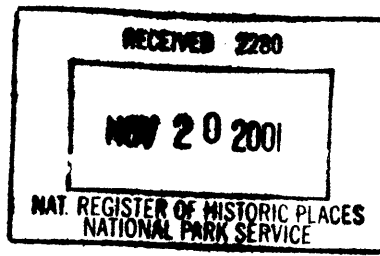


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1422

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Gay-Munroe House
other names/site number _____

2. Location

street & number 64 Highland Avenue N/A not for publication
city or town Auburn N/A vicinity
state Maine code ME county Androscoggin code 001 zip code 04222

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Charles H. [Signature] 11/9/01
Signature of certifying official/Title Date
SHPS
Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

for
Edson H. Beall Signature of the Keeper
Date of Action 12/31/01

Gay-Munroe House
Name of Property

Androscoggin, Maine
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

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

Contributing	Non-contributing	
<u>1</u>		buildings
		sites
		structures
		objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)
Domestic/Single Dwelling

Current Functions
(Enter categories from instructions)
Domestic/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
Late Victorian

Materials
(Enter categories from instructions)

foundation Stone/Granite

walls Synthetics/Vinyl

roof Stone/Slate

other Cupola and Attached Carriage Barn

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Industry

Period of Significance

1878

1894-1938

Significant Dates

1878

Significant Person

(Complete if Criterion B is marked above)

Munroe, Willard N.

Cultural Affiliation

N/A

Architect/Builder

Stevens & Coombs, Architects

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

Maine Historical Society

Gay-Munroe House
Name of Property

Androscoggin, Maine
County and State

10. Geographical Data

Acreege of Property 0.67

UTM References

(Place additional UTM references on a continuation sheet.)

1

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3

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Zone Easting Northing

Zone Easting Northing

2

4

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date October, 2001

street & number 55 Capitol Street, 65 State House Station telephone 207/287-2132

city or town Augusta, state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

GAY-MONROE HOUSE

ANDROSCOGGIN, MAINE

Section number 7 Page 2

The Gay-Munroe House is a tall, two-and-a-half-story frame dwelling that has an irregular footprint in which the hip roofed central block extends forward of gable and hip roofed wings. A pyramidal roofed cupola mounted atop the high hipped main roof is located forward of the wings, and a hip roofed carriage barn is attached to the northwest corner. The house stands on a terrace, and the lot and south side driveway are fronted by granite block retaining walls. With the exception of the gable ends, the house is presently sheathed in vinyl siding. It stands on a granite block foundation and has a slate roof.

The front (east) elevation features a two-story, three-sided bay window containing large picture windows flanked by narrow one-over-one double hung sash. Decorative string courses at the first and second story window sill levels extend around the entire building, whereas a third string course located at a point just above the first floor window lintels carries across only the east and south elevations. A gabled dormer with truss ornamentation is centered on the front roof plane. One-over-one windows are located on each story of the deeply recessed wings. Rafter ends support the overhanging eaves on each elevation.

The picturesque south side elevation features a porch along the two-bay front block, truss ornamentation and a first story bay window in the forward projecting gable, and a second porch along the recessed three-bay west block. The front porch (which has paired turned posts and balusters) shelters a two-leaf door, as well as a tall two-over-two window. Two similar windows are located on the second story. On the gabled wing, the three-sided bay window contains narrow one-over-one sash; a pair of one-over-ones are centered on the second story, and a small window above a chevron patterned panel is located in the gable peak. This gable end is sheathed in narrow tongue and groove boards. The west block features a door and two windows on the first story behind the porch, and a trio of symmetrically placed two-over-two windows on the second story.

There are two two-over-two windows on each story of the west elevation of the rear block, and one on each story of the south wing's recessed wall. The west block is covered by a hip roof that is punctuated by a single gabled dormer similar to the one on the facade. The north elevation of the front block contains a window and door (that is sheltered by a short porch) on the first story, and two windows on the second story. There are two windows on each story of the hip roofed north wing, as well as a dormer. Extending from the northwest corner of the house is the original one-story connector (with an early twentieth century shed roofed addition added to create a second story) to the carriage house. There are a variety of double hung windows on the three sides of this connector.

In plan, the Gay-Munroe House has a transverse stair positioned between a parlor in the east block and a dining room at the north end of the wing with a sitting room in the south end. The kitchen is located in the west block. There are four bedrooms on the second story as well as a bathroom, with a narrower passage leading westward from the principal stair hall. Interior finishes include plaster over lath walls and ceilings, plaster ceiling medallions, deep molded surrounds with corner blocks, parquet floor in the dining room, a robust newel post with chamfered edges framing short columns, and a closed string mahogany staircase which winds to the attic level. Judging from the original plans, the only fireplace was located in the sitting room, but its Colonial Revival style characteristics suggest that it is an early twentieth century replacement.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

GAY-MONROE HOUSE

ANDROSCOGGIN, MAINE

Section number 7 Page 3

The carriage house is a square, three-bay, two-story building with a hip roof surmounted by a ventilator. The original front (east) elevation has a folding three-leaf door framed by two-over-two windows. Its second story has a board-and-batten loading door that is flanked by small double hung windows with pointed upper sash. There are trios of four-pane windows on the north and west elevations, and a shallow one-story addition to the south side that was made to accommodate an automobile entrance. Alterations to convert the carriage house to an automobile garage are believed (according to Munroe family tradition) to have been made between 1915 and 1924. Additional changes to the building in this period included the installation of a turntable on which the family car could be turned around -- which was necessary due to the constraints of the site -- and the replacement of the original two-leaf entry doors with the present folding unit.

United States Department of the Interior
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Continuation SheetGAY-MONROE HOUSEANDROSCOGGIN, MAINESection number 8 Page 2

Constructed in 1878 from designs by the Lewiston architectural firm of Stevens & Coombs, the Gay-Munroe House is a tall, asymmetrically massed frame dwelling that exhibits a blend of Victorian architectural styles. It was originally built by local shoe manufacturer Charles Gay, and was subsequently occupied by industrialist Willard N. Munroe. The house is eligible for listing in the National Register under criterion B for its association with Willard Munroe, and criterion C for its local architectural significance.

Charles Gay (1837-1916) was engaged in the shoe manufacturing business in Auburn, which was the center of Maine's nineteenth and early twentieth century shoe industry. According to accounts of the numerous shoe manufacturers that appears in the *History of Androscoggin County, Maine* (1891), Gay was a partner in the company of Smith & Gay, which was one of the builders and original occupants of the Roak Block (NR 1/28/82), a "row factory" composed of nine four-story, four-bay blocks built in 1871-72 to house new and modest sized shoe companies. This same source also states that Gay formed a partnership in 1875 with J.O. Foss, that subsequently became Gay, Foss & Co. when W. H. Foss joined the firm. In 1883, Gay retired from the firm to establish the Gay-Woodman Company in Lewiston, which at the time was the only shoe manufactory in the city. Gay and his wife Emma L. Gay (1849-1905) occupied their Highland Avenue residence until 1894, when it was acquired by Willard Noble Munroe and his wife Ella Mae (Perry) Munroe (1859-1940).

Like Charles Gay, Willard Noble Munroe (1860-1938) was a shoe manufacturer. According to his obituary that appeared in the June 18, 1938 edition of the *Lewiston Evening Journal*, Munroe was one of the partners in the firm of Munroe, Packard and Linscott, and was a founder and first president of the Auburn Shoe Manufacturer's Association. In the late 1890s, Munroe also became involved in paper manufacturing industries in New Hampshire and Quebec, Canada. By the early twentieth century, the Quebec based Brompton Pulp and Paper Company, with which Munroe was affiliated as treasurer, had become one of the largest paper manufacturing firms in Canada. Munroe's prominence in this enterprise undoubtedly explains the family account that the Premier of Canada attended his funeral.

The architectural firm of Stevens & Coombs was composed of William H. Stevens (1818-1880) and George M. Coombs (1852-1909). According to his entry in *A Biographical Dictionary of Architects in Maine*, Stevens moved to Lewiston in 1849, but left for California two years later. In 1855 he returned to Lewiston where he found employment as a carpenter and builder. The first record of his having designed a building was in 1865 when one of the local papers noted that he had designed the Worumbo Mill in Lisbon Falls. In 1873, Stevens formed a partnership with Maine's leading architect, Francis H. Fassett of Portland, but this association was dissolved the following year. Stevens then formed a partnership in 1875 with George M. Coombs, who had previously been a member of the firm of Kimball & Coombs, and they practiced together until Stevens' death. The elder partner's declining health in the late 1870s has led to speculation that George M. Coombs was responsible for much of the innovative design that came from the firm in this period, including the Gay-Munroe House. Coombs subsequently developed a statewide practice with various partners and descendent firms to the present Auburn architectural firm of Harriman Associates. Although a full accounting of the work of Stevens & Coombs has not been developed, it is clear that the Gay-Munroe House is an important example of the firm's eclectic work in this period.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

GAY-MONROE HOUSE

ANDROSCOGGIN, MAINE

Section number 9 Page 2

Bibliography

Merrill, Georgia Drew, ed. *History of Androscoggin County, Maine*. Boston: W.A. Ferguson & Co., 1891.

Obituary of Willard N. Munroe, *Lewiston Evening Journal*, June 18, 1938.

Original architectural drawings titled "Design of Residence for Chas. Gay, Esq., Auburn, Maine," on file at the Maine Historical Society, Portland.

Reed, Roger G. "William H. Stevens," *A Biographical Dictionary of Architects in Maine*, Vol.7, 1995.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

GAY-MONROE HOUSE

ANDROSCOGGIN, MAINE

Section number 10 Page 2

Verbal Boundary Description

The Gay-Munroe House occupies the City of Auburn tax map 240, lot 55.

Boundary Justification

The boundary embraces the entire city lot that is historically associated with the Gay-Munroe House.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

GAY-MONROE HOUSE

ANDROSCOGGIN, MAINE

Section number _____ Page _____

Photographs

1 of 2

Kirk Mohny

September 17, 2001

Maine Historic Preservation Commission

East facade, looking northwest.

2 of 2

Kirk Mohny

September 17, 2001

Maine Historic Preservation Commission

Newel post, front entry.