

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received FEB 26 1980

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Gardiner Historic District

and/or common

2. Location

street & number Water Street

not for publication

city, town Gardiner

vicinity of

congressional district First

state Maine

code 23

county Kennebec

code 011

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Kennebec County Registry of Deeds

street & number

city, town Augusta,

state Maine

6. Representation in Existing Surveys

title has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town

state

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Gardiner Historic District lies along both sides of Water Street and is comprised of 47 architecturally significant primarily commercial buildings dating mostly from the 19th century. While a number of the buildings have suffered from cosmetic facade remodelling, the basic fabric remains underneath in most cases and a move toward rehabilitation is well underway. All major styles of the period are represented and for the most part the scale, proportion and materials of construction of the buildings are compatible. Typical of a once thriving river port, the structures on one side of the street back up either on the Kennebec River or its tributary, Cobbosseecontee Stream. Five structures in the district are considered to be non-contributing intrusions.

Buildings contributing to the character of the district:

- Map #1. Heald's Diner, 1946
3 Bridge Street
Worcester Coach Company, Builder
Art Deco, 1 story, metal
2. Maxcy, Billings, Sawyer, and Libby Block, 1860
335-347 Water Street
Transitional Greek Revival-Italianate, 2 stories, brick with stone trim
3. Clay Block, by 1855, facade remodelled c.1887
327 Water Street
Queen Anne, 3 stories, brick with stone trim
4. Lincoln and Maxcy Block, 1859
319 Water Street
Greek Revival, 4 stories, brick with stone trim
8. Gardiner Block, c.1854
297 Water Street
Greek Revival, 3 stories, brick with stone trim
9. Oakland National Bank, 1881
289 Water Street
Italianate, 2 stories, brick with wood and stone trim, Mansard roof removed
10. Block, c.1876
287 Water Street
Mansard, 3 stories, brick with wooden trim
11. Gardiner Block, c.1854 (later known as the Barker Block and labeled as such on the facade)
283 Water Street
Greek Revival, 3 stories, brick with stone trim
12. Hopkins Block, c.1854
275 Water Street
Greek Revival, 4 stories, brick with stone trim, Mansard roof added

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY	
RECEIVED	FEB 29 1980
DATE ENTERED	MAY 6 1980

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

14. Block, c.1839-1842
263 Water Street
Greek Revival, 4 stories, first three stories brick with stone trim, frame fourth story added, Italianate guoins on right side added c.1853.
15. Johnson Block, 1852
259 Water Street
Greek Revival, facade remodelled in 1954, 3 stories, brick
16. Block, c.1850
251 Water Street
Greek Revival, 3 stories, brick with stone trim
17. Block, c.1892
247 Water Street
Italianate, 3 stories, frame with brick trim on first story and asphalt siding on second and third stories
18. Block, 1882
243 Water Street
Italianate, 3 stories, frame with wooden sheathing on first story and asphalt siding on second and third stories
19. Block, c.1880
237 Water Street
Italianate, 3 stories, frame with clapboarding on first story and asphalt siding on second and third stories
20. Block, c.1880
235 Water Street
Italianate, 3 stories, brick with clapboarding on first story and stone trim on second and third stories
21. Block, c.1831-32
233 Water Street
Greek Revival with Italianate cornice added c.1860, 2 stories, brick
22. Block, c.1875
225 Water Street
Italianate, 3 stories, brick with decorative cast iron lintels on the second and third stories
23. Gammon Block, c.1828
219 Water Street
Greek Revival, 3 stories, brick with stone trim

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED FEB 29 1930
DATE ENTERED MAY

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

24. Row, c.1842
207, 213 & 215 Water Street
Greek Revival, 3 stories, brick with stone trim
25. Richards Block, 1853
203 Water Street
Greek Revival, 3 stories, brick with stone trim
26. Block, c.1895
193 Water Street
Romanesque Revival, 3 stories, brick with stone trim
27. Wood Block, 1896
189 Water Street
Romanesque Revival, 3 stories, brick with wood, stone, and terra cotta trim
28. Patten Block, 1896
185 Water Street
Edwin E. Lewis, Architect
Romanesque Revival, 4 stories, brick with stone and terra cotta trim
29. Lowell and Moore Block, by 1855
179 Water Street
Greek Revival, 3 stories, brick with stone trim
30. Masonic Block, 1940
175 Water Street
3 Stories, brick
31. Row, c.1830-45
155, 159, 163, and 167 Water Street
Greek Revival, 3 stories, brick with stone and metal trim
32. Cobbossee National Bank, 1866
Transitional Greek Revival-Italianate, 2 stories, brick with stone trim
33. Gardiner Public Library, 1881
152 Water Street
Henry Richards, Architect
Queen Anne, 2 stories, brick with stone trim
34. Gardiner Bank, 1813, remodelled 1859
162 Water Street
Mansard, 3 stories, brick with wood and metal trim, fine cast iron detailing surrounds first story doorways and first and second story windows of facade

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED FEB 29 1980

DATE ENTERED MAY

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

35. Sawyer and Foy Block, 1891
174 Water Street
Queen Anne, 3 stories, brick with stone and metal trim
37. National Bank of Gardiner, c.1910
192 Water Street
Colonial Revival, 2 stories, brick with wood, stone, and metal trim
38. Davis Block, c.1840
218, 220 and 222 Water Street
Greek Revival, 3 stories, brick with stone trim
39. Block, c.1830
226 and 228 Water Street
Greek Revival, 3 stories, brick with stone trim
40. Block, c.1830
230 and 232 Water Street
Greek Revival, 3 stories, brick with stone trim
41. Block, c.1840
236 Water Street
Greek Revival, 3 stories, brick with stone trim
42. Block, c.1860
242-244 Water Street
Italianate, 2 stories, brick with wooden trim
43. Gardiner Water District, 1937
246 Water Street
Stanley S. Merrill, Architect
Colonial Revival, 2 stories, brick with cast stone trim
44. Milliken Block, 1876
252-266 Water Street
Italianate, 3 stories, brick with decorative cast iron lintels on the second and third stories
45. Johnson Hall, 1864
280 Water Street
Italianate, 3 stories, brick with stone trim
46. Foster Block, 1856
294-298 Water Street
Peleg S. Robinson, Architect
Mansard, 4 stories, brick with wood, stone, and metal trim, originally three stories with Italianate cornice, Mansard fourth story added later in the 19th century.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED FEB 29 1980

DATE ENTERED

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

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

47. Block, by 1855
300 Water Street
Greek Revival, 3 stories, brick with stone trim, Mansard fourth story added to the block later in the 19th century
48. Block, by 1855
304 Water Street
Greek Revival, 3 stories, brick with stone trim
49. Block, c.1870
306 Water Street
Italianate, 3 stories, frame with clapboarded exterior
50. Block, c.1910
312 Water Street
Colonial Revival, 1 story, frame with shingled exterior, originally a two story Italianate building
51. Block, c.1870
316 and 318 Water Street
Italianate, 3 stories, frame with clapboarded exterior
52. U. S. Post Office, 1917
340 Water Street
James A. Wetmore, Architect
Neo-Classical Revival, 2 stories, stone with metal trim

Nonconforming intrusions detracting from the integrity of the district:

5. New England Furniture, mid 20th century
317 Water Street
Contemporary, 2 stories, wood and brick with metal trim
6. Gardiner Area Federal Credit Union, mid 20th century
311 Water Street
Colonial Revival, 3 stories, frame with clapboarded exterior
7. Mattson's Home Decorating Center, mid 20th century
305 Water Street
Contemporary, 1 story, brick with wooden trim
13. Johnson and Lawrence Block, 1853
269 Water Street
Greek Revival with Italianate cornice and two Gothic Revival dormers, facade remodelled in 1954, 3 stories, brick

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED FEB 29 1980

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

36. Gardiner Savings Institution, 1954
190 Water Street
Alonzo Harriman Associates, architects
Contemporary, 2 stories, stone with metal trim

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Within one mile of its confluence from the west with the Kennebec River, Cobbossee Stream descends 126 feet to the high tide level of the river. This stretch includes eight natural waterfalls. This topographical accident exerted an enormous influence on the development of the City of Gardiner.

Originally part of the Town of Pittston and known as Cobbossee Plantation, virtually all of the land comprising present day Gardiner was early acquired by Dr. Sylvester Gardiner, a wealthy minister and land speculator from Boston. In the late 1750's Dr. Gardiner became resident agent of the Plymouth Proprietors and established himself in the area. He erected a saw-mill on Cobbossee Stream and began settlement. In 1803 his grandson, Robert Hallowell Gardiner inherited the property and the following year the Plantation was set off from Pittston and incorporated as the Town of Gardiner. The population of the community was then 650.

R. H. Gardiner, who built the great stone Tudor Revival mansion "Oaklands" (N.R. 7/27/73), devoted his not inconsiderable talents to the development of the town and, aided by its natural endowments, it grew rapidly and prospered. In 1850 Gardiner was chartered as a city and had become the most important river port on the Kennebec.

Varney's Gazetteer of the State of Maine cites Gardiner as having a population of 4,440 in 1880 and describes the industrial development along the Cobbossee Stream. There were then six large stone dams which provided power for a variety of enterprises: 5 saw-mills, sash, blind and door factories, cabinet, water wheel, and fancy woodwork factories; 2 corn and grain mills, 2 machine shops, 3 millwright shops; a woolen factory, washing machine factory, carriage spring factory, axe factory, and 3 large paper mills. The total annual production was estimated at over \$2,000,000.00. By the turn of the century a large shoe manufacturing industry had also developed.

It is against this thriving, burgeoning economic background that Gardiner's business district along Water Street developed. In its heighday, ships and barges in large numbers were tied up to the docks and piers at the rear of Water Street warehouses and shops on the stream and river side. The railroad put through along the river in the 1860's added further stimulus to the city's economy.

By the end of the century the prosperity of the city was firmly established and the development of cultural interests and taste had begun as reflected by Gardiner Public Library (33), a handsome structure designed by Henry Richards, a Boston trained Gardiner resident. The impressive Patten Block (28) was executed in the Romanesque Revival Style by Edwin E. Lewis, also of Gardiner, who designed many of the early buildings at the National Home for Disabled Volunteer Soldiers at Togus, Maine.

9. Major Bibliographical References

Hanson, J. W., History of Gardiner, Pittston and West Gardiner. Gardiner, 1852.

Varney, George J., A Gazetteer of the State of Maine. Boston, 1882.

10. Geographical Data **UTM NOT VERIFIED**

Acreeage of nominated property 7 **ACREAGE NOT VERIFIED**
 Quadrangle name Gardiner Quadrangle scale 1:62500

UMT References

A	1 9	4 3 8 1 0 0	4 8 9 7 5 4 0	B	1 9	4 3 8 6 5 0	4 8 9 7 4 7 0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1 9	4 3 8 7 2 0	4 8 9 7 3 3 0	D	1 9	4 3 8 6 0 0	4 8 9 7 2 8 0
E	1 9	4 3 8 2 7 0	4 8 9 7 4 0 0	F	1 9	4 3 8 0 7 0	4 8 9 7 4 3 0
G				H			

Verbal boundary description and justification

(see attached sheet)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Frank A. Beard, Historian/Earle G. Shettleworth, Jr., Director
 organization Maine Historic Preservation Commission date January, 1980
 street & number 242 State Street telephone 207/289-2133
 city or town Augusta, state Maine

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Earle G. Shettleworth, Jr.
 title S.H.P.O. date 2/28/80

For HCRS use only
 I hereby certify that this property is included in the National Register
 for Bruce B. Dwyer date 5/6/80
 Keeper of the National Register
 Attest: Patrick Ambrose date 4/24/80
 Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED FEB 29 1980

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Although Gardiner no longer ranks as an important industrial center, and commerce on the river has ended, Water Street remains, largely in tact, as a reminder of the city when it was queen of the river. Buildings representing virtually every stage of development stand as chronological signposts along the community's remarkable historical road.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED FEB 29 1980

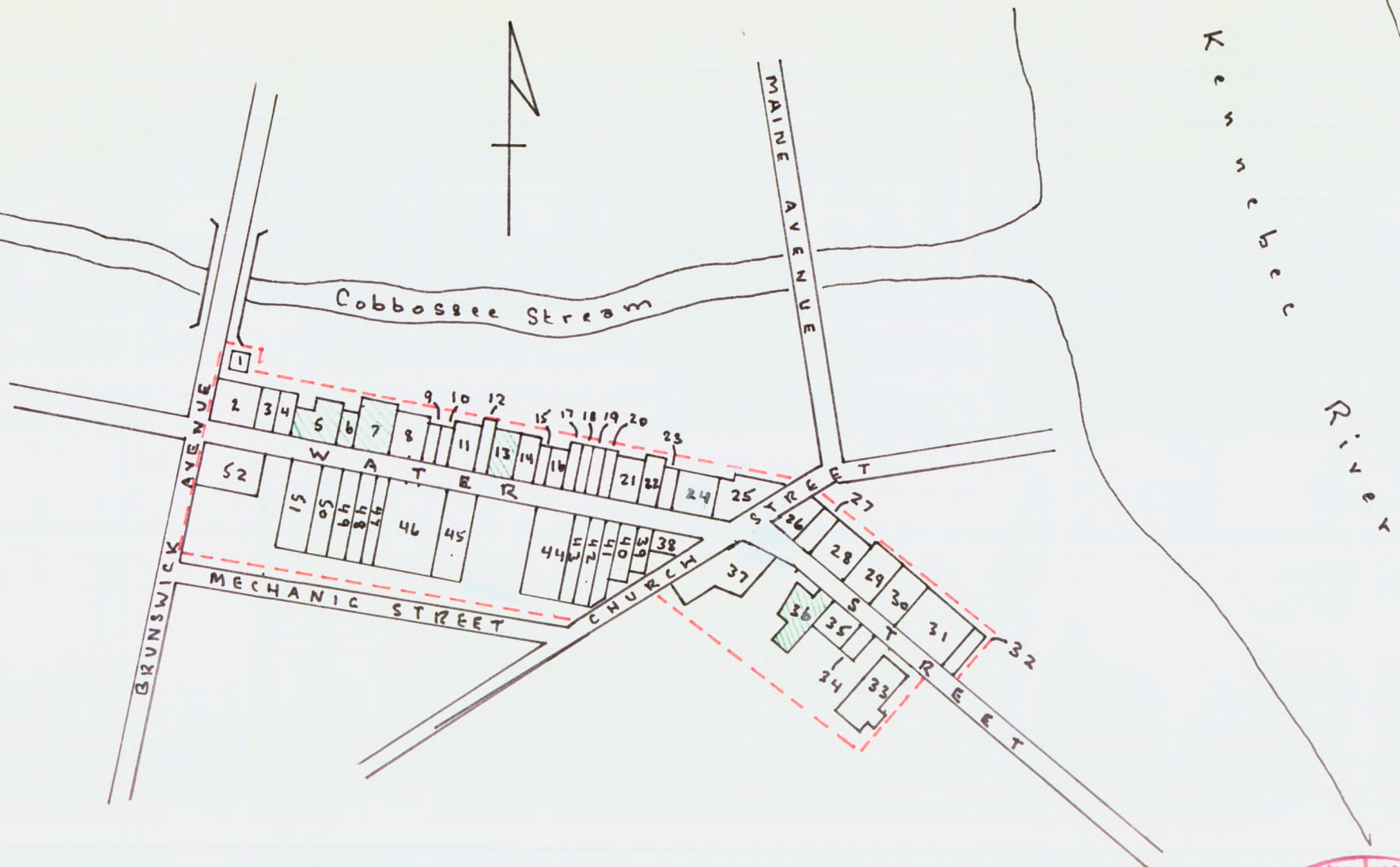
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

Beginning at the south end of the bridge across Cobbossee Stream on the east side of Brunswick Avenue, the district boundary runs east along the rear property lines of the buildings on the north side of Water Street, crossing Church Street and continuing to the east corner of the Cobbossee National Bank (32) property where it turns southwesterly following the southerly line of this property to Water Street. The boundary continues across Water Street and follows the southerly property line of the Gardiner Public Library to its southwesterly corner where it turns westerly and follows the rear property line of the buildings on the south side of Water Street to Chapel Street. Crossing Chapel Street the boundary runs along the north side of Mechanic Street to Brunswick Avenue whose east side it follows northerly to the point of beginning.

This boundary includes the entire 19th century commercial area. To the west lie nondescript remains of former industrial sites while the area to the south and southeast is residential. Maine Avenue running north and Church Street to the east are now largely mid-20th century commercial streets.



GARDINER HISTORIC DISTRICT

District Boundary - - - - -

|||| = intrusion

