includes detailed brackets on either end with modillions between. The cornice has been painted brown. The south elevation faces a narrow alley and is largely unrelieved brick.

A photo from the middle of the 20th century shows the original storefront with a deeply recessed central entrance between tall display windows on low wood bulkheads. There was minimal framing for the glazing where it turned from the front into the angled recess. The floor of the recess was one step up from the sidewalk and appears to be a granite slab. A large sign covers what was probably a tall transom below the exposed iron or steel lintel. The entrance to the upper floors had a wood door with three horizontal panels below a single light and there was a tall transom window above.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

17. Milliken Block

1877

Main and Silver Streets

MHPC No. 462-0057

1 Contributing Building

The Milliken Block, located on the southwest corner of Main and Silver Streets, was designed by Moses C. Foster in the Italianate style and built in 1877. The three-story brick block has had most of its storefront bays in-filled with brick and today features a primary entry on Silver Street. The storefront level of the Main Street elevation is divided by historic square cast iron columns into six bays with leaded glass transoms remaining in place above the modern brick in-fill. Within the in-fill, a recessed entry is located in the second bay from the south (which is narrower than the other bays) and multi-pane arched windows are located in the fourth and fifth bays. The first story façade on Silver Street is five bays wide. The first three from the east feature rusticated modern brick arches and single-pane windows with brick piers. Above each arch, a rectangular transom window completes the first story. Each bay is separated by a cast iron columns sitting on a concrete base. The fourth and fifth bays provide the entrances to the building. They contain taller rusticated arches without the leaded glass transoms and contain modern aluminum doors. The arch in the fifth bay appears in historic photos and appears to be an original feature. The fourth bay contains a similar arch, but does not appear in historic photos. The remaining three bays have smaller arches, filled with a single storefront window. A wide granite intermediary cornice above the first story runs across the façade on both street elevations.

The upper stories of the Main Street façade is divided into seven bays, with brick piers that divide the fenestration into two-bay, two-bay, three-bay sections. The second and third stories are divided by a projecting brick belt course, except in the central section, where a cast concrete name plaque has been installed in the masonry. This is likely an alteration from the early-20th century, when similar plaques were placed on nearby buildings. The windows are one-over-one vinyl replacement units on granite sills with Italianate brick hoods with granite keystones. The third story windows resemble those of the second story, but are taller. A decorative brick belt course connects the window hoods on the third story. At the top of the recessed bays created by the piers, corbelled brick dentils provide a decorative element below a belt course that defines the frieze. This in turn is interrupted above each pier by corbelled brick bases for the wooden brackets that support the wooden cornice. These brackets project through the cornice at the face and above, with curious gabled "roofs" projecting at the top.

The upper stories of the Silver Street façade are five bays wide, like the first story. The façade is divided by brick piers into three sections, the first is one bay wide and the other two are each two bays wide. The elements used on the Main Street façade continue around the corner onto the Silver Street elevation. A large iron sign bracket projects diagonally at the corner, where the historic entrance once was.

18. Rancourt Building

1936, ca. 1992-2005

40-44 Main Street

MHPC No. 462-0056

1 Non-contributing Building

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The Rancourt building is a two-story dryvit-clad commercial building with a flat roof at the northwest corner of Main and Silver streets. It has a one-bay angled entrance facing the corner and storefronts on both elevations. Piers divide the Main Street façade into four bays and the Silver Street elevation into five bays. On both elevations, the bay at the far end is much narrower than the others, and features a modern aluminum entry to the upper floor. The main entrance also features a modern aluminum door. Large aluminum storefront windows are set within the spaces between the piers in the wide bays, except in the third and fourth bays from the west on the Silver Street elevation. The third bay contains only a single door and the fourth bay is in-filled with dryvit. Canvas awnings on aluminum frames are located above the storefront windows and main entrance. Upper story windows are all modern one-over-one double-hung replacement windows grouped three to each bay, except the end bays, which have one window in each. Above the main entrance a single, wide double-hung window is located between two narrow double-hung sash.

The current appearance of the building is the result of a recent renovation (between 1992 and 2005) that obscured nearly all evidence of the 1936 building, however above the main entry, the name "Rancourt" and "1936" have been engraved into the dryvit. The original design for the building was in the Art Deco style.

19. Plaisted Block

1883, 1890

46-50 Main Street

MHPC No. 462-0055

1 Contributing Building

The Plaisted Block at 46-50 Main Street, is a three-story Romanesque Revival style brick commercial building designed in 1883 by Francis Fassett & John Calvin Stevens, architects from Portland, Maine. It is divided into, three distinct sections, each with three bays. The building was only two sections wide when built; the wider third section (to the north) was added in 1890 following the same design of the original construction. The façade features pressed brick from Philadelphia and gray sandstone trim. The three storefronts have been "modernized" over time and all three are now different from each other. Each includes a recessed entry and modern framed windows in varied configurations. The south storefront is clad in wood paneling; the remaining two are clad in brick. The storefront on the north end appears to retain its original cornice above the glazing and may retain its transom behind the tall sign panel. Otherwise, the storefronts feature a mixture of modern materials.

The upper stories of the building are also divided into three sections by wide brick piers. The second story of the façade features one-over-one double-hung windows with half-round arched tops, three in each section of the building. These windows are divided by narrower brick piers featuring gray sandstone sills and capitals upon which the brick arches rest. Two parallel sandstone belt courses divide the second story from the third. The third story windows utilize the upper belt course as sills and are replacement one-over-one double-hung sash for the original wood two-over-two sash, and are topped with sandstone lintels. The name of the building "Plaisted" and date "1883" are carved into the sandstone lintels flanking the central pier between the original southern two sections. Denticulated brick work leads to a sandstone

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

crown molding below the brick parapet. Ornamental brick work appears in the wide piers below the crown molding.

20. Soper Block

1890

54-56 Main Street

MHPC No. 462-0054

1 Contributing Building

The Soper Block at 54-56 Main Street is a three-story Romanesque Revival brick commercial building by Francis Fassett & Frederick Tompson (Portland, Maine architects) that was built in 1890. The building features six bays and a flat roof and faces east onto Main Street. The first floor storefront consists of a pair of modern aluminum frame windows on either side of central double doors. Painted porcelain enameled metal panels on clad the piers and bulkheads. A wide corrugated metal sign panel covers the transom area and extends onto the adjacent block to the north. The design of the upper stories is asymmetrical; with a slightly projecting narrow bay at the south end and the remaining five bays symmetrically arranged. It appears that the single projecting bay may have originally had an entrance to the upper stories at its base.

All of the windows on the second story have splayed brick lintels and are separated by brick piers, interrupted by rock-faced brownstone blocks approximately three quarters of the way up each pier. On both of the upper stories, the windows vary in width, with the widest at the center of the five bay section, a slightly narrower window in the single projecting bay, and even narrower windows in the remaining bays. All of the windows except the widest are one-over-one double-hung wood windows. The widest are fixed sash with a horizontal division to reflect the appearance of a double-hung window. The windows are recessed slightly. The third floor windows have a half-round arched top with a fanlight pattern above each window. They sit on large rock-faced sills of brownstone which create a continuous belt course supported on a band of terra cotta ornamentation. Terra cotta is also used for capitals at the tops of the brick piers on the third floor, at the spring line for the brick arches with terra cotta molding. Ornamental brick work above the third story windows terminates at a terra cotta cornice and ornamental brick parapet. The south projecting bay includes a brownstone plaque carved with the date of construction, and centered over the other bays is the name of the building, also carved from brownstone and set within a terra cotta frame. This plaque sits within a taller portion of the parapet that is framed by terra cotta scrolled brackets.

21. Robinson-Davison Company

c. 1911

58 Main Street

MHPC No. 462-053

1 Contributing Building

The three-story Robinson-Davison Company building at 58 Main Street was built c. 1911 in the Commercial Style and faces east onto Main Street. It features an interesting five-bay upper story façade of sheet metal elements and windows set into a grid between two wide brick piers. The first floor storefront continues the treatment on the neighboring Soper Building (#20) with modern aluminum frame windows and double doors with painted porcelain enameled

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

metal panels on the piers and bulkheads. A wide corrugated metal sign panel covers the transom area. Each of the five bays in the upper stories contains an aluminum one-over-one double-hung replacement window. A raised panel is located between the windows of the second and third stories in each bay. The windows on the second floor are slightly taller than those on the third. Topping the third floor windows are simpler raised panels. A cornice sits below the crenellated metal parapet which includes five panels separated by vertical elements that rise to an ornamental finial within the crenellations. The brick piers flanking the façade terminate in ornamental stamped metal cartouches sitting on stylized metal brackets. The façade framing and panels appear to be of wood with sheet metal panning.

22. Jackson Company**1 Contributing Building**

c. 1912

62 Main Street

MHPC No. 462-0052

The two-story, four-bay Jackson Company Building at 62 Main Street was built c. 1912 in the Colonial Revival Style, and faces east onto Main Street. The modernized storefront façade features a central recessed entry flanked by modern aluminum windows with polished granite facing on the piers and bulkheads. It is apparent at the transom level that the thin granite on the piers is applied to the original wood framing for the storefront. At the south end, a paneled wooden door accessing the upper floor has a multi-light transom with leaded panes of prismatic glass above. A wide signboard covers the transom area above the storefront, above a wood cover for the retractable canvas awning. A deep iron or steel beam with decorative cast bolt head ornaments supports the upper story façade. A cast concrete cornice sits on the metal beam and doubles as a sill for the windows. The four bays of the second floor each contain a one-over-one double-hung window in a narrow recessed brick frame with cast concrete lintels. The lintels have a splayed design with keystones. Above the second story, simple ornamental concrete panels are located above each window. The panels are essentially horizontal rectangles, with short, thick vertical extensions, (or feet), supporting the bottom edge at either end.⁴ The building has lost its cornice and the cornice area and parapet are covered with painted wood or metal. A wood crown molding remains at the top of the parapet.

23. Kennebec Savings Bank**1 Non-contributing Building**

1974, 1985, 2011-2012

64-70 Main Street

MHPC No. 462-0051

The three-story Kennebec Savings Bank building façade at 64-70 Main Street is a recent modern design. The current façade dates from 2011-12, and replaced the façades installed in 1974 and 1985. The current façade is more in keeping with the historic character of the district, and thus has a lesser impact on the district's integrity than the previous designs. It was originally two late 19th century buildings that had previously lost their original facades in contemporary remodels completed in 1974 and 1985. The storefront level is divided into two

⁴ These panels are somewhat similar in plan to rectilinear, Italianate window hoods.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

large bays with the main entrance in the north recessed bay. The remainder of the bay includes three large fixed windows. The south bay on the first floor includes five large fixed windows. The dryvit stucco siding forms pilasters on either side of the building and in the center, all of which rise to the cornice and roof line. The second and third stories include four bays of paired two-over-one double-hung aluminum sash windows. The restrained cornice sits above the third story.

24. Barrell Block

1850 (north), 1874 (south)

72-76 Main Street

MHPC No. 462-0050

1 Contributing Building

The three story Barrell Block at 72-76 Main Street was built in two phases. The original three-bay section was built in 1850 in the Greek Revival style, and is the north half of the building. The Italianate addition to the south was built in 1875 and designed by Francis Fassett. A modern storefront treatment with aluminum framed windows and doors extends across both portions of the building. An entrance at the north end provides access to the upper floors.

In the earlier (north) section, the center windows on the second and third stories are twelve-over-twelve double-hung windows with narrower nine-over-nine double hung sash flanking. Each window has a granite sill and cast iron lintel with anthemion ornaments. In the later (south) section, Italianate arched brick hoods with granite corners rest on corbelled brick belt courses. A narrower belt course with saw-tooth brickwork separates the second and third stories. All of the upper story window sash are six-over-six double-hung. The Italianate cornice is made of wood and features decorative molding and brackets. The cornice extends the full width of the building, including the earlier portion (replacing the original gabled roof).

25. Emery Department Store

1912, 1920

80-86 Main Street

MHPC No. 462-0049

1 Contributing Building

The three-story Renaissance Revival style Emery Department Store at 80-86 Main Street was designed by William Miller and Raymond Mayo (architects of Lewiston, Maine) and built in 1912. It received an addition to the north in 1920 and now features an asymmetrical design with a five bay storefront of recent vintage. The tall storefront area is clad in stucco that has been scored in a square grid pattern. All of the five openings in the storefront are of different widths. Short display windows are set high in the wall above ceramic tile panels in bays one, two, and four (from the south). Elongated balloon awnings are placed over each window. The fifth bay contains the entrance to access the floors above, while the third bay features the primary entrance in a deep recess.

The original portion of the upper stories of the façade is divided into three sections by large two story pilasters with elaborate bases and Ionic capitals of white molded limestone. The flanking bays each contain a single window on each story. The center section contains three windows on each story and extends upward into a three part arched transom above the third story

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

windows. All windows are single-pane, fixed sash units in aluminum frames, much like the original design, with the exception of the central windows on the second floor that were originally a single second-story storefront. Additional molded limestone ornament is located in the panels of a band separating the second and third stories. At the top of the façade, a cornice sits on the pilasters and arches over the central section with a cast cartouche at the center. A short attic story rises to a second cornice with a less pronounced arch over the lower arch. "EMERY MCMXII" is cast into wall between the two cornices at center. The transom windows above the third story appear to retain their original glazing and are divided into narrow vertical panels.

The north portion of the building features simpler fenestration and ornamentation with four single-pane windows on each of the upper floors. The ornamental band of molded limestone between the second and third story windows is continued across this addition. The attic story contains a single large raised panel.

26. McLellan's Department Store**1 Contributing Building**

c. 1930, addition: c. 1950
90-100 Main Street
MHPC No. 462-0048

The McLellan's Department Store building is a two-story 20th century Commercial Style building built of buff brick, c. 1930, and facing east on Main Street. A compatible one-story addition at the north end was built after 1944. It has modern tan brick in-fill at the storefront level with a band of high display windows and a wide signboard above. An entry on the far south provides access to the upper story. Aluminum framed windows and a recessed double door entry extend across much of the storefront level. A soldier course of brick extends across the façade above the sign band, with the cast stone second story window sills sitting on it. The second floor features small paired one-over-one double hung windows with transom above. A second soldier course extends across the tops of the windows. A denticulated brick cornice sits above the second story and below the parapet, which is slightly higher over the middle three bays of the building.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

WATERVILLE MAIN STREET HISTORIC DISTRICT
Name of Property

KENNEBEC COUNTY, MAINE
County and State

Areas of Significance (Enter categories from instructions.)

- ARCHITECTURE
- COMMERCE
- COMMUNITY PLANNING AND DEVELOPMENT
- ENTERTAINMENT/RECREATION

Period of Significance

1836-1961

Significant Dates

- 1836 - Construction of Ticonic Block
- 1886-87, 1893 - Construction of the Arnold-Boutelle-Elden Blocks
- 1901-02 - Construction of City Hall/Operal House

Significant Person (Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

- Adams, George G. (1850-1932) Lawrence, Massachusetts, architect
- Lewis, Edwin E. (1846-1928) Gardiner, Maine, architect
- Foster, Moses Coburn (Jul. 18, 1827 – Sept. 21, 1906) Waterville, Maine, architect
- Bunker & Savage (1916- Present) Augusta, Maine, architectural firm
- Fassett, Francis (1823-1908) Portland, Maine, architect
- Fassett & Stevens (Francis Fassett 1823-1908; John Calvin Stevens 1855-1940) 1880-1884, Portland, Maine, architectural firm
- Fassett & Tompson (Francis Fassett 1823-1908; Frederick A. Tompson 1857-1919) 1885-1891, Portland, Maine, architectural firm
- Miller & Mayo (William Miller 1866-1929; Raymond J. Mayo 1876-1966) 1907-1929 Lewiston, Maine, architectural firm
- Muzzy, Horace True (Nov. 15, 1874 – Oct. 20, 1934) Waterville, Maine, architect

Statement of Significance Summary Paragraph

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Waterville Main Street Historic District located in the City of Waterville, Kennebec County, Maine, is significant under National Register Criterion A in the areas of Commerce, and Entertainment and Recreation. As the most intact remaining section of the historical dense commercial center in Waterville, the district illustrates the common pattern of commercial development in first floor retail spaces with office, fraternal, hotel, or residential spaces above, and was a hub for the city's entertainment and recreational facilities. The Waterville Main Street Historic District is also significant under National Register Criterion C in the areas of Community Planning and Development and Architecture. The buildings comprise a visually cohesive grouping of commercial, governmental, and institutional buildings primarily built between 1836 and 1938, which generally retain a high degree of historic integrity. Architect designed buildings demonstrate the influence of Greek Revival, Italianate, Queen Anne, Romanesque Revival, Beaux Arts, and Colonial Revival styles, with examples of the Art Deco and Moderne styles as well. The period of significance for the architecture, 1836 –1961, represents the range of built dates for the contributing resources within the district and extends to the period just prior to major changes undertaken as part of an Urban Renewal redevelopment plan which destroyed much of the commercial fabric that historically abutted the district. Criterion F is applicable due to the historic presence of commemorative objects in Castonguay Square, which is named in commemoration of a local war hero.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Areas of Significance: Criterion A
Commerce, Entertainment/Recreation

Commerce

The Waterville Main Street Historic District is significant in the area of Commerce as the oldest and most intact portion of the city's historic downtown commercial district. The commercial center of Waterville was established along Main Street in the early developmental years of the village. The street is one of the five oldest in the city and is located between the residential and industrial areas of the city running parallel to the Kennebec River. Starting at the west bank of the river, Main Street runs northwesterly, eventually reaching the upriver town of Norridgewock. Since the Kennebec was not navigable to shipping above Augusta (20 miles south of Waterville), this road was an important transportation route between the two towns.

The Main Street commercial district developed consistently over time, with a boom in the late 19th century encouraging new commercial construction on Main Street, as the development of large scale manufacturing companies brought many additional people to the area for work, and warranted larger commercial blocks. This boom affected the scale, styles, and uses of the buildings in the commercial center and largely shaped the Main Street seen today. The growth

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

primarily continued the trend of small businesses along Main Street, but also allowed for larger department stores to take root.⁵ The population in 1900 was 9,477, with 11,455 in 1910 and 13,351 in 1920. The population continued to grow to 15,454 people in 1930.

Various manufacturing industries capitalized on the water power of the Kennebec River, and their growth was assisted by the development of Waterville's transportation network in the mid-19th century. On November 27, 1849, the first railroad train came to Waterville and the Elmwood Hotel opened the following year, a result of growth and development stimulated by the introduction of this transportation mode.⁶ Waterville became an important railroad hub in the second half of the 19th century. The city's industrial and rail development are described in more detail below in developmental history section.

The industry in Waterville created a demand for "merchants, shops, stores, doctors, lawyers, ministers, and humanity's creations and inventions, in nearly all varieties."⁷ It was said that Waterville's commercial center could supply a city much larger than Waterville. The businesses thrived because of the easy proximity to residential neighborhoods that developed west of Main Street and the traffic along Main Street from outlying towns. Hotels, churches, schools, and libraries were also built on and around Main Street, building up the community and keeping residents close to the commercial hub. With the mills to the south of Main Street, many workers would commute by foot down Main Street to and from work. Furthermore, a pedestrian bridge spanned the river at Temple Street at the north border of the district. This bridge provided access for residents of Waterville who worked in the mills across the river in Winslow and to residents of Winslow, who came to Waterville for work, shopping, etc. Each day, the district was filled with pedestrian, trolley, carriage, and wagon traffic.

In 1891, Levine's Clothing store opened. This is one example of a successful family business that was established and grew on Main Street, remaining in business for many years. Levine's expanded their store when they moved across the street to a new building and expanded further when they extended their storefront to the neighboring building. The company built an additional wing to the south side of this building in 1961.

In 1903, it was written that, "The splendid department stores of C. J. Clukey, L. H. Soper Company, and the Wardwell-Emery Company are models of progressive business institutions, while the many and many other excellent business firms including the reliable and well-known hardware houses of W. B. Arnold & Co., and Hanson, Weber & Dunham, are all doing a large business and enjoying to the fullest extent an era of business prosperity."⁸ In a 1911 advertisement for The Corner Store Dry Goods Company, the company wrote that they were the largest department store in Central Maine and that they "have Five Complete Stores under one roof."⁹ This type of all-in-one store was common in larger cities, offering the public a one-

⁵ Frank H. Sleeper, *Images of America: Around Waterville* (Dover, New Hampshire: Arcadia Publishing, 1995), 50-53.

⁶ Clair Wood, "The Story of Waterville." In *Waterville Sesquicentennial 1802-1952 Official Program*. (Waterville, Maine: City of Waterville, 1952), n.p.

⁷ Rev. Edwin Carey Whittemore, *The Centennial History of Waterville*. (Waterville, Maine: Executive Committee of the Centennial Celebration, 1902), 428.

⁸ Clement M. Givens, *A Chronology of Municipal History and Election Statistics: Waterville, Maine 1771-1908*. (Augusta, Maine: Maine Farmer Press, 1908), 22.

⁹ *Board of Trade Journal*. XXIII. no. 11 (1911). (Portland, Maine: Portland Board of Trade, 1911), 598.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

stop location for many of their needs. Sterns Department Store and Dunham's of Maine clothing store were just two of the larger stores that were introduced. Many of the well established businesses in the city, such as Levine's, continued to thrive through the growth and development of the town. All of these businesses were located within the district.

By the early 20th century, Waterville had grown and capitalized more on its status in Central Maine as a small city with a metropolitan feel. "The merchants of Waterville justly pride themselves upon the metropolitan character, standing and appointments of the various establishments over which they preside, they have shown wonderful growth and development in the past few years, and today their stocks are replete with everything fashionable and seasonable, and are unsurpassed either in extent or variety."¹⁰ The Federal Trust Company began in 1923 as a new type of bank under state supervision. This added to the two federal banks and one savings bank that already existed on Main Street.¹¹

The Main Street businesses were not only serving the local community, but also serving as the commercial center for surrounding towns. "Not only does the natural flow of this business tend toward us, but with our large and well-stocked stores we call the larger part of central Maine to our doors to participate in the advantages we offer them."¹² The Board of Trade Journal from 1911 stated that "The people of Fairfield, Burnham, Clinton, Benton, Winslow, Albion, China, Vassalboro, Sidney, Belgrade, Oakland, Smithfield and Rome all go to Waterville on their shopping trips. They like the goods displayed in the stores; they like the people of Waterville and they like the easy way they may get into the city."¹³

In the 1910s, Waterville's population was over 11,000; however, the surrounding towns increased the mercantile population served by the district to nearly 32,000.¹⁴ Waterville continued to supply the region as a center of commerce and business through the early part of the 20th century. The Waterville Directory from 1936 states:

"Waterville is a trading center for more than 75,000 people in Kennebec, Somerset and Waldo Counties within radius of 20 miles. They are supplied with modern farm implements by Waterville merchants. Waterville is sufficient unto the needs as a shopping center, with excellent dry goods, clothing and hardware stores. Waterville caters to tourists for camping and cottage furnishings and supplies together with other retail needs. Modern brick buildings and well paved streets form an attractive setting for this efficient mercantile center and makes Waterville the city you will remember with pleasure and wish to visit again."¹⁵

¹⁰ "Retail Stores of Waterville," Board of Trade Journal, vol. XXVI, no. 5 (September 1913). (Portland, Maine: Portland Board of Trade, 1913), 792.

¹¹ Wood, "The Story of Waterville," n.p.

¹² Board of Trade Journal. XXIII. no. 11 (1911), 573.

¹³ "Waterville a City With a Future," Board of Trade Journal, vol. XXVI, no. 5 (September 1913): 801.

¹⁴ Board of Trade Journal. XXIII. no. 11 (1911). 573.

¹⁵ Waterville Directory 1936, Accessed from <http://www.waterville-me.gov/content/1246541251directory-for-website.pdf>, Accessed on August 1, 2012, 14.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The quotation above emphasizes the importance of Waterville's commercial center for many communities. The historic district at the south end of Main Street is the most intact remaining concentration of commercial buildings in the city.

Entertainment and Recreation

The Waterville Main Street Historic District is significant in the area of Entertainment and Recreation as the location of the city's venues for entertainment throughout its history and as the location of outdoor gathering places. The most notable of the surviving entertainment venues is the 1897 Waterville Opera House (#5, NR #370224), located in the City Hall on Castonguay Square at the heart of the district.

Many people came to the city as visitors, to shop and be entertained. Hotels were established in the city center with Main Street as the primary hub for shopping and entertainment.¹⁶ Several hotels were located in the district. By 1894, three hotels had been established on the west side of Main Street. The first was Bay View Hotel at the corner of Main and Front Streets. The hotel was located on the upper floors of the R. B. Dunn Block, which is no longer extant. The second hotel was the City Hotel located on the west side of Main Street, north of Silver Street (where the current GMH Agency Building (#10) is located). Both hotels were demolished and have since been replaced with new construction in the second half of the 20th century. The Hotel Lockwood was located at 13-23 Main Street (#13), in the building that later housed Levine's Clothing.

Main Street was not only the center of business for a growing Waterville; it was also the site of many celebrations, from the Fourth of July each year to Waterville's centennial and sesquicentennial celebrations. Waterville's centennial was celebrated by more than 25,000 people; the newly built city hall was dedicated, featuring the opera house upstairs.

Construction of the Opera House in 1901 provided a venue suitable to many more types of entertainment including visiting touring companies from Boston, New Haven, and Canada as well as amateur shows. In addition to these performers, President Herbert Hoover gave an address here. It has hosted theatrical productions, ballet performances, concerts, vaudeville and comedy acts, and touring shows. Prominent opera companies and orchestras have played in the opera house. After World War II, live theater declined in the interest of patrons as movies became more popular. The opera house maintained an audience by becoming primarily a movie theater with occasional live entertainment.¹⁷ Notable performers in the 20th century included Judith Anderson, Rudy Valle, Marion Anderson and Hollywood Western star Tom Mix with his horse. The space continues to function as it has historically, housing a wide range of performances and events each year, including live acts and films for the Maine International Film Festival.

¹⁶ Stephen Plocher, *A Short History of Waterville, Maine*. Independent Study (Colby College, 2007), 14.

¹⁷ Earle G. Shettleworth, Jr. and Frank Beard, *Waterville Opera House*, National Register of Historic Places nomination form. (Augusta, Maine, 1975), 4.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The Waterville Wheel club, a bicycle club, was organized in 1892 and held meetings in the Masonic Block on Common Street. By 1889, the Y.M.C.A. occupied the second and third floors in one of the blocks of the Arnold-Boutelle-Elden blocks. Restaurants were located in the hotel buildings and a Japanese Tea Room was on the third floor of the Emery Department Store. The Robinson-Davison Company Building housed a restaurant on the second floor called the Royal Café, noted as "the most up-to-date restaurant in Maine" in a 1913 advertisement in the Board of Trade Journal. On the third floor of the same building, a pool room was listed on the Sanborn Map by 1921.

Fraternal organizations also built and/or occupied numerous buildings in the district during the period of significance. The list of organizations includes the International Order of Odd Fellows and the Knights of Columbus, both located in the Haines Building, in addition to the Masons, who still occupy their building on Common Street. The Free Masons in Waterville occupied a number of locations on Main Street before finally establishing the Masonic Temple in 1890. This use of upper story spaces in downtown commercial buildings by membership organizations and as venues for public entertainment and recreation was common in the 19th and 20th centuries and well exemplified in Waterville.

**Area of Significance: Criterion C
Community Planning and Development and Architecture***Community Planning and Development*

The Waterville Main Street Historic District is significant in the area of Community Planning and Development for the role it played in the development of the city and for the effects that municipal planning and development decisions intended to encourage the establishment of manufacturing and railroad facilities in Waterville had on the downtown commercial district. The rapid replacement of the small-scale wood framed buildings in the district with the existing larger masonry structures in the last quarter of the nineteenth century was directly related to industrial developments that resulted from pro-active tax policies that were used as a planning and development tool by the city starting in 1859.

Even before Waterville became a city (in 1888), community planning played a major role in the development of Main Street and shaped how it looks today. From an early date, the city government was proactive in efforts to attract industrial development, which spurred the development of the commercial center along Main Street by attracting new residents and new wealth to the community. In June of 1859, tax-exempt status for fabric manufacturing establishments (cotton and wool) was voted on and approved by the citizens of Waterville. This included companies that utilized buildings that had already been built and were being put to use in manufacturing. The vote was in accordance with an earlier "act to encourage manufacturers" approved April 1, 1859.¹⁸ No doubt this incentive helped to entice many of the manufacturers who subsequently built mills in Waterville, utilizing the water power on the river adjacent to Main Street. Within the next 40 years, several manufacturing companies were established in the city, including the Ticonic Water Power and Manufacturing Company, which

¹⁸ Given, *a Chronology of Municipal History...*, 103-04.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

would later establish the Lockwood Mills. This influx of manufacturing created many new jobs in Waterville, leading to a substantial population increase. This development of new industry maintained and increased the need for a commercial center and helped to perpetuate its growth. In the 1870's, the city specifically exempted the Lockwood Mills, which borders the south end of the district, from taxation and did the same for the Waterville Hotel Company for their proposed hotel and stable on Main Street.

Improvements to the streets and sidewalks were undertaken by both the city government and private businesses. In 1886, the Waterville Light and Power Company was permitted to set poles in the streets for carrying wires for arc and incandescent lighting, which would eventually allow for sixty arc lights, some of which were placed along Main Street. This was a precursor to the street paving that would take place a few years later, and was a significant step in making Main Street safer and more navigable for pedestrians and vehicles. The city charter was amended in 1888 with several modifications to the original charter. Section 9 included the stipulation that the city council would have authority over street construction. Furthermore, they had the power to regulate the height and width of sidewalks. This included authority over posts and trees that might be installed on sidewalks. By 1891, the city appropriated money for Main Street to be leveled and paved and for the sidewalks to be widened, providing easier and safer access to vehicles and pedestrians.¹⁹

Leading businessmen in the community joined together in organizations to support and promote commercial activity in the district and other sections of the commercial downtown. In 1889, the Waterville Board of Trade was established. It saw a run of enthusiastic and energetic officers who worked hard to encourage business on Main Street and the surrounding areas. The board was made up of business men who brought their experience to the board and encouraged modern improvements and business methods.²⁰ The Waterville Board of Trade focused most of their efforts on Main Street and saw it as the heart of the retail community. The *Board of Trade Journal* publication from March 1911 included almost fifty advertisements from Main Street businesses.²¹

In addition to the Board of Trade, The Waterville Retail Merchants' Association was established by people who believed in the future of Waterville. The Association worked with the Board of Trade to their mutual benefit.²² The Merchants' Association consisted of some of the most prominent businessmen in Waterville and promoted the interests of its members. By 1913, the Waterville Chamber of Commerce was created through the consolidation of the Waterville Retail Merchants' Association and the Waterville Board of Trade. Committees were established such as the Retail Trade committee, Entertainment committee, and the Civic Improvement committee.²³

¹⁹ Ibid, 151.

²⁰ Ibid, 149.

²¹ Emily Cook, ,, "we are growing to be somewhat cosmopolitan..." Waterville in 1911."

(http://www.mainmemory.net/sitebuilder/site/1894/page/3110/display?use_mmn=1), last modified 2000-2012. Accessed on July 15, 2012.

²² *Board of Trade Journal*. XXIII. no. 11. 567.

²³ *Board of Trade Journal*. XXVI. no. 5, 763.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

These organizations combined efforts with the city government to encourage the construction of a new city hall. On May 7, 1897, the citizens voted to incorporate the City Building Commission which would oversee the planning of a new city hall on the site of the old town hall. The original town hall was a two-story meeting house built in 1796 on the common and later expanded. The old town hall was deemed to be no longer on par with the dignity of the new city, it was moved to another location and excavation began on site. There was much opposition to constructing such an expensive building. The work was postponed until 1901 but ultimately resumed.²⁴ The corner stone was laid on August 4, 1901.²⁵

Waterville adopted a building code at an early date. In a 1910 essay on building codes published in the *Board of Trade Journal*, Maine's leading architect, John Calvin Stevens, wrote about the importance of building laws and the dangers of poor construction. This was at a time when most communities had no building codes or laws. He cited the rising cost of insurance rates and made the point that the cost was to cover not only the insurance itself, but the cost of the buildings lost in fires previously. "In our own State, the little city of Waterville has a building law enacted recently which is far and away better than most cities of much greater size."²⁶ The law provided requirements for quality construction and maintained the standards in new construction in the early 20th century and on.

As in most American cities, the post-World War II era saw the development of the Interstate highway and suburban "strip" mall developments in Waterville. The highway changed travel patterns, moving people away from the rail and water transportation systems that had made the city a hub for Central Maine. In 1960, the last passenger train stopped in Waterville. The two interstate exits in Waterville provided new prime locations for development and were situated far enough from the downtown center to aid in the decline of the downtown area.²⁷

The most far-reaching community planning effort in downtown Waterville came at the end of the district's period of significance. Historically, the dense commercial district extended north several blocks further along both sides of Main Street. 1960 saw the organization of the Urban Renewal Authority, and many buildings were demolished through new plans for redevelopment. To a large extent, this consisted of creating large surface parking lots where buildings had stood, to compete with the vast parking lots of the new suburban commercial developments. To further encourage downtown shopping, in 1963, the city removed all its parking meters and made parking free in the downtown for the first time since 1921. The Concourse, a large open parking area, was created on the west side of Main Street, primarily situated behind the brick blocks on that side, along with the shopping complex adjacent to it. Ultimately, this "redevelopment process" left much to be desired and was dubbed "Urban Removal." Because of the Urban Renewal, a substantial gap was placed in the commercial center.

Architecture

²⁴ Giveen, *A Chronology of Municipal History*, 165.

²⁵ *Ibid*, 169.

²⁶ John Calvin Stevens, "Why We Need Good Building Laws," *Board of Trade Journal*, vol. XXII, no. 12 (1910) (Portland, ME: Portland Board of Trade, 1910), 547.

²⁷ Plocher, *A Short History of Waterville* 18.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The contributing buildings of the Waterville Main Street Historic District embody the distinctive characteristics of downtown commercial blocks from the period of significance and though some buildings lack individual distinction, they contribute to the district as a whole through their setting, location, massing, and relationship to the street and each other. The character defining features of the district are the relationships of the buildings to each other, their massing, materials, and design. Many of the buildings follow a traditional trend in mixed use with retail space on the first floors, professional offices on the second, and meeting halls above.

The buildings are also significant for their depiction of the evolution of the commercial center with expansion and new construction throughout the period of significance. The extant buildings in the district replaced earlier wood-framed commercial buildings, primarily during the third quarter of the 19th century. Photographs from the mid-19th century show mostly wood-framed commercial structures with gable fronts facing Main Street. Aside from the brick Ticonic Row (#15), the south end of Main Street below the common was all of wood construction until the 1830s. The wooden buildings ranged from one-and-a-half to three-and-a-half stories tall. Some of the older buildings were moved to other locations and converted into housing, their lots filled with new brick commercial blocks.²⁸

One of the most important characteristics of the district is the consistent use of brick as the primary building material. In the *Centennial History of Waterville* it is noted that in the 1860s there were many fewer brick masonry buildings than there were in 1902, but that they had an impact on the look of Main Street and influenced the upcoming wave of development and construction. "It is impossible not to remember that the enduring quality of its buildings was then represented by a few unpretentious brick stores: the Ticonic row, Getchell block, the Noyes (Phoenix) block, Morrill and the one where David Webb traded, and just replaced by the Floor block."

The details in the architectural design of the buildings create a cohesive district of commercial structures. None of the buildings rise over four stories, and all have flat roofs, creating a sense of uniformity among the buildings. In 1911, the *Board of Trade Journal* reported that, "Most of the leading stores have large plate glass windows where handsome displays are made, and these are changed weekly to meet the requirements of a critical and exacting public."²⁹ Though most storefronts have been modernized, the feeling and association of the current streetscape still gives the sense of a commercial center. Builders of the commercial blocks hired some of the most popular Maine architects of the period in which they were building, including John Calvin Stevens, Francis Fassett, E. E. Lewis, and George D. Adams.

Only two of the extant buildings in the district remain from before the boom of the last quarter of the 19th century, the Ticonic Row (#15) of 1836 and the 1850 portion of the Barrell Block (#24). These buildings represent the early transition to masonry commercial styles with Greek Revival elements.

Eleven of the twenty-two contributing buildings were built between 1875 and 1900, creating a large group of Victorian commercial style blocks. Some of the most notable are the Arnold-

²⁸ Whittemore, *The Centennial History*, 155.

²⁹ *Board of Trade Journal*. XXIII. no. 11 (1911). 614.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Boutelle-Elden blocks which feature decorative brick work, and the Soper Block with varied materials in its ornamentation. Another seven buildings were built during a brief boom between 1909 and 1912, which saw the introduction of the Neo-Classical Revival style in the Emery Department Store and the Arts and Crafts style in the Krutzky Block. Four additional buildings were built in the 1930's, embracing the Art Deco style with buildings like the Federal Trust Company Bank.

Many buildings on Main Street went through a metamorphosis with new additions. The Arnold-Boutelle-Elden building (#1), Barrell Block (#24), and Ticonic Row (#15) are examples of large blocks that were expanded over time. Other notable buildings, such as Emery Department Store (#25), the Plaisted Block (#19), McLellan's Department Store (#26), and Levine's Clothing store (#13 & #14) had additions to their main blocks built. The Federal Trust Company Bank (#12) building overtook other buildings and expanded south.

The Montgomery Ward Building (#3) at 81-85 Main Street is an early example of a chain store building built in a style used by the company across the nation to create a recognizable "image" for the company. According to a period article published in *Chain Store Age*, the company wanted a distinctive look that would impart a "quality" image and were leery of a modern look that might appear dated within a few years of construction. They settled on a somewhat idiosyncratic "Georgian Colonial" style, "because of its perennial appeal, its naturalness, and its uniquely patriotic atmosphere."³⁰ The result was a design that represented the ideals of the Colonial Revival style in a somewhat distinctive manner. Examples across the country show a number of variations in terms of size, number of floors, cornice, and roof treatments. The tall twelve-over-sixteen windows with cast stone surrounds and a balustrade across the panel below the sash was common to most of the examples identified in researching this nomination. The mansard roof with arched dormers appears on other examples, but was apparently an alteration to the Waterville store in 1948. An earlier postcard view shows the building with an unusual stepped parapet, possibly topped with a "colonial" balustrade. The image is not clear enough to determine exactly what the design of the roof and balustrade was.

Developmental history/additional historic context information (if appropriate.)

The settlement that is now Waterville was originally part of Winslow, and is located on the west side of the Kennebec River. This settlement was known as Ticonic Village. By the turn of the 19th century, the village was growing and becoming more independent.³¹ Waterville was officially formed in 1802 when it was incorporated with a population around 800. The War of 1812 caused a lull in the development of the town until its conclusion three years later. Following the war, Waterville bustled with a ship building industry to accompany a successful lumber industry and primarily agriculturally-centered economy. Although not navigable for most of the year, ships of some size could be built in Waterville and sent down the river on the spring floods.

³⁰ <http://pleasantfamilyshopping.blogspot.com/2009/04/montgomery-wards-georgian-period.html>, accessed on July 10, 2012.

³¹ Plocher, *A Short History of Waterville*, 7.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

In the mid-nineteenth century Waterville's became the transportation hub of Central Maine. 1850 saw the arrival of the Androscoggin and Kennebec Railroad in Waterville (running from Danville Junction in Auburn), with the Penobscot and Kennebec Railroad (providing service to Bangor) being built five years later.³² In 1862, these two railroads merged to form the Maine Central Railroad. The Somerset and Kennebec Railroad arrived in Waterville from Augusta (and extended to Portland as the Portland and Kennebec) in 1853. In 1856, this line was extended to Skowhegan. The line was leased to the Maine Central in 1870, and purchased by that railroad four years later. Tax exempt status was granted by the city to the Maine Central Railroad for the company's repair and machine shops for a period of 20 years in 1887 and the city contributed \$4,000 to the purchase price of the property needed for the shops³³, an act that surely helped secure the railroad's choice of Waterville over Portland as a center of these operations. The railroad allowed more goods to be shipped into and out of the town and helped to diversify the retail businesses.³⁴ Waterville became less reliant on shallow draft steamboat travel as trains provided year-round service. The Waterville and Fairfield Railway offered a streetcar service in 1888 between the two communities. The cars were originally pulled by horses, but were adapted for electricity quickly. In addition, the Waterville and Oakland Railway, an electric trolley service, began in 1903. These two services combined in 1911.³⁵

Textile manufacturing began when the Hathaway Shirt Factory was established in 1837, their first factory being built on Appleton Street in 1853. The Ticonic Water Power and Manufacturing Company formed in 1866 and built a dam across the Kennebec River. The company soon changed ownership and built the Lockwood mills in 1875. The mill complex was built at the south end of Main Street and is still visible to pedestrians on Main Street. By the turn of the century, the mill had grown in size substantially and was employing over 1,000 people. Agents and recruiters from the company toured "Lower Canada" for employees, bringing an influx of French speaking residents to Waterville.³⁶ The Lockwood Mill remained open until 1955. In 1892 and 1899, the Hollingsworth and Whitney pulp and paper mills opened across the river in Winslow, providing more jobs to the area and bringing in more people. In Waterville, the Riverview Worsted Mill opened in 1900, helping to further increase the population and develop the commercial center.³⁷ Hathaway built a second plant built in 1946 when they expanded their operations. The industrial revolution was ever present in Waterville making way for many jobs and boosting the economy and population.³⁸ Together, all of the manufacturers mentioned above employed thousands of workers.

Many types of businesses operated in the city. The Sawyer Publishing Company, Waterville Iron Works, The Whittemore Furniture Company, The Waterville Stove Foundry, The Jaynes Creamery Company, The Union Gas and Electric Company, The Messalonskee Electric Company, The Waterville Beef Company, The American Express Company and Hoyt's Express Company, The New England Telephone and Telegraph Company, The Standard Oil

³² Ibid, 8.

³³ Whittemore, *The Centennial History of Waterville*, 133.

³⁴ Cook, http://www.mainememory.net/sitebuilder/site/1894/page/3110/display?use_mmn=1..

³⁵ Plocher, *A Short History of Waterville*, 11.

³⁶ Albert C. Fecteau, *Community of Waterville, Maine*. Graduate thesis, History Department, (University of Maine, Orono, Maine, 1952), Chapter 5.

³⁷ Plocher, *A Short History of Waterville*, 12.

³⁸ Ibid, 10.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Company, The Mail Publishing Company, The W. M. Ladd Company, The City Greenhouses, The Waterville Post-Office, and the Elmwood Hotel are just a small number of the establishments that came about due to the growth of the city in the late 19th and early 20th centuries.³⁹

Waterville was incorporated as a city in 1888, and immediately started to take the new title to heart. The Kennebec Water District was established in 1899 to serve the city of Waterville and several nearby towns.⁴⁰ New sewer systems, paved roads, and electric lighting in the late 19th and early 20th centuries all brought modern infrastructure the city. During a time of growth, Waterville began to shape the city that exists today, through the investments of businessmen in the commercial center. The *Industrial Journal* wrote in 1901 that: "Waterville expects a building boom this season. Three new business blocks are now underway and also a good sized addition to an old one. Then there is a pretty good prospect of one or more public buildings with a large number of residences."⁴¹

The ethnic makeup of the population was affected by the railroad and mill development of the city. The first wave of "non-English" residents would have been the Irish laborers who built the railroads, and then the mills. The Androscoggin and Kennebec Railroad connected to the Canadian owned Grand Trunk Railway in Auburn. The Grand trunk ran from Portland to Montreal and provided Canadians relatively easy access to the expanding mill towns of Lewiston and Waterville. The draw of work was enough to bring a large influx of French-Canadians to the area. They settled primarily in their own area of the city and eventually established their own stores and were able to be largely self-sufficient. However, many Main Street stores hired immigrants and eventually advertised that they were bi-lingual and could cater to the French-speaking population.

The Lockwood Cotton Mill was able to compete with many other textile mills in Maine and beyond in part due to the availability of cheap immigrant labor. The local newspaper commented in 1874 that, "There are a large number of French Canadians in Waterville. These men are chiefly employed in lumbering. The women and youngest members of the families will make excellent helpers in the cotton mill. Operatives can afford to take lower wages here than in the majority of other cotton manufacturing places." This was due, the article claimed, to the abundance of locally grown cheap produce and inexpensive housing. This claim seems to have been contradicted by the construction of boarding houses for the workers as early as 1875. The French Canadian population of Waterville rose from just under ten percent of the town's population in 1850, to twenty-one percent in 1880. By 1900 it was forty-four percent.⁴²

Syrian-Lebanese immigrants began arriving in Waterville in the 1860s.⁴³ Often starting as peddlers, they soon found work in the developing railroad industry in Waterville. Many of the immigrants also found work in the mills that were being built along the river. A second wave of

³⁹ Whittemore, *The Centennial History of Waterville*, 416.

⁴⁰ Plocher, *A Short History of Waterville*, 12.

⁴¹ *Industrial Journal*, April 19, 1901, 22.

⁴² Roger Reed, *Lockwood Mill Historic District* National Register of Historic Places nomination form (Augusta, Maine: Maine Historic Preservation Commission, 2007).

⁴³ Plocher, *A Short History of Waterville*, 8.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Lebanese immigrants would come to Waterville in the 1910's. The draw of work and desire to escape conscription by the Turkish army encouraged this influx.⁴⁴ Jewish immigrants from Poland and Russia began to settle in Waterville around the turn of the 20th century. The formation of the Beth Israel Congregation in 1902 was a symbol of the growing Jewish population at that time.⁴⁵

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⁴⁴ Ibid, 13.

⁴⁵ Ibid, 13.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: _____

WATERVILLE MAIN STREET HISTORIC DISTRICT
Name of Property

KENNEBEC COUNTY, MAINE
County and State

Historic Resources Survey Number (if assigned): SEE INVENTORY.

10. Geographical Data

Acreage of Property 5.9 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 449936 | Northing: 4932864 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Waterville Main Street Historic District includes the resources on the east side of Main Street from the corner of Temple and Main Streets south to the intersection of Main and Spring Streets, and on the west side of Main Street from this intersection north as far as 90-100 Main

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Street. The district also contains all the resources on the north and south sides of Common Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Waterville Main Street Historic District includes the historic resources that demonstrate the development of Main Street between 1836 and 1938 and retain integrity. Portions of Main Street that have collectively lost integrity have been excluded. See map "Waterville Main street Historic District" for precise district boundary .

11. Form Prepared By

name/title: Matthew Corbett and Scott Hanson
 organization: Sutherland Conservation & Consulting
 street & number: 295 Water Street, Suite 209
 city or town: Augusta state: Maine zip code: 04330
 e-mail: scotthanson@sutherlandcc.net
 telephone: 207-620-6291
 date: 28 August 2012

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Waterville Main Street Historic District

City or Vicinity: Waterville

County: Kennebec State: Maine

Photographer: Matthew Corbett & Scott Hanson

Date Photographed: June 2012

Description of Photograph(s) and number, include description of view indicating direction of camera:

All digital images are labeled as follows: ME_KennebecCounty_WatervilleMainStreetHD_#.tif

0001. Looking southwest at the west side of Main Street with the Emery Building (#25) at far right.
0002. Looking west at the Emery Building (#25).
0003. Looking southwest at the west side of Main Street with the Jackson Co. Building (#22) at far right.
0004. Looking west at the Soper Building (#20) on the left and Robinson-Davison Company Building (#21) on the right.
0005. Looking southwest at the corner of Main and Silver Streets with the Milliken Block (#17) at center.
0006. Looking southwest at the south end of Main Street and the Ticonic Row (#15).
0007. Looking northwest from the end of Main Street with Ticonic Row (#15) at far left.
0008. Looking northwest at the west side of Main Street, north of Silver Street.

WATERVILLE MAIN STREET HISTORIC DISTRICT

Name of Property

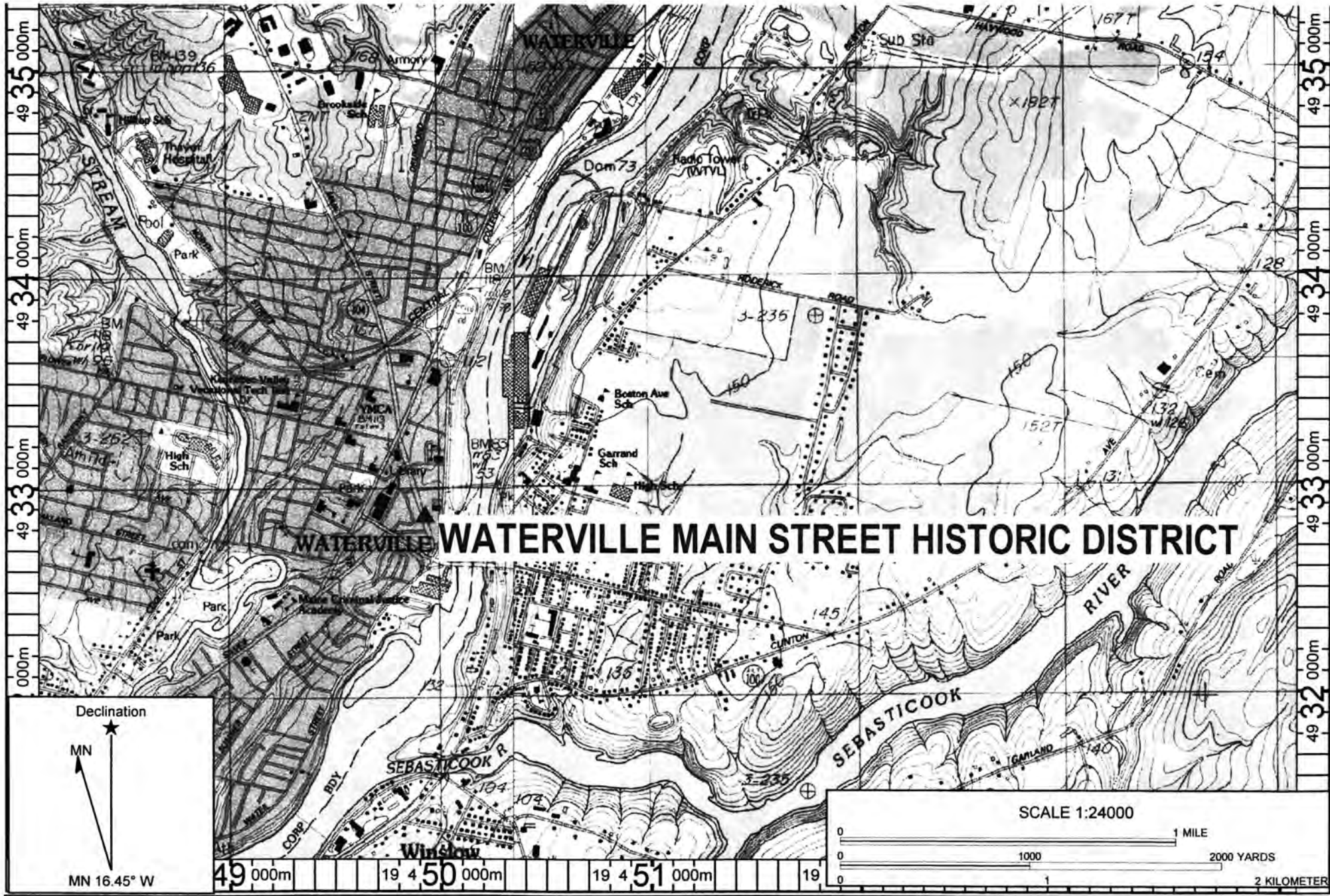
KENNEBEC COUNTY, MAINE

County and State

0009. Looking south down Main Street.
0010. Looking east at the Arnold-Boutelle-Elden Block (#01) at the corner of Main and Temple Streets.
0011. Looking southeast at the east side of Main Street.
0012. Looking east down Common Street with Castonguay Square (#04) on the left and the Krutzky Block (#09) at the far right.
0013. Looking northeast toward Castonguay Square (#04) with City Hall (#05) behind and the Krutzky Block (#09) at the far right.
0014. Looking north up Main Street from intersection of Common Street.
0015. Looking north from Castonguay Square (#04) at City Hall (#05).
0016. Looking south at the Masonic Block (#07) on Common Street from Castonguay Square (#04).
0017. Looking east from Silver Street at the Federal Trust Company Bank Building (#12) on Main Street.
0018. Looking east at the Levine's Clothing Store Building (#13) on Main Street.

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

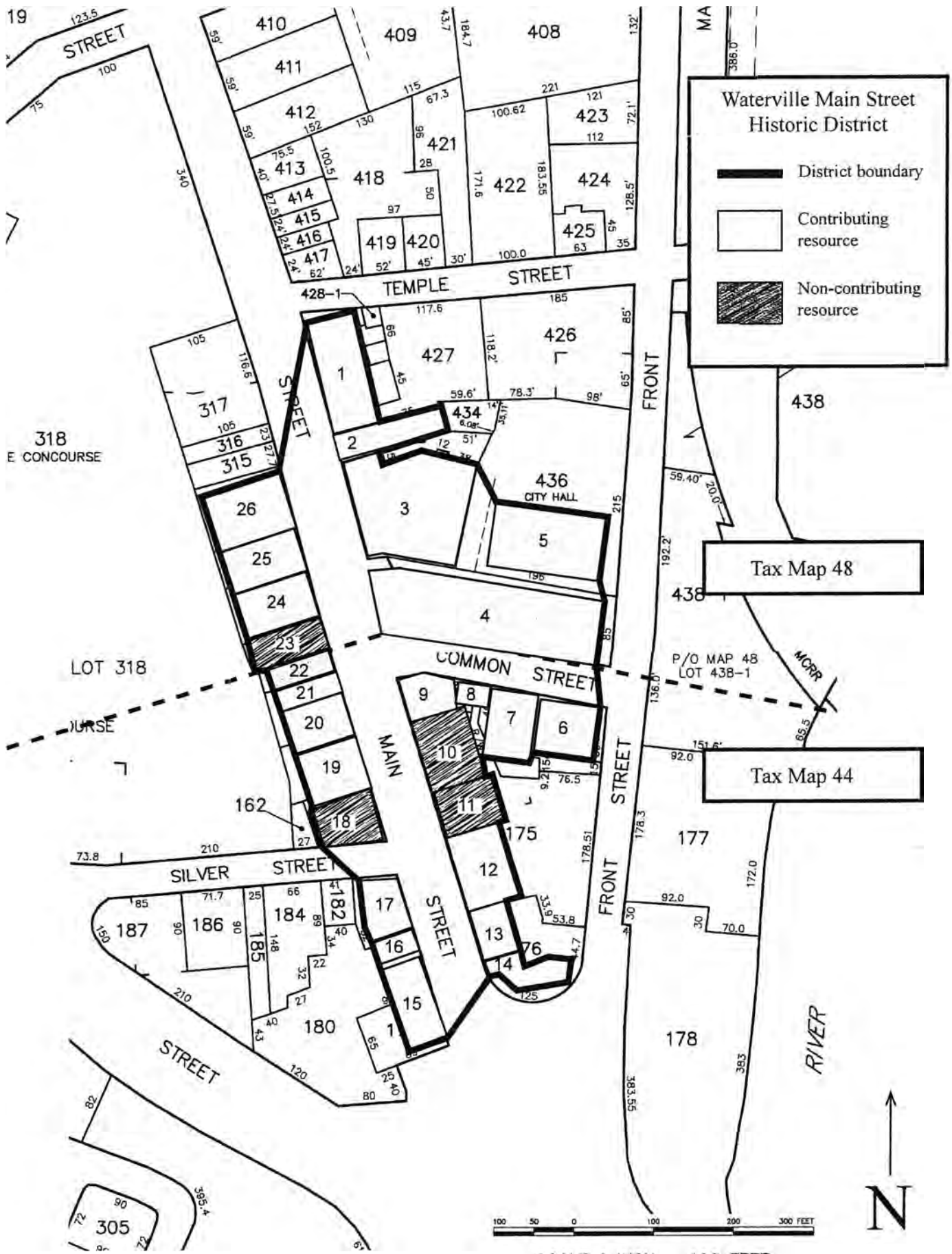


**Waterville Main Street Historic District
 Kennebec County, Maine**




Name: FAIRFIELD
 Date: 10/29/12
 Scale: 1 inch = 2,000 ft.

UTM: 19/ 449936 / 4932864
 NAD 27

Copyright (C) 2008, MyTopo

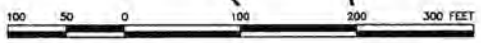


Waterville Main Street Historic District

-  District boundary
-  Contributing resource
-  Non-contributing resource

Tax Map 48

Tax Map 44



SCALE 1 INCH = 100 FEET



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Waterville Main Street Historic District

MULTIPLE NAME:

STATE & COUNTY: MAINE, Kennebec

DATE RECEIVED: 11/02/12 DATE OF PENDING LIST: 12/04/12
DATE OF 16TH DAY: 12/19/12 DATE OF 45TH DAY: 12/19/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12001066

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-19-12 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN ST. H.D.; KENNEBEC CO., ME

20F18



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC Co., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN ST H.D. ; KENNEBEC CO., ME



WATERVILLE MAIN ST H.D.; KENNEBEC CO., ME



WATERVILLE MAIN ST H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D ; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.'S KENNEBEC CO., ME



WATERVILLE MAIN ST H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D. ; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME



WATERVILLE MAIN STREET H.D.; KENNEBEC CO., ME

Missing Core Documentation

Property Name	County, State	Reference Number
Waterville Main Street Historic District	Kennebec, Maine	12001066

The following Core Documentation is missing from this entry:

Nomination Form

Photographs

USGS Map



PAUL R. LEPAGE
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

31 October 2012

Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

To Whom It May Concern:

Enclosed please find three (3) new National Register nominations for individual properties, and two (2) new National Register nominations for historic districts, all in the State of Maine:

Calais Observatory, Washington County
Sewall Memorial Congregational Church, Washington County
Colonial Apartments, Penobscot County
American Woolen Company Foxcroft Mill, Piscataquis County
Waterville Main Street Historic District, Kennebec County

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 787-2132 x 2.

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.