

SG-808

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: Rumford Commercial Historic District
Other names/site number: Rumford Falls
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: 49-150 Congress Street; 65-91 Canal Street, 60-94 River Street, and 23 Hartford Street.
City or town: Rumford State: Maine County: Oxford
Not For Publication: N/A Vicinity: N/A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>Krista Mohnrey</u>	<u>2/10/2017</u>
Signature of certifying official/Title:	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	

RUMFORD COMMERCIAL HISTORIC DISTRICT

OXFORD COUNTY, MAINE

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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:)

Jon Edson H. Beall
Signature of the Keeper

3-27-17
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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>29</u>	<u>5</u>	buildings
<u>0</u>	<u>1</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>29</u>	<u>6</u>	Total

Number of contributing resources previously listed in the National Register 4

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC/multiple
- DOMESTIC/hotel
- COMMERCE/business
- COMMERCE/professional
- COMMERCE/organizational
- COMMERCE/financial institution
- COMMERCE/specialty store
- COMMERCE/department store
- COMMERCE/restaurant
- SOCIAL/meeting hall
- SOCIAL/clubhouse
- SOCIAL/civic
- GOVERNMENT/city hall
- GOVERNMENT/courthouse
- GOVERNMENT/fire station
- GOVERNMENT/post office
- RECREATION & CULTURE/theater
- RECREATION & CULTURE/hall
- RECREATION & CULTURE/sports facility
- AGRICULTURE/processing
- HEALTH CARE/pharmacy

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HEALTH CARE/doctor's office
TRANSPORTATION/auto repair shop

Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple

DOMESTIC/hotel

COMMERCE/business

COMMERCE/professional

COMMERCE/organizational

COMMERCE/financial institution

COMMERCE/specialty store

COMMERCE/restaurant

SOCIAL/meeting hall

SOCIAL/clubhouse

SOCIAL/civic

GOVERNMENT/city hall

GOVERNMENT/courthouse

GOVERNMENT/fire station

GOVERNMENT/post office

RECREATION & CULTURE/sports facility

HEALTH CARE/pharmacy

HEALTH CARE/doctor's office

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Victorian

LATE VICTORIAN/Renaissance

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Beaux Arts

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Classical Revival

LATE 19TH-EARLY 20TH CENTURY AMERICAN MOVEMENT/Commercial Style

MODERN MOVEMENT/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD/ weatherboard, WOOD/Shingle, WOOD/plywood, BRICK, STONE/Granite, STONE/sandstone, STONE/Marble, METAL/Copper, METAL/Aluminum, METAL/Steel, METAL/Cast Iron, STUCCO, ASPHALT, CONCRETE, CERAMIC TILE, GLASS, SYNTHETICS/Vinyl

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 Rumford Commercial Historic District is comprised of 38 buildings, 29 Contributing, 5 Non-Contributing, and 4 buildings previously listed on the National Register. There is one Non-Contributing site, a vacant lot. The resources within the district were constructed between 1892 and 1967, with the majority built before 1935. Predominant materials are brick, wood, granite, and cast stone. The district is located on "the island" in Rumford, Oxford County, Maine with the Androscoggin River on the south and west and an industrial canal and mill sites on the east and north. The town is located in the foothills of the White Mountains, an area of forested hills and mountains. The island is two narrow blocks wide and three wide blocks long. The island and mill sites occupy much of the limited flat land in the area. The developed area off the island continues across the town line into Mexico village. Three bridges connect the island to the residential portions of the town. The district includes the majority of the buildings on the island, excluding only those at the margins which have lost much of their architectural integrity or were built after the Period of Significance. Industrial buildings on the edge of the district have also been excluded as they are outside the Areas of Significance. The tallest buildings are five stories tall and several buildings are only one story tall. Significant masonry buildings anchor most of the corners of the principal intersections in the district. A group of three

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governmental buildings including a Post Office (05), Municipal Building and Courthouse (04), and Fire Station (03) is located at the north end of the district. The six story clock tower of the Municipal Building is the tallest structure in the district. Nearly all the resources in the district retain sufficient integrity to contribute to the district although many have storefront alterations typical of historic downtown commercial buildings.

Narrative Description

The Rumford Commercial Historic District is a dense commercial district made up of thirty-eight buildings (thirty-three contributing) and one site (non-contributing). The buildings are built to the sidewalk, with the exception of the Municipal Building, the Post Office, and the Fire Station which are set back approximately fifteen feet. The streets have parallel parking with concrete sidewalks and decorative street lamps on either side. Many of the buildings share party walls, creating a nearly continuous wall of buildings along both sides of Congress Street and the west side of Lowell Street. The street walls have more gaps on Canal, Hartford, and River streets. The buildings are a mix of brick or cast stone masonry and wood, most with flat roofs, and do not rise over five stories except for the cupola of the Municipal Building. This dense commercial area is unique in Rumford and is the portion of the historic commercial district that retains the most integrity. Along Congress Street to the north and south of the district, building demolitions have created gaps in the continuous street wall. Most of the remaining historic buildings have been significantly altered and some new construction has occurred, diminishing the integrity along those portions of the street.

01. Opera House/Elks Lodge

1 Contributing Building

1900

60 River Street

MHPC No. 377-0198

This brick three-story flat-roofed building sits at the corner of River and Exchange streets and was built in 1900. It faces west onto River Street. Brick pilasters extend the full height of the façade and divide it into three slightly recessed structural bays. On the first story, the north bay originally contained a door opening on the left and a window opening on the right, both with projecting brick arch lintels. The door opening has been infilled with brick except for a very small area near the top of the opening, which has been infilled with wood and contains a ventilation duct outlet. The window opening contains an awkward replacement window arrangement with a pair of single-light casement sash located below what is essentially a double transom of horizontal rectangular panes. This opening has a granite sill, like the other window openings on the building. Below this window, a short flush metal door appears to provide access for utilities, or to the basement. The center bay contains a deeply recessed entrance that is up five steps from the sidewalk. The wooden steps are within the recess. A vinyl bubble awning covers the entry bay. The third bay contains a window like that in the first bay. A sheet metal commercial kitchen ventilation duct and hood extend from an infilled basement level window up onto the wall beside the window.

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On the upper stories, the outer bays each contain a vinyl one-over-one window on the second story and a multi-light ornamental wood sash with painted over glazing on the third. The center bay has a single large window between floors that also has an ornamental wood sash with painted over glazing, with plywood infill below. The wall bays corbel out to the plane of the pilasters and terminate in a very simple brick cornice. A chimney rises in line with the front plane of the building, to left of center.

The south elevation faces Exchange Street and is divided into five structural bays by pilasters as on the façade. The fenestration here also lacks symmetry in its arrangement. The first story has windows like the first story windows already described in the first four bays, with an off-center recessed door in the fifth bay. This entrance also has a vinyl bubble awning. There are low arched basement windows with glass block infill in bays three and four. The second story has vinyl one-over-one windows, with off-center windows in the first and fifth bays and two windows in each of the three middle bays. The third story has the wood ornamental sash as on the River Street façade, here the glazing remains unpainted. There is one window in each bay. The brick corbelling and cornice are like those described already.

The east elevation was exposed by the demolition of the building that stood at 65 Congress Street. It is three bays wide. A window has been infilled with brick in bay one and a flush metal door is located in bay three on the first story. Each bay has a window opening infilled with brick on the second story. Ornamental wood sash are located in bays one and three on the third story. Rooftop mechanical equipment can be seen in the northeast corner of the roof. The north elevation is also five structural bays wide. A door is located in the middle bay on the first floor. On the upper two floors, bays one and three have windows like those described elsewhere and the second bay has doors leading to a metal fire escape. Bays four and five have no fenestration.

02. Conya Brothers Building
Circa 1905
94 River Street
MHPC No. 377-0199

1 Contributing Building

This three story brick Early 20th Century Commercial style building was built c. 1905 and faces west onto River Street. It retains evidence of a relatively rare two-story commercial storefront. The lower level of the storefront is four bays wide with a recessed entry in bay two between display windows of different widths. In bay four, a single-light two-panel steel door provides access to the upper stories. The store entrance is three steps above the sidewalk, with the steps in the recess. This puts the display windows nearly at floor level. A wood cornice spans the storefront above the display windows and doors. In the upper portion of the storefront, there are five rectangular single-light casement windows. The storefront is sided with wide clapboard siding that may be Masonite. The two-story storefront area has a steel or iron lintel approximately 18" tall.

The third story is divided into three bays by brick pilasters with yellow brick used to create capitals and a cornice above. Each bay contains a wood six-over-six window behind an aluminum storm window. The openings have granite sills and splayed flat brick arch lintels. A fire escape balcony extends from the third bay to the first bay of the neighboring building.

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Above the yellow brick cornice, yellow brick is used again to create a panel at the center of the façade with "CONYA BROS" spelled out in the same brick. Simple corbelling and dental brick work above terminates the façade.

The north elevation faces onto the alley but was originally a party wall to another building. It has no fenestration. Three air conditioners are mounted at the first story level, with angled sheet metal hoods above. The other two sides of the building abut other structures and cannot be seen.

**03. Central Fire Station
1924**

1 Contributing Building

**151 Congress Street
MHPC No. 377-0109**

The brick Neo-Classical Revival style Rumford Central Fire Station was designed by Lewiston architect Harry S. Coombs and completed in 1924. The building sits on a tall painted concrete base. The principal façade faces east onto Congress street and is five bays wide. The outer bays project slightly and contain a false pedestrian door with glass display case on the left side and an aluminum framed full-light pedestrian door on the right side. Both of these openings have splayed flat arch brick lintels with cast stone keystones. The three central bays, framed by two-story Modified Corinthian columns, contain overhead doors for the fire truck bays. These metal doors each have six lights with two rows of panels below and one row above. Wood entablatures top each opening between the columns.

On the second story, three bays are flanked by wide projecting brick piers. Between the piers, four engaged columns divide the space into three bays. The outer bays each contain two narrow six-over-six windows with a wide six-over-six window between, separated by thin brick piers. A continuous cast stone sill serves all three openings, which have splayed brick flat arch lintels. Ornamental brick patterning is used to create panels below the windows. The center bay has a single wide six-over-six window with an arched fanlight transom. Cast stone is used to ornament the arch and an elaborate wrought iron balconet is mounted below the window. The piers feature rusticated bands of brickwork up to a string course that continues across the tops of the columns. A wood frieze over the three center bays has "CENTRAL FIRE STATION" spelled out in applied lettering. The frieze is brick on the piers. A simple projecting cornice has a short brick parapet above, which steps forward the depth of one brick at the center bay, with a cast stone scroll and shield ornament the terminates in an eagle.

The main block at the east is two bays deep with a narrower ell to the west that steps in on both sides. On the south elevation of the main block, each story contains two bays, each with a six-over-six window. The south elevation of the ell has five bays on the first story. The first bay has a window opening infilled with brick, the second contains a one-light door, the third, fourth and fifth contain six-over-six windows. The second story has six bays, the first contains a door that accesses a metal fire escape, the remaining four have six-over-six windows in them. All of the first story openings on the south elevation have cast stone keystones in splayed brick lintels. The second story openings have splayed brick lintels without keystones. The north elevation is similar, with six-over-six windows in one first story and both second story bays of the main block. The second first story bay contains a smaller single-light window. The ell is

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also much like the south elevation and fenestration previously described. An exterior chimney rises between the second and third bays in this portion of the building.

The west elevation faces River Street across a parking lot. It has a concrete base, quoined corners and a continuation of the frieze and cornice from the other elevations. The first story has five bays and the second story has three. The first story first bay contains a single-light door below a modern gabled hood on wood posts. A second door opening is partially infilled with vinyl clapboard siding and a three-over-six window. A very small sash is located in the third bay with six-over-six windows in the remaining bays, the window in the sixth bay being narrower than the other. The second story has three evenly spaced six-over-six windows. Below the last two bays on the first story, a ramp has been excavated to reach a new overhead garage door into the basement level. Reinforced concrete retaining walls topped with metal pipe rails flank the ramp.

**04. Rumford Municipal Building
1916
145 Congress Street
NR # 80000242
MHPC No. 377-0102**

1 Contributing Building

The Rumford Municipal Building is a three story hip-roofed Colonial Revival style building that sits on a high basement and terminates in a tall clock tower. It was designed by Lewiston architect Harry S. Coombs and completed in 1916. The principal façade faces east onto Congress Street and is five bays wide. The cast stone basement level is painted white and has a pair of mullied six-over-six windows in each of the two bays on either side of the entrance portico. The cast stone base terminates in a cast stone water table that doubles as a window sill for the first story. At center, a tall arched opening contains the main entrance, a pair of ten-light wood doors below a fanlight transom. A boldly modeled portico with Doric columns projects from above the entry. Granite steps have recently been installed in place of the deteriorated concrete original steps. The window bays at either side of the portico each contain mullied pairs of nine-over-nine windows with one-light transoms, with a larger transom above. Splayed flat brick arch lintels have cast stone keystones. At the second story, a Palladian window with engaged Doric columns is located at center and contains a twelve-over-sixteen window in the center with three-over-four windows at either side. A fanlight sash fills the arch. The Palladian window is set into a slightly recessed blind arch with a cast stone swag ornament mounted above. The four other second story windows are twelve-over-sixteen double-hungs with blind arches above. Cast stone keystones are located at the apex of each arch. A continuous belt course of cast stone doubles as the window sill for the second story. A deep bracketed cornice is located above the second story windows. An attic appears above the cornice and has five bays containing five pairs of six-light casement windows. The central pair of casements is flanked by single three-light sash, reflecting the wider Palladian window below. A smaller and simpler cornice transitions the attic story to the high-hipped slate roof. A four-faced clock is located in the tower, which sits on a base with cast urns at each corner. The main body of the tower has Doric columns at the corners and is topped with a square domed copper roof and finial.

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The north and south elevations of the main block are three bays wide with fenestration and other details largely consistent with that on the principal façade. Behind the main block, the building steps in on both sides and continues with a long secondary block. This block is five bays wide. On the basement and first stories, the fenestration is like that on the main block, as it is in the first two bays of the second story. The other three bays on the second story have tall and wide arched window openings each containing a pair of narrow six-over-eight sash flanking a nine-over-twelve sash with arched transoms containing a six-light sash flanked by four light sash. This pattern originally appeared on both the north and south elevations. A modern rated brick stair tower now obscures the second and third bay from the west on the north elevation. The addition has one bay on each story of the north side, with similar windows. The narrower west side of the tower has one bay on each floor with a door at street level and windows above. There is no attic story on the rear block, with the hipped roof coming down to the main cornice height. The cornice continues from the main block in simplified form.

The west elevation of the secondary block is three bays wide on the first three stories and five bays wide on the fourth story. Here, the basement is at street level and has an entrance surrounded by engaged Doric columns and a heavy entablature, set in a three-story tall blind arch. Brick pilasters flanking the basement level door surround continue through the first story to support a second entablature below a molded brick arch containing a fanlight window. At the first floor, a ten-part window is contained by the pilasters and entablature. Windows in the flanking bays are consistent with those on the corresponding stories on other elevations.

**05. U.S. Post Office
1916, 1965
137 Congress Street
MHPC No. 377-0110**

1 Contributing Building

The Neo-Classical Revival style United States Post Office building was built in 1916 and expanded in 1965. The original design was done under James Wetmore, Acting Supervising Architect of the Treasury. Unlike most of the buildings in downtown Rumford, the post office sits back a short distance on its lot at the corner of Congress and Hartford streets, with a margin of lawn between the building and the sidewalk. A flagpole is located in the lawn area along the Hartford Street frontage.

It is a one-story brick building with wood and cast stone trim. The original façade was five bays wide with a central entrance with an elaborate wood surround set within a tall arch. An aluminum framed full-light door and side light are set below a transom within the surround. A fanlight transom is located in the arch above. Cast concrete steps lead to a raised entry in front of the door, with iron post lamps mounted at either side. Twelve-over-twelve windows above cast stone panels are located at either side, with cast stone plaques and rondels above. The cast stone panels under the windows sit on a continuous cast stone water table. The three bays at center step forward one bricks depth. A door has been inserted below a tall transom in the fifth bay, accessed by a concrete accessibility ramp. A broad wood frieze is topped by a denticulated cornice. "UNITED STATES POST OFFICE RUMFORD MAINE" is spelled out with applied letters at the center of the frieze. An addition bay was added on the right in 1965, containing a similar window with a plain cast stone plaque above. A plain brick parapet rises above the cornice. Historic photos show that the parapet originally had a wood balustrade set

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into it. A series of photos taken during construction of the 1965 additions (in the collections of the Rumford Historical Society) show that the balustrade had been replaced with infill brick by that date. The frieze and parapet do not continue onto the addition.

A single bay is set at an angle, facing into the intersection of Hartford and Congress. It contains a single twelve-over-twelve window over a cast stone panel, as on the façade. A four-light transom style sash is set in the brick wall approximately fourteen inches above the head of the window. The Hartford Street (south) elevation is three bays wide with the same windows in bays one and three. Bay two is infilled with brick. Rectangular plaques are located above each window. The frieze, cornice, and water table continue from the main façade. An addition on the back of the building has added one bay to the south elevation. It contains a twelve-over-twelve window above a wood panel.

The original west elevation is completely obscured by the 1965 rear addition. The addition has a single bay at either side of a projecting enclosed loading dock. Each of the flanking bays contains a twelve-over-twelve window above a wood panel with a large metal ventilation louver above. Four truck loading bays with metal overhead doors line the west elevation of the projection. Its two sides are unrelieved brick. A parking area fills the lot to River Street. The north elevation is part of the 1965 addition as well. It is five bays wide with a center door flanked by four windows like those already described. Visibility of this elevation is limited by the close proximity of the neighboring Municipal Building.

**06. Cates Block
1895**

1 Contributing Building

**119 Congress Street
MHPC No. 377-0125**

The Cates Block is a four-story brick Late 19th Century Commercial style block that has a faceted façade the wraps the corner from Congress Street onto Hartford Street. It was completed in 1895. The first story is eight bays wide with brick piers on granite bases separating the bays. Bays three and eight are narrower than the other six. Triple-mulled vinyl one-over-one windows with transoms fill bays one, two, four, and six, with a mulled pair of windows with transoms in bays three and seven. These windows sit on tall brick bulkheads with angled brick sill courses. All of the windows have fixed canvas awnings. Bay five, at the center of the curved portion of the façade, contains an aluminum framed full-light entry door and wide side light. A concrete ramp with metal pipe railing accesses this entrance. Bay eight is the narrowest bay and contains an historic twelve-light wood paneled door and three light transom set between paneled wood pilasters that support an entablature. A second transom sits above the entablature. A painted wood entablature runs between the brick piers above each bay, just below the second story window sill.

All of the upper stories are divided into seven structural bays by continuous brick pilasters. Each bay is identical on each story except the narrow third bay. No two stories have the same window sizes or configurations. The second story bays each contain two one-over-one double-hung windows that sit on a granite sill that runs from pilaster to pilaster. A band of terra cotta ornament topped with a granite string course runs between pilasters just above each set of

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windows. The third story bays except bay three each contain three one-over-one windows with transoms separated by brick piers with terra cotta capitals. Each window has separate granite still but they share a continuous granite lintel. In bay three, a wide two-light fixed sash is located below a two-light transom. A wood panel is located below the window. On the fourth story, each bay except the third contains two one-over-one double-hung windows (smaller than those on the second floor) that sit on individual granite sills and have individual granite lintels. Above the fourth story windows, brick corbelling steps out to a band of patterned terra cotta ornament below a patterned brick frieze, terminating in a sheet metal cornice.

The west elevation has no first floor fenestration. A small, one-story bank drive-up addition projects at an angle from the southwest corner and has three windows and a door, as well as a canopy supported on brick piers. On the second story, there are seven bays of windows. All contain one-over one double-hung windows. Bays five, six, and seven are recessed slightly (for the full height of the building). The remaining two stories have three bays in the recessed portion with windows like those just described. Aluminum flashing caps the roof line. A short chimney is located toward Hartford Street, aligned with the west elevation. The visible fourth story of the south elevation is unrelieved brick.

**07. Clough & Pillsbury Building
circa 1894
109 Congress Street
MHPC No. 377-0124**

1 Contributing Building

This Late 19th Century Commercial style building is three stories tall and has a flat roof. It is a wood framed building with a brick façade. The three-bay storefront has a recessed central entrance between two-pane display windows, which wrap into the recess. The bulkhead is of the same brick as the rest of the façade and has an angled brick sill course. A full-light wood door is set within the recess, with a shallow transom above. Spanning the entire storefront and framed in the same bronze as the display windows is a leaded prismatic glass transom with "CLOUGH & PILLSBURY" inset in colored glass, identifying the long-time former owners. The second and third stories are three-bays wide. The second story has large square single-pane fixed windows in wood frames. The third story windows appear to have contained double-hung windows but are currently infilled with plywood. The façade is terminated with a sheet metal cornice on the parapet.

The upper stories of the south elevation are partially visible above 105 Congress Street and are seven bays wide. All window openings have been covered by painted plywood. Asphalt siding covers the entire wall. The west elevation has a single loading door with shed-roofed platform on the first story and two bays on the second, each containing a two-over-two wood window. There is no third story fenestration. The asphalt siding continues on this elevation. A portion of the north elevation is visible beyond the neighboring building. It has no first floor fenestration with three bays on the second story and four bays on the third. The second story windows have two-over-two double-hung windows with the remaining openings covered by plywood. The first story has wood clapboard siding with asphalt siding on the upper stories.

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**08. Fortune Cookie
1962
105 Congress Street
No Survey**

1 Contributing Building

This one story Modern Movement brick commercial style building replaced a two story wood framed commercial building that was built between 1894 and 1898. The three-bay storefront is recessed at an angle from south to north with aluminum framed single-pane windows on either side of a wide entryway with full-light aluminum framed double doors below a transom. The left window is wider than the right and is set higher in the wall. The angled wall is the same brick as the rest of the façade. The façade is terminated with cast stone blocks on the parapet.

At the rear, a flat-roofed concrete block addition wraps around the wood-framed addition on 103 Congress Street. It has no fenestration on its south elevation, facing the alley. The concrete block addition elevation facing toward River Street is five bays wide. The first two bays contain one-over-one double-hung windows. The middle bay contains a full-light aluminum framed door set below a gabled canopy supported on 4" x 4" wood posts. A set of concrete steps leads up to the door. The last two bays contain wide two-pane aluminum framed windows. Aluminum flashing is located along the roof line. A painted wood bulkhead stair enclosure is located to the left of the entry stairs. The north elevation is without fenestration and is partially covered by painted signage.

**09. Fortier and Couture Bakery Building
Circa 1892
103 Congress Street
MHPC No. 377-0123**

1 Contributing Building

This two-and-a-half story three-bay wood-framed gable-front building has a three bay storefront that projects slightly from the upper story façade, filling what was originally a narrow gap between the building and the sidewalk. The first bay contains a display window over a recessed panel wood bulkhead. The second bay contains a recessed aluminum framed full-light entry door. The third bay is filled with a mulled set of three tall one-over-one double-hung windows. A cornice over the storefront is covered in white aluminum. A shallow hipped roof covers the storefront extension. The second story is three bays wide with two one-over-one vinyl windows set close together on the left side of the building and a single window of the same type on the right. Another window of the same type is set in the gable on the third floor. The upper stories are clad in stained wood shingle. A simple overhanging rake is clad in white aluminum. This building had a false front with wood cornice hiding the gable for many years, apparently removed by 1951.

The south elevation faces onto an alleyway and is fully visible. There is no fenestration on the first floor and a single window like those on the façade toward the rear on the second story. A chimney rises from the roof at the southwest corner of the main block. A one-story wood-framed addition also has no fenestration. The entire elevation is clad in the same stained wood shingles as the upper façade. The visible roof slope is covered with asphalt shingles.

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On the west elevation, the first story is hidden by an abutting concrete block addition to the neighboring building. The upper portion of the original building is visible from River Street above the additions. It has two bays on the second story and one on the third. A door fills the first bay on the second floor, and windows like those elsewhere on the building are located in the other two bays. The wood shingle siding continues onto this elevation. The north elevation has very limited visibility above the one-story building next door. There appears to be no fenestration and the siding is the same stained wood shingle used on the rest of the building.

**10. 95 Congress Street
Circa 1910
95 Congress Street
No Survey**

1 Non-Contributing Building

Built circa 1910, 95 Congress Street is a three-story flat-roofed wood framed commercial building. The existing storefront is two bays wide, with a recessed entrance at the south which provides access to both the upper stories and the storefront space. The north bay has a wide three-pane window on a high bulkhead. Wood shingle surrounds the entrance and window. The storefront projects several feet in front of the upper stories and has a shallow hipped roof. The upper two stories are clad in painted aluminum siding without fenestration. A slightly recessed area is located next to the neighboring building at 89 Congress Street, creating the appearance of a hyphen. This narrow section of wall has an angled roofline connecting the main roof of this building to the lower building next door. The overhanging eaves have simple wood trim and aluminum flashing.

The north elevation originally faced another building, now gone. An alleyway has been created in place of the missing building. The entire elevation is clad in corrugated aluminum siding. Four air conditioners are mounted at the first story level with angled hoods above. A break in the parapet approximately three-quarters of the way to the west of the building provides drainage for the roof. The remaining two elevations abut other buildings and have no visibility. It is not known whether historic finishes remain behind the metal siding, although it would be typical if they do.

**11. McKenzie, Maxwell & Co. Building
1897
89 Congress Street
MHPC No. 377-0122**

1 Contributing Building

Built as a four story brick commercial building in 1897, this building was shortened to two stories after 1951. Its builders, McKenzie, Maxwell & Co., were among the first merchants in Rumford Falls and built this building several years after becoming established. The five bay storefront appears to date from the 1950's. Tall display windows run nearly from the sidewalk to the lintel, with only an eight inch tall recessed toe-kick bulkhead. The first bay contains a three-pane display window with thin aluminum supports between the panes. The second bay is angled into the very deeply recessed entrance and has two panes with aluminum framing. An additional display window at a right-angle to the street continues the recess to a pair of aluminum framed full-light doors. Additional display windows at a right-angle to the street connect the doors to the last display window bay at the front, a single pane. In the final bay of

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the storefront, a recess contains an aluminum framed full-light door to the upper stories. This recess is lined with corrugated aluminum siding, which is also used on the piers flanking either side of the storefront. A broad and tall area of painted chipboard fills between these above the storefront, apparently covering the location of a missing sign. A small sign is mounted on top of this material.

The second story is four bays wide with mulled pairs of one-over-one double-hung windows with transoms in each bay. Brick piers project slightly at the sides of the facade and between the bays. Chevron patterned ornamental brickwork is located in the panels created by the piers beneath the granite sills of the windows. Exposed iron or steel lintels are located above the windows. When the upper stories were removed, the wall was truncated at approximately the third story window sill height, leaving a parapet that is capped in aluminum.

The south elevation has limited visibility above the neighboring buildings and appears to be unrelieved brick. The two remaining elevations have no visibility.

A three story addition on the west end of the building was built between 1903 and 1907, according to Sanborn maps. It extends to River Street where it has an exposed basement level due to the change in grade between the two streets. The River Street elevation is divided equally in the center by a brick pier. It had two-story storefronts on either side similar to that on the neighboring Conya Brothers Building. The storefronts are now almost entirely covered by corrugated metal roofing. A recessed entrance is located at the north side of the north storefront next to a flush metal door. The two upper stories are brick and each has eight bays, divided by a center pier as on the lower floors. The second story (which appears to be the third story due to the exposed basement level) has vinyl one-over-one windows in each bay. The third story bays are all infilled with plywood. Denticulated brick steps out in several stages to form a modest cornice which is capped with aluminum flashing.

12. W.T. Grant (Stanley's Furniture) Building
1952
77 Congress Street
No Survey

1 Contributing Building

This one-story flat-roofed buff brick and black granite commercial building was built to house the W.T. Grant department store in 1952. It retains its original three bay aluminum framed storefront with a broad recessed entrance flanked by broad display windows on low granite bulkheads. The two entry doors are set between sidelights and additional display windows, with transoms above all elements. A round steel post is located at the center of the broad recess to help support the lintel. On either side of the storefront, the black granite rises up to approximately thirty inches above the sidewalk. The remainder of the façade is unrelieved buff brick with a cast stone block cap. Signage is mounted above the storefront.

The building runs the full depth of the block to River Street. A portion of the south elevation is visible and is unrelieved red brick. The red brick west elevation faces onto River Street and is five bays wide with doors in bays one and two and windows in the remaining bays. The first door is a rusted flush metal door. The second door opening is wider and is recessed slightly

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and is a two-panel wood door with plywood infill to one side. In each of the three remaining bays, there is a single twelve-light metal sash window set just above sidewalk height and a mulled pair of eighteen-light sash of the same type high in the wall above. White aluminum flashing is located at the roof line. A chimney rises from the southwest corner. The north elevation has no visibility due to abutting buildings.

**13. 75 Congress Street
1910, circa 2010
75 Congress Street
No Survey**

1 Non-Contributing Building

Abutted by one-story buildings on either side, 75 Congress Street is a one-story flat-roofed brick commercial building. The brick façade is three bays wide with mulled pairs of eight-over-eight double-hung windows in bays one and two and a deeply recessed entrance in bay three. A continuous header course of brick forms the lintels for the windows and door. A denticulated cornice caps the parapet. The existing façade is of recent construction. None of the other elevations are visible.

**14. Sun Journal Building
1938
69 Congress Street
MHPC No. 377-0121**

1 Contributing Building

Built in 1938, 69 Congress Street is a vernacular one-story flat-roofed brick and concrete block commercial building. The façade features a single storefront with recessed central entrance. Single pane windows on either side of the recess are set higher than is typical for storefront windows and do not reach the lintel. Similar windows are set in the recess. Stained wood shingle infill is used above and below the windows. An aluminum framed full-light door and sidelight are located within the recess. An air conditioner is mounted over the door. All of the storefront infill appears to have been done within recent decades but retains a traditional storefront vocabulary. A full-width retractable canvas awning is located above the storefront. A full-width sign board fills the wall above the awning, extending onto the parapet. The parapet is stepped at the outside ends and at the center, providing a little interest to the building at the skyline. The parapet is capped with aluminum flashing. The exposed south wall, originally a party wall with the demolished building at 65 Congress Street, is built of concrete block and has no openings. It is painted with a mural. The rear (west) elevation has very limited visibility due to a tall fence on River Street, but appears to contain a single door and infilled window opening. The other elevation is not visible.

**15. Vacant Lot
65 Congress Street
No Survey**

1 Non-Contributing Site

This vacant lot was filled with a five-story brick building from circa 1896 until circa 1940, when it was altered into a two-story commercial building housing the J.J. Newbury Company store. That building was demolished in recent decades.

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**16. Rumford Falls Power Co. Building
1906
49 Congress Street
NR # 80000243
MHPC No. 377-0102**

1 Contributing Building

The Rumford Falls Power Company Building was designed by the New York architect Henry J. Hardenbergh, designer of the Waldorf and Plaza hotels in New York and the Copley Plaza Hotel in Boston. It was completed in 1906. The two-story flat-roofed building is constructed of buff brick with cast stone trim.

The first story of the Congress Street Façade has elaborate arch-topped door openings at either end. These flank a pair of banded brick and cast stone piers with elaborate capitals. Nearly the entire center portion of the building is glazed with seven display windows and tall transoms running from a low paneled bulkhead to a copper cornice set above the heights of the door surrounds at either side. The seven windows and transoms are divided with cast iron piers to form groups of two flanking a center group of three. The door opening to the left contains a pair of one-light wood paneled doors below a fanlight transom. The right arch is open as is a matching arch in the first bay of the Exchange Street facade, creating a recessed corner entrance. Within the recess, a pair of one-light wood paneled doors with narrow sidelights and a half-round fanlight transom is set at a 45 degree angle to the exterior walls. A string course of cast stone, aligned with the first story pier capitals, forms the window sills for the second story. At the second story, above the arched door openings at either end there is a pair of one-over-one double-hung windows separated by a round cast iron column. The piers separating the outer bays from the center section continue through the second story, with additional elaborate cast stone ornament. Between the piers, seven bays contain one-over-one windows. Above the windows, a flush string course below a projecting cast stone string course creates a stylized cornice for the upper story. Cast stone rondels are set above the piers between the seven center windows. A simple brick parapet is capped with a white painted denticulated cornice at the top of the façade. The Exchange Street (north) elevation is nearly a mirror image of the Congress Street façade. The only difference is the first story windows in the center section, which are divided by cast iron piers into two groups of three flanking a single window and transom at center. The pair of doors in the last bay of the Exchange Street façade matches those in the first bay on the Congress Street façade.

At the west end of the north elevation, a simple one-bay red brick addition is set back slightly. It has two window openings set between floors to serve a stairwell. This addition continues approximately a third the distance of the west elevation, which is also red brick. Visible across a parking lot from River and Exchange streets, this secondary elevation is utilitarian. In the stairwell addition, there is a single flush metal entry door under a wood-framed shed roofed hood at ground level. In each of the upper two stories, a single one-over-one window is located at center. The exposed portion of the historic west elevation is unrelieved except for a single bay on each floor, near the south corner. It appears the interior has three interior stories here, instead of the two taller stories along Congress and Exchange Streets. The short first story opening contains a transom style window only. The two stories above contain one-over-one windows. All three openings have segmental brick arch headers. The south elevation is also

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red brick, with three bays of windows just as described on the west elevation located toward the rear of the building.

Originally above the second story of the principal elevations on Congress and Exchange streets there was a wide denticulated cornice with parapet carrying cast stone urns and a low parapet with the name of the building in raised letters. This elaborate ornament was removed and replaced by the existing simple denticulated cornice circa 1940.

**17. Mechanic's Institute Building
1911**

1 Contributing Building

**52-60 Congress Street
NR # 80000241
MHPC No. 377-0105**

The Mechanic's Institute Building is an impressive Beaux Arts style building designed by Portland architects Miller and Mayo and completed in 1911. It is a four-story flat-roofed block constructed of brick with cast stone trim. The most distinctive feature is a Doric colonnade at second and third floor level on the Congress street façade which covers the recessed central bays on that side of the building. At street level, four storefronts face onto Congress Street with a broad recessed main entrance to the upper stories at center. Each storefront is three bays wide with a recessed entrance at center between display windows. Covered transoms are located above the windows. The first storefront has unpainted wood shingle on the bulkheads; the other storefronts retain historic paneled wood bulkheads. The main building entrance at center is set between rusticated brick piers. A pair of full-light aluminum framed doors is set within white ceramic tile in the recessed entrance. A heavy cast stone cornice sits above the storefront level and serves as a base for the upper portion of the building.

The upper stories of the projecting end bays have a tripartite one-over-one window arrangement with transoms on the second story and four mullied double-hung windows on the third. Cast stone panels fill between the second and third story windows and the entire group is framed in flanking brick piers and an ornamental cast stone top. On the left projecting bay, the left two double-hung windows have been covered with plywood. On the right bay, all of the windows have been covered. At the fourth story on each side, four windows openings corresponding to those on the third story have been infilled with plywood.

In the recess behind the six two-story Doric columns, are five bays of windows on the second and third stories. Each bay has two one-over-one windows with transoms on the second story and the same windows without transoms on the third. Wood panels fill between the windows vertically. All of the second story transoms have been covered with plywood, as have all of the third story windows except the first pair. A heavy entablature sits on the colonnade and is currently topped with plastic snow fencing mounted to a crude wood framework. This obscures any view of the fourth story elevation within the recessed area. A deep sheet metal cornice terminates the façade, extending into the recess above the colonnade.

On the Exchange Street elevation, the design of the projecting bays on Congress Street is repeated on slightly projecting end bays. The differences from the Congress Street end bays are in the locations of the storefront entrances and in the number of window openings on the

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fourth floor. In the eastern end bay, a center display window is flanked by recessed entrances at either side. One leads to the upper stories and the other into the retail space. In the western end bay, there is a tripartite display window with no entrance as the entrance on Congress Street serves this retail space. In both end bays, the fourth story has three in-filled window openings where there are four openings on Congress Street. Between the end bays is an expanse of brick wall at street level. On the upper stories, the center portion of the elevation is five bays wide. One-over-one double-hung windows with transoms are in the second story openings. The third story openings are all infilled with painted plywood, as are all but two of the fourth floor openings. All of the windows have flat splayed brick lintels with brick keystones and cast stone sills. The same sheet metal cornice continues from Congress Street along this elevation.

The east elevation is thirteen bays wide on the stories visible above the one story neighboring building on Canal Street. Nearly all the openings have been covered with painted plywood. Five openings remain uncovered to provide access to the two metal fire escapes, three with one-over-one double-hung windows and two with flush metal doors. A sixth opening, in the eighth bay on the third story, also retains an exposed window of the same type.

The utilitarian south elevation has a single bay with an under-sized one-over-one replacement window set in plywood infill on the first story. The second and third stories are six bays wide with all openings covered with painted plywood except bays five and six on the third story. These are only partially infilled with short vinyl one-over-one windows below the plywood. One chimney rises at the southeast corner and a second between the fourth and fifth bays of the south elevation.

**18. Art Deco Block
1931**

1 Contributing Building

**58-72 Congress Street
MHPC No. 377-0119**

This brick and cast stone one-story flat roofed Art Deco style commercial building fills the L-shaped site of the original Hotel Rumford, stretching from Congress Street to Canal Street along Exchange. The combined hotel building burned in 1930 and was replaced by the current building. The architect has not been identified. Above the storefronts, bands of cast stone ornament extend between the structural piers just above the storefronts and at the base of the parapet. Much of the lower band has been covered or removed. The piers are capped with ornamental cast stone tops and the bays between them divided into two by stylized palmetto fronds that extend above the parapets cap, which is covered in aluminum flashing. At the corner of Congress and Exchange streets, the façade is angled with a concentration of cast stone ornament highlighting the parapet.

The Congress Street façade is divided into four storefronts. The first is three bays wide with a recessed entrance on the left, and a two-bay display window on the right. The recess has stained wood shingle siding and a wood door with diamond lattice glazing above cross-buck panels. The two display windows are set in modern aluminum framing. The historic granite

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bulkhead remains at the base of the storefront. A retractable canvas awning spans the width of the recess and display windows. Above the awning, a shallow canopy is covered with wood shingles. The second storefront is the widest on this elevation and features a recessed center entrance between three-bay display windows, all in circa 1960's aluminum framing. Corrugated aluminum covers the side piers, bulkheads, and across the top of the storefront below a retractable canvas awning. The entrance door is full-light with a transom above. Deteriorated painted wood trim covers the location of a band of cast stone Art Deco ornament that originally capped the storefront. The third storefront is separated from the second by a brick pier which has an Art Deco style cast metal and colored glass exterior light fixture mounted to it. The narrow storefront has a recessed entrance between narrow display windows which have thin metal framing, possibly original. The bulkheads are wood paneled. A full-light wood door is below a transom opening that has been filled with an air conditioner. Parts of a retractable awning remain above the storefront, below a band of painted plywood that may cover historic transoms. The fourth storefront extends to the corner of Exchange Street and breaks forward of the angled corner of the building. Although awkward, this arrangement is seen in a circa 1940 postcard view. Laney-Wellehan Shoes occupied the space at that time. The tree-bay storefront has two display windows on the left with a recessed entrance at the right. These are in modern aluminum framing with aluminum panels in the bulkhead. Painted wood shingles cover the flanking piers and stretch across the transom area.

The Exchange Street elevation has two display window bays covered with painted wood shingle; a section of brick wall that contains four bays of windows and a door; and four additional storefronts. The ornamental bands and parapet details on this elevation are like those on the Congress Street façade and remain fully exposed. The openings in the brick portion of the wall originally had double-hung windows with eight-light transom windows set higher, with their own cast stone sills in the first three bays. The double-hung openings have brick sills. Only the second bay retains its double-hung window, the flanking bays have been infilled with brick. The first two transom sash remain with plywood infill in the third. The fourth bay contains a single-light flush steel door.

The first of the remaining storefronts is framed by brick piers. The narrow storefront has a recessed entrance between narrow display windows which have thin metal framing, possibly original. The bulkheads, door surround, and transom area are covered in painted wood shingles. A full-light aluminum door is below a transom opening that has been filled with an air conditioner. The second storefront is divided into two equal halves by a shingled wood post. The left half has a very narrow recessed entrance centered between display windows, like those just described. On the right is a wide display window opening infilled with T-1-11 plywood inset with two vinyl horizontal sliding residential windows. Painted wood shingle covers the bulkhead and transom areas. The third storefront is also divided by a center post with a three-bay entrance and windows on the left and wide display window on the right. On the left, the windows flanking the entrance are glass block and the door is rusted steel with a glazing panel infilled with painted wood. On the right, the two-bay display window is aluminum framed. A similar arrangement fills the final storefront, but is reversed, with a window on the left and windows flanking a recessed entrance on the right. Painted wood shingle is used around the doors and windows on both these storefronts.

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The narrow elevation facing Canal Street does not continue the cast stone ornament from the Exchange Street façade. A single narrow display window opening at the south has been infilled with painted wood shingle. On the right, a single painted flush steel door is set in a shallow recess. Aluminum flashing caps the parapet. A driveway off Canal Street exposes an eleven bay wide elevation facing north. Bays one, two, four, seven, nine, and eleven contain or contained window openings, the remaining are or were door openings. One-over-one windows remain in bays one, two, four, and seven. The others have been infilled and used for ventilation equipment. At the end of the driveway, the east elevation has two bays of infilled window openings flanking a flush steel door. The north elevation is not visible.

**19. 80 Congress Street
1895
80 Congress Street
MHPC No. 377-0118**

1 Contributing Building

This one story wood-framed gable-end-to-the street commercial building was built in 1895. The storefront is framed in enameled steel panels with a low brick bulkhead below a broad display window divided into four panes with aluminum supports. An aluminum framed full-light door is recessed at the right. A retractable canvas awning spans the storefront below a wood cornice. A false front approximately four feet tall extends above the storefront, terminating in an overhanging wood cornice with Italianate brackets and applied modern wood "squiggle" trim. The peaked gable of the roof is visible above the false front and is largely filled with a triangular louvered ventilation panel under the historic wood rake trim. This is the last false front left in the downtown. Historic photos indicate that they were a number of them at one time.

Neighboring buildings are separated by approximately one foot on either side of 80 Congress Street. Wood clapboard siding can be seen on both sides. The east elevation is not visible.

**20. 82 Congress Street
1967
82 Congress Water Street
No Survey**

1 Contributing Building

This one story Modern Movement brick commercial style building replaced a two story wood framed commercial building that was built between 1894 and 1898. The two bay storefront is recessed at an angle from north to south with a window on the north and a wide entryway with a full-light aluminum framed door between sidelights surrounded by a cast stone frame in the other bay. The window sill is also cast stone. The angled wall is the same brick as the rest of the façade. A retractable canvas awning spans the width of the façade with a sign board mounted to the parapet above. The façade is terminated with aluminum flashing on the parapet. None of the other elevations are visible due to shared party walls with the adjoining buildings.

**21. 84 Congress Street
1967
84 Congress Water Street**

1 Contributing Building

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This one story Modern Movement brick commercial style building replaced a three story wood framed commercial building that was built between 1892 and 1894. The three bay storefront has a recessed central entrance between two display windows with angled display windows at the sides of the recess. The entry has a full-light aluminum framed door. The bulkhead is the same brick as the rest of the façade. A retractable canvas awning spans the width of the façade and has a shallow aluminum cornice above it. A tall brick parapet has been covered by a pseudo-Mansard roof covered with wood shakes. The façade is terminated with aluminum flashing on the parapet. None of the other elevations are visible due to shared party walls with the adjoining buildings.

**22. Carlisle Building
1966
92 Congress Street
No Survey**

1 Contributing Building

This one story Modern Movement brick commercial style building replaced a two story wood framed commercial building that was built between 1894 and 1898. The three bay storefront has a recessed central entrance between two broad display windows with angled display windows at the sides of the recess. The entry has a full-light aluminum framed door. The bulkhead is the same brick as the rest of the façade. A retractable canvas awning spans the width of the façade and has a shallow aluminum cornice above it. A tall brick parapet serves as a sign board with applied dimensional aluminum letters spelling out "CARLISLE'S." The façade is terminated with a cast stone cap on the parapet. None of the other elevations are visible due to shared party walls with the adjoining buildings.

**23. Hall Block
1905
94 Congress Street
MHPC No. 377-0117**

1 Contributing Building

The three story brick Early 20th-Century Commercial style Hall Block replaced a one story wood framed building in 1905. The storefront level is three bays wide with a recessed upper story entry door at the left. The door is a full-light aluminum framed door with a transom above. The sides of the recess are covered in 18" x 24" buff colored tiles with wide grout joints. The storefront is composed of a recessed entrance that has a full-light aluminum framed door with transom and a wide display window to the right. The same buff colored tile is used in the store entry recess and on the piers at either side of the storefront. The bulkhead is buff brick. The transom area is covered with a full-width sign board. A retractable canvas awning is located between the storefront and the sign board. Between the top of the sign board and a granite string course that is continuous with the neighboring buildings to the north, the same tile as in the recessed upper story entry is present.

The upper two stories are divided into two slightly recessed bays by brick pilasters. The granite string course serves as window sill on the second story, where the two wide openings are largely infilled with wood shingle. Small horizontal sliding windows are located in the upper left

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corner of the left opening and upper right corner of the right opening. The lintels are slightly splayed header bricks with granite string course blocks above, contained within the projecting pilasters. The bays on the third story contain tripartite windows. Each of these contains a wide one-over-one wood double-hung window between a pair of narrow one-over-one double-hung windows. Sills and headers for these windows are granite. A diaper pattern of projecting header bricks appears in the panels above the third story windows. Granite blocks serve as capitals for the three pilasters and support another granite string course that spans the width of the building. A granite block carved with "HALL BLOCK – 1905" is located at the center of the brick frieze above the granite string course. A band of denticulated brick terminates the frieze below a short brick parapet with aluminum flashing. A sheet metal cornice originally terminated the façade.

One story of the north elevation extends above the neighboring building at 98 Congress Street. No fenestration is visible on the portions of the wall visible from the street. The south elevation extends two stories above the neighboring building at 92 Congress Street. A portion of the elevation is visible from Congress Street. It shows a light well near the center of the building, a window on either side of the light well and additional windows within the light well on both stories. Only the westernmost opening on the fourth floor retains its two-over-two window. The other openings have been infilled with plywood, some with small square glazed openings in them. One chimney rises near the light well. Only the very top of the east elevation is visible from Canal Street. It shows a chimney at the northeast corner of the building.

**24. 98 Congress Street
circa 1905
98 Congress Street
MHPC No. 377-0116**

1 Contributing Building

98 Congress Street is a two story buff brick commercial block. Sanborn maps document that it replaced a one story wood framed building between 1903 and 1907. The building shares materials and decorative details with the four story building next door at 102 Congress Street. The storefront level is four bays wide with a recessed upper story entry door at the north. The door is a full-light aluminum framed door with a transom above. The sides of the recess are covered in 18" x 24" buff colored tiles with wide grout joints. The storefront is composed of two wide display windows flanking a recessed entrance with display windows on either side and a full-light aluminum framed door with transom. The bulkhead is buff brick. The transom area is covered with a full-width sign board. A retractable canvas awning is located between the storefront and the sign board. Between the top of the sign board and a granite string course that is continuous with the neighboring buildings, the same tile as in the recessed upper story entry is present.

The granite string course serves as sill to the second story windows and supports the narrow brick piers at either side of the building. Between the two brick piers on the second story, three wood piers divide the space into two wide windows flanking two narrow windows. The wide windows each have a two-light transom. The narrow windows are double-hung with the meeting rails aligned with the division between the transoms and sash on the flanking windows, so each appears to be a fixed sash with a one-light transom. There is a narrow band of terra cotta ornament above the wood window frames and a frieze with a band of

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denticulated brick like on the building next door at 102 Congress Street. A sheet metal cornice terminates the façade. None of the other elevations have any visibility, all sharing walls with neighboring buildings.

25. J.E. Stephens Block
1895
102 Congress Street
MHPC No. 377-0115

1 Contributing Building

The late 19th-century Commercial style four story buff brick building at 102 Congress Street was built 1895 to replace a two and a half story wood framed building on the site. The first story contains a recessed full-light wood door upper story entrance at the north with a storefront filling the rest of the building's width. Narrow display windows flank a very deeply recessed entry with wide display windows on the angled sides of the recess. The store entry has a full-light aluminum framed door with transom. The display windows are held in thin aluminum frames that appear to date from the 1940's. The paneled bulkheads may survive from an earlier storefront. Where a transom might be expected above the display windows, there is a wide sign board. A photo from recent years indicates that behind the sign board there is a wide band of 1940's black Carrara Glass. A retractable canvas awning is located between the sign and the storefront, including the upper story entrance.

A granite string course above the sign board is continuous from the buildings at either side. The upper stories are two bays wide, with slightly recessed bays between brick pilasters at the sides and center. The second story has a mullied pair of wide fixed one-light sash with sliding two-light transoms above in each bay. The lintels are slightly splayed header bricks with granite string course blocks above within the projecting pilasters. The bays on the upper two stories contain tripartite windows that bow out several inches creating shallow bay windows that do not project past the plane of the framing piers. Each bay window contains a wide one-over-one wood double-hung window between a pair of narrow one-over-one double-hung windows. All the windows have aluminum storm windows over them. Sills and headers for these windows are granite. Brick piers between the individual windows in the tripartite windows continue as slightly projecting pilasters between stories, creating panels between the windows vertically.

Above the fourth story, the pilasters terminate in foliate terra cotta capitals supporting a band of terra cotta ornament that spans the width of the façade below a plain frieze. At the top of the frieze, a band of slightly projecting denticulated brick appears below a parapet that is capped with aluminum flashing. Historic photos indicate that the façade was originally terminated by a sheet metal cornice.

The north and south elevations are shared party walls with abutting buildings. A portion of the south elevation above the abutting building is visible from Canal Street. It shows a light well near the center of the building and two one-over-one windows in the rear portion beyond the light well. One chimney rises along the exterior of the wall between the windows. Another chimney is set further into the building on the other side of the light well. The east elevation is only separated from the Knights of Pythias Hall on Canal Street by about ten feet and has

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limited visibility. The first story has no visibility. The second through fourth stories each are four bays wide. The window openings have segmental brick arched lintels and brick sills. The second story openings are infilled with painted wood. The remaining windows are one-over-one wood double-hung windows.

**26. Rumford Falls Trust Company
1898, circa 1900
106 Congress Street
No Survey**

1 Contributing Building

The Late 19th-century Commercial style Rumford Falls Trust Company Building was built in two stages between 1898 and 1903. Previously, a much smaller one-story wood framed office stood on the site. Sanborn maps show a one story masonry building filling the lot in 1898. It had become a four story building with bay windows on the upper stories by 1903. The storefront is a continuation of the storefront in the last three bays of the abutting Odd Fellows Block to the north. The storefront bays are divided unequally by a paneled pier, with the north bay approximately twice the width of the second bay. The first bay has a tripartite display window with transoms. The second bay contains a recessed entrance to the storefront space. All of these storefront windows sit on a low granite bulkhead and are framed by paneled piers with a signboard and cornice above.

The brick upper stories are divided into two bays, each containing a continuous three-story bay window. A granite string course that separates the storefront level from the upper stories is covered by the bases of the bay windows. All of the wood windows in the bays are one-over-one double-hungs. The bays are clad in painted metal with shallow cornices and raised panels between the floors. At the tops, the bay windows have a denticulated band below the soffit and cornice. A sheet metal scupper and downspout is located between the bays. Above the bay windows, a bracketed sheet metal cornice terminates the façade.

The north and south sides of the building are party walls with the abutting buildings. The east elevation has a modern one story flat-roofed addition that is three bays wide with two infilled windows and a flush steel door. The addition has an aluminum clad soffit and fascia. The second story of the main block is three bays wide. The first two bays contain two-over-two wood windows and the wider third bay contains a mulled pair of two-over-two windows. The third and fourth stories each have three bays with a pair of mulled two-over-two windows in the first bay, a single one-over-one window in the second bay, and flush steel doors with transoms served by a metal fire escape in the third bays.

**27. Odd Fellows Block
1895
116 Congress Street
MHPC No. 377-0144**

1 Contributing Building

The Odd Fellows Block was built as a three story brick building in 1894-95. The architect has not been identified. The building is seven bays on Hartford Street and five on Congress Street with a five bay curved portion of the façade making the transition between the streets, making

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a continuous façade seventeen bays wide that turns the corner from one street to the other. Two additional stories were added to the Hartford Street and curved portion of the façade by 1903. The remaining portion of the building, facing Congress Street was raised to five stories by 1907.

The first story facade has been rebuilt but retains large fixed single-pane windows in most of the bays, similar to the historic appearance – except for the three center bays at the curve in the wall and the last three bays on Congress Street. At the center of the curved portion, a two-story cast stone veneer has been applied around a center entrance on the first floor. A recessed door is located at the center of the cast stone with infilled window panels at each side. At the second floor, the cast stone surrounds three windows. Applied lettering at the top of the cast stone spells out "Bangor Savings Bank." The last three bays on Congress Street contain storefront windows that continue onto the Rumford Falls Trust Company Building next door at 106 Congress Street. The storefront bays on the Odd Fellows Block are divided unequally by a paneled pier, with the first bay matching a single upper story bay and the second south bay filling the width of two upper story bays. The first bay has a fixed display window with a transom. The second bay has a tripartite display window with transoms. All of these storefront windows sit on a low granite bulkhead and are framed by paneled piers with a signboard and cornice above. A recessed entrance to the upper stories is located in the bay to the north of the storefront bays.

The upper story bays are recessed between brick pilasters. Panels of ornamental brickwork appear in the bays between the second and third and third and fourth story windows. The one exception to this is between the second and third stories in the fourth bay on Congress Street. Here a carved stone block reading "I.O.O.F BLOCK, 1894" is set into the brick wall. The distance between the third and fourth story windows is greater than between the other stories due to the higher meeting hall ceilings in the original top story. The second story bays facing Hartford Street contain six-over-six vinyl double-hung windows. The same windows appear in all the bays facing Congress Street except where a projecting bay window, added between 1898 and 1903, is located. The bay window has an eight-over-eight vinyl window in the wide center opening and narrow six-over-six windows in the flanking angled openings. A flat wood panel is located below each window. In the cast concrete portion of the curved section of the second story façade the two flanking windows have eight-over-eight vinyl sash and the wider center opening has a mulled pair of narrow six-over-six windows. All of the remaining upper story windows on congress Street and the curved portion of the façade are historic two-over-two wood windows except in the flanking narrow windows in the bay window that continues from the second story to the third. These are one-over-one. The window openings decrease in height from the third story to the fourth and from the fourth to the fifth. The second through fourth story windows have splayed segmental arch brick lintels. The fifth story windows have flat tops. On Hartford Street, the first through sixth bays have tall two-over-two windows with single light transoms that are set slightly higher than the fourth floor windows on the remainder of the building and extend into what is the fifth floor on the rest of the building, apparently serving an interior space that is two stories tall. Above the fifth story windows, a smooth brick frieze is capped with a denticulated and bracketed cornice.

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The east elevation has a single flush steel door on the first story and one fixed pane aluminum framed window that appears to be in a former door opening. A small brick bump-out addition with a projecting flat canopy roof accommodates a drive-up ATM machine and pneumatic tube device for drive-up banking. On the second story there are two window openings with mullied pairs of six-over-six vinyl windows. The upper stories are without fenestration. At the fifth story, large applied letters spell out "Bangor Savings Bank."

Only a single bay of the south elevation is visible on the second through fourth stories, behind the neighboring building. The second story bay contains a six-over-six window. The other two bays have been infilled with plywood. The fifth story of the south elevation rises above the neighboring building but is not visible from the ground.

28. Strathglass Building/Hotel Harris

1 Contributing Building

1906

23 Hartford Street

NR # 80000244

MHPC No. 377-0103

The Neo-Classical style Strathglass Building/Hotel Harris was designed by the Providence, RI firm of Stone, Carpenter, and Wilson and built in 1906. Originally it contained two department stores. It fills the full width of the block between Congress and Lowell streets at Hartford Street with almost uniform elevations on all three streets. The principal façade is on Hartford Street. The Congress Street elevation is somewhat less grand than the Hartford Street elevation and the Lowell Street elevation is less grand than the Congress Street elevation. All three elevations are lined with massive three story limestone columns supporting a visually heavy terra cotta entablature. The fluted columns sit on granite blocks and have a wide band of ornamental carved reeding above the first story level. The capitals are Corinthian with foliate ornament. A painted brick fourth story above the cornice was added when the building was converted to a hotel after a 1931 fire. The curtain wall behind columns is constructed of faced terra cotta tile that was been covered with painted T-1-11 plywood in recent decades.

The Hartford Street façade is five bays wide between curved corner bays that transition to the other two elevations. The center bay is wider than the flanking bays and is framed by square stone columns supporting a broad arch below a pediment that extends above the cornice line. At the first story, the entrance to the hotel is located in this bay. A flat metal canopy extends over the sidewalk above the entrance. The canopy is hung from chains that attach to the limestone columns at the top of the second story level. Above the canopy, a pair of tall, arched, multi-light windows serves the two-story lobby of the hotel. At the third story, a tripartite window with a wide one-over-one double-hung window flanked by narrower one-over-one windows is partially hidden by the terra cotta arch. In all of the flanking bays, the first story has a projecting bronze framed display window topped with a decorative bronze roof, and the second and third stories have tripartite windows like that already described. The projecting display window bays have canvas awnings above the windows. The added fourth story is also five bays wide flanked by curved bays transitioning to the other facades. Paired brick pilasters are located between the bays with a single one-over-one double-hung window in each bay except the center bay. The center bay, which is located behind the pediment previously described, is

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recessed several feet and contains two one-over-one windows. The fourth story is capped with a simple projecting cornice.

The Congress Street elevation is three bays wide with the shared curved bay turning the corner onto Hartford Street. It is largely composed of the same elements as the Hartford Street façade except there is no pediment above the broad arch over the primary entrance, which is located in the first bay. This north bay is wider than the others and is framed by square columns, like the entrance bay on Hartford Street. On the first story of the first bay, a full-light painted aluminum door is flanked by aluminum framed display windows. A canvas awning extends across the full width of the bay. At the second story are three wide one-over-one windows with the same size windows at the third story, partially obscured by the terra cotta arch. The fourth story continues the detail and fenestration pattern seen on Hartford Street except for the first bay. This wider bay has three one-over-one windows grouped together. The curved bay at the corner of Congress and Hartford is identical to the others except that the first story projecting bay contains an entrance door flanked by sidelights instead of a display window.

The Lowell Street elevation is five bays wide and continues the design of the other two elevations already described except that the first story projecting bronze bay only appears in the first bay. A simpler bronze cornice is located in the remaining bays to the north. In bays three and four, the bulkheads are higher and in bay four the window is partially infilled with a restaurant kitchen ventilator projecting from the infill. A full-light aluminum framed door is located in the fifth bay, with duct work and HVAC equipment mounted to the north of the door. On the second story of the fifth bay, the center window has been covered over by the T-1-11 plywood. The corner bay from Lowell to Hartford Street is like that described at the corner of Hartford and Congress streets.

The brick north wall of the building extends above the two-story building next door. The only opening is a door on the fourth story, accessing a fire escape that connects to the roof of 132 Congress Street. The north wall is recessed at the center to create a large light well making the upper stories of the building U-shaped. Visibility of this light well is very limited from the street, but there appear to be wood one-over-one windows on the fourth story and no fenestration on the third story. A round sheet metal duct rises on the east side of the light well and extends above the roof terminating in a conical cap. A brick chimney rises above the roof at the northeast corner of the building.

On the roof, an iron framework supports large individual letters made of steel, spelling out "HOTEL HARRIS." There are two of these back to back, so the signs face east and west.

**29. 132 Congress Street
1925
132 Congress Water Street
MHPC No. 377-0113**

1 Contributing Building

The two-story brick commercial building with a flat roof that faces west at 132 Congress Street has a rear elevation facing onto Lowell Street. The site was previously occupied by a two story

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wood framed commercial building that was demolished in 1916. The site remained vacant until the construction of this building. From north to south, the four bay storefront has a narrow display window followed by a full-light aluminum framed door followed by two wide display windows. All storefront framing is modern painted aluminum. The bulkhead is covered with unpainted cedar shingles as are the brick piers at either side of the storefront. The transom area is infilled with plywood.

As on the nearly identical building it abuts at 134 Congress Street, an upper story soldier course and header string courses are used to divide the two bay façade into panels. The two window openings contain Chicago style sash with a continuous transom above each. Between the two windows, cast stone blocks are set in a diamond pattern at the center of the brick panel. The façade terminates in a parapet with a cast stone cap. At the center of the parapet, the brick extends upward as a tablet with an elliptical curve top also capped with cast stone. The building has not been repointed with a light colored mortar like its neighbor at 134. The difference in mortar color distracts from the fact that the two buildings are nearly identical in design.

The brick rear elevation faces east onto Canal Street. The first story is four bays wide with an aluminum framed full-light door with a plywood-infilled transom in bay one and two single pane windows in the next two bays. Another full-light aluminum framed door with transom is in the fourth bay. The second story elevation is two bays wide with mulled pairs of one-over-one vinyl windows in each bay. Aluminum flashing extends down approximately six inches from the roofline. A chimney rises above the roof at the northeast corner.

30. DiConzo's Restaurant
1925
134 Congress Street
MHPC No. 377-0112

1 Contributing Building

West facing 134 Congress Street is a two-story brick commercial building with a flat roof and a rear elevation facing onto Lowell Street. The site was previously occupied by a three story wood framed commercial building that was demolished 1916. The site remained vacant until the construction of this building. The four bay storefront has been refaced in river rock but appears to retain its historic arrangement of a recessed entrance to the first story set between a pair of display windows in bays one through three and a recessed entrance to the upper stories in the south bay. The windows have been reduced in size and the transom has been covered in plywood. A painted sheet metal box extends from the transom area over the restaurant door covering an air conditioner. The painted aluminum doors are full-light. Historic brick piers remain at either side of the storefront and upper story entrance. A canvas awning on a rigid aluminum frame extends over the windows and restaurant entrance.

The second story is two bays wide with a mulled pair of wood one-over-one windows in each bay. The windows have white painted aluminum storm windows over them. Soldier course and header string courses are used to divide the upper façade into panels. A square louver is set into the brick at center, above the line of the window tops. The façade terminates in a parapet with a cast stone cap. At the center of the parapet, the brick extends upward as a tablet with

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an elliptical curve top also capped with cast stone. The building has been repointed with a light colored mortar which distracts from its relationship to the nearly identical building it abuts at 132 Congress Street.

The north elevation is partially visible from Canal Street, looking up the driveway of 138 Congress Street. The first story is an unrelieved brick wall with two metal kitchen vents protruding a short distance. The second story has three one-over-one wood windows with painted aluminum storms near the center of the building. Dark metal flashing caps the wall at the roofline. The rear elevation faces east onto Canal Street and has a metal-clad shed addition which covers nearly the entire first story. Identical dark brown metal roofing covers both the roof and walls of the shed. A metal door with one small square light is located on the east elevation of the shed. To the south of the shed, a wood paneled door is located in the brick wall of the building. Two large metal restaurant kitchen ventilators are located atop the shed. The second story elevation is two bays wide with mullied pairs of one-over-one wood windows with painted aluminum storms in each bay. A square louver is set into the brick at center above the line of the window tops. Dark metal flashing extends down approximately six inches from the roofline. A chimney rises above the roof at the northeast corner.

**31. 138 Congress Street
1925
138 Congress Street
No Survey**

1 Non-Contributing Building

The façade of this two-story wood-framed flat roofed building faces west onto Congress Street. It replaced an earlier one story gable roofed building. The three bay storefront sits a short distance forward of the upper wall of the building and is clad in brick. A recessed full-light painted aluminum framed door is located in the north bay and wide windows in modern painted aluminum framing fill the other bays. An asphalt shingled shed roof extends from the upper story beyond the brick storefront like a shallow awning. The two bay upper façade is clad in vinyl clapboard siding and contains a wide square fixed one-light window in each bay. Narrow vinyl shutters flank both windows. The eaves overhang the walls approximately one foot on the façade and continue down the sides of the building almost touching the building to the south. The north elevation extends above the roof of 142 Congress Street, but the signboard and parapet of that building block any view of the wall. The south elevation is only about one foot from 134 Congress Street and is also not visible.

The east elevation is set back from Lowell Street between the neighboring buildings, which extend all the way to the sidewalk. A one-story section is located behind the two-story section that faces onto Congress Street. It is clad in T-1-11 plywood siding and has a single door close to center. To the left of the door, a small shed addition extends from the building. It is approximately four feet by six feet, with a door on the narrow end facing Lowell Street. The upper story of the building is two bays wide with a two-over-two window behind an aluminum storm window in each bay. It is also clad in T-1-11 plywood. An Italianate bracketed cornice runs along the flat roof line. A paved driveway extends from the rear of the building to the sidewalk.

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32. 142 Congress Street
1925
142 Congress Street
No Survey

1 Contributing Building

The building at 142 Congress Street is a one-story commercial building that shares party walls with buildings on either side. The building at 144 Congress Street is nearly identical and appears to have been built at the same time. The façade features a six bay recessed double storefront. The north has display windows in a wall that angles in from the left and a door in the third bay set parallel to the street. The very low bulkhead is historic corrugated aluminum. The modern painted aluminum framed display windows are shorter than the historic windows were and sit on aluminum panels atop the historic bulkhead. The full-light aluminum framed door appears contemporaneous with the aluminum bulkhead and other historic storefront elements. The south storefront is a mirror image of the north. At either side of the recess, painted corrugated aluminum panels cover the structural piers supporting the roof. A curved canvas awning on an aluminum frame is located above the recess. Projecting approximately four feet above the roof level like a parapet is a full-width sign board with a wide aluminum frame surrounding an aluminum sign board painted white. An iron or steel framework for an additional sign that stood above the north side of the existing sign remains with no sign board on it.

The east elevation of the building faces into Lowell Street and is painted brick. The elevation contains a steel one-light eight-panel door and a steel six-panel door with lights in the upper two panel locations. A wood ramp slopes up from south to north to serve this door. It has a wood railing on 4" x 4" posts. At the roof level, the brick steps out a short distance, with a line of flashing, and continues up as a short parapet. A small wood shed is located at the north side of the elevation continuing onto the neighboring building. The shed roof is painted corrugated metal.

A short section of the south elevation is visible from Lowell Street, as the neighboring building is not as deep. It is unrelieved brick. A chimney rises at the southeast corner.

33. 144 Congress Street
1925
144 Congress Street
No Survey

1 Contributing Building

The building at 144 Congress Street is a one-story commercial building that shares party walls with buildings on either side. The building at 142 Congress Street is nearly identical and appears to have been built at the same time. The Congress Street façade features a six bay recessed double storefront. The north storefront has display windows in a wall that angles in to the south and a door in the third bay set parallel to the street. The very low bulkhead is historic corrugated aluminum. The display windows are shorter than the historic windows were and sit on a painted wood panel atop the bulkhead. The full-light aluminum framed door appears contemporaneous with the aluminum bulkhead and other historic storefront elements. The south storefront is a mirror image of the north. At either side of the recess, painted corrugated

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aluminum panels cover the structural piers supporting the roof. A curved canvas awning on an aluminum frame is located above the recess. Projecting approximately four feet above the roof level like a parapet is a full-width sign board with a thin aluminum frame surrounding corrugated aluminum painted white. This sign board has a newer and smaller internally illuminated sign mounted at lower center.

The east elevation of the building faces into Lowell Street and is painted brick. The elevation contains a single steel one-light over two panels door and a single small one-light hopper window set high in the wall. At the roof level, the three corbel courses of brick step out and continue up as a short parapet. A small wood shed is located at the south side of the building continuing onto the neighboring building. A wood door opens into the shed on the north side. The shed roof is painted corrugated metal.

34. Hanson Block
1923
150 Congress Street
MHPC No. 377-0111

1 Contributing Building

The Hanson Block is a three-story flat roofed brick commercial block that faces west onto Congress Street at the north end of the commercial downtown. It was designed by Rogers and Dion Architects, Boston, and built in 1923 by music store owner H.W. Hanson. His store was on the first story with offices and apartments above. The building extends the full depth of the block between Congress and Lowell streets with an east facing elevation on Lowell. The Congress Street façade first story is three bays wide. At either side of the building, a paneled brick pier sits on a concrete foundation with a row of soldier course bricks at the base. The two piers between the bays also have the soldier course at the same height but have brick down to sidewalk level below the soldier course. The wide first bay contains a pair of steel doors with six-light glazing above two panels on each door. At either side of the doors is a three-light sidelight above a single panel. A twelve-light transom is located above the pair of doors with two-light transoms above the sidelights. The other two bays are much narrower and align with bays of the same width on the upper stories. In each bay, a twelve-over-twelve double-hung window sits above a raised wood paneled base. Soldier course brick lintels are above all of the openings.

The upper two stories are four bays wide with slightly projecting brick piers between the bays creating a recessed wall plane for the windows. The second story windows are twelve-over-twelve, like those on the first story. The third story has shorter eight-over-twelve windows. All the upper story windows have painted cast stone sills and soldier course brick lintels. Recessed panels between the second and third story windows contain a painted diamond-shaped cast stone block. A thin cornice appears near the top of the façade below a parapet with an aluminum flashing cap.

The first story of the long north elevation has a steel one-light over two panels door approximately in the center of the wall. An aluminum awning is located above the door. Square window openings are set at about seven feet above grade one on either side of the door. These are infilled with painted plywood. The second story is eight bays wide. Bays one through

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four contain one-over-one double-hung windows. Bay five contains a similar sized opening set higher in the wall, infilled with painted plywood. Bays six through eight are half the height of the first four bays but were apparently originally the same height. The lower half of each opening has been infilled with brick. The first of these bays is infilled with painted plywood. The last two bays contain short one-over-one windows.

The third story has seven bays. All the bays except the third contain windows matching the first four bays on the second story. The third bay has been partially infilled like bays six through eight on the second story and also contains a short double-hung window like those bays. All of the window openings have soldier course lintels and no sills. A chimney rises above the flat roofline approximately two-thirds of the way back from Congress Street.

The east elevation faces onto Lowell Street and is four bays wide on all three stories. The south bay on the first story contains a steel one-light above two panels door with a one-light transom above. Bays two and three have been infilled with slightly recessed brick. Bay four has a short one-over-one double-hung window below a painted plywood infill panel. There were basement level windows below the last two bays, but they have been infilled with brick. All of the upper story windows are one-over-one double-hungs. The openings have soldier course lintels and painted cast stone sills. The door is reached by a reinforced concrete ramp with pipe rail railings.

The building abutting the south elevation is one story tall, leaving the upper two stories of this building exposed and partially visible from Congress and Lowell streets. Four windows are visible on the third story, three matching the taller and one the shorter windows on the north elevation. No second story fenestration is visible from the streets. A rooftop doghouse for stair access to the roof is visible near the south side of the building, approximately three-quarters of the way back from Congress Street.

35. Knights of Pythias Hall
1909
91 Canal Street
MHPC No. 377-0106

1 Contributing Building

The Knights of Pythias Hall is a three story brick building that faces east onto Canal Street. In the first story storefront, the wide south bay has plywood infill around a pair of tall windows above a brick bulkhead. The second bay contains a recessed entrance with a full-light wood door. Above the door, the transom has been partially infilled around an opening for an air conditioner. A support shelf for the air conditioner unit hangs from chains. The third bay is narrow, with the historic display window sash and transom in place above a brick bulkhead. The window glass has been replaced with painted plywood. The fourth bay contains the entrance to the upper stories with the historic two-light transom above. Square cast iron columns are located at the sides of the building and between the commercial storefront and the upper story entrance. The column at the south side of the façade is hidden by modern storefront materials from the adjacent building, which extend approximately one foot over this façade. A steel I-beam lintel supported by cast iron columns spans the entire façade above the

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storefront. Wood blocking bolted inside the web of the lintel suggests that a wood signboard previously covered the lintel.

The upper façade sits on a heavy rock-faced granite belt course and is divided into two recessed bays by brick piers at the sides and center. Within each bay, there are two windows separated by a brick pier on each floor. The granite belt course serves as a sill for the second story windows which have splayed brick lintels. Bays one through three contain single panel fixed vinyl window sash. The north bay contains a vinyl one-over-one double-hung window. The third floor window openings have individual granite sills with similar brick lintels. The sashes match those on the second floor but have historic one-light transoms above the sash.

Above the third story windows, the brick corbels out from the recessed wall bays to the plane of the framing piers and extends up to the heavy projecting bracketed cornice. At the center, a granite date block has "K of P – 1909" carved in it.

The north and south elevations are largely unrelieved brick with a roofline that slopes gently from the cornice at the east end to the west. There is one window opening near the center of the north elevation which contains a fixed single pane window with transom above in an aluminum frame. Peeling and faded, but legible, historic painted advertising is located on the same elevation. Two chimneys rise above the roofline at the south elevation. A round sheet metal ventilator is visible on the roof approximately a third of the way back toward the center.

**36. 85 Canal Street
Circa 1910, circa 1965
85 Canal Street
No Survey**

1 Contributing Building

This one-story flat-roofed brick building contains two storefronts framed by painted brick piers at the sides and center. The brick is exposed above the south storefront. Partially infilled storefront display windows sit on low brick bulkheads. The south storefront angles in approximately four feet with the full-light wood entry door at the left and a wide display window divided into two panes by a vertical aluminum strip. A third window, immediately to the right of the door, is covered in painted plywood. T-1-11 plywood covers the space above the door and windows, where there may have been a transom originally. Above the wide recess is a row of soldier course brick in the painted brick wall. Three signs are mounted to the brick. This storefront is nearly identical to the one-story angled storefronts on 105 and 82 Congress Street, built in 1962 and 1967 respectively. It is reasonable to assume this storefront dates from the same period. The north storefront has a recessed entry at the left with single-light wood door. The display window includes one tall, narrow pane in the recessed entry and six on the façade. There is wood infill above and below these windows indicating that the original windows were taller and/or had transoms. The signboard area over the door and window is covered with T-1-11 plywood. An air conditioner projects above the entry on a shelf supported by angled chains. This storefront appears not to have been rebuilt in the 1960's like the other storefront on the building. It has had more recent window replacement and partial infill and the signboard area was covered with plywood. It retains the basic elements of a traditional storefront.

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37. 81 Canal Street

1 Contributing Building

1894

81 Canal Street

MHPC No. 377-0107

The building at 81 Canal Street is a two-story flat roofed commercial building that faces east onto the street with a three bay storefront on the first story. Broad window openings flank an originally recessed central entrance and contain aluminum framed display windows divided into two large panes with transoms above. The low bulkheads are wood with a recessed panel. The historic recessed entry is intact with a second door added in line with the display windows creating a vestibule in the recess. The added door is surrounded by wood infill. The second story of the façade is three bays wide with a one-over-one wood window behind an aluminum storm window in each bay. The building has asbestos shingle siding likely over the original wood clapboard. An Italianate bracketed cornice is located at the top of the façade.

Only the second story of the south elevation is exposed to view. The first story appears to be a masonry fire wall covered in wood shingle which matches the siding and trim on the building at 77 Canal Street. The exposed second story on 81 Canal Street has a single window matching those on the façade and is also covered with asbestos shingle. The crown molding from the façade wraps the corner and continues along to top of the wall on the south elevation. The north elevation is also only visible on the second story due to the abutting one-story building. This elevation has three bays with the same windows described previously. The siding is wood clapboard. At the top of the wall is a frieze board and the same crown molding as on the other elevations already described. The west elevation abuts a building on Congress Street and is not visible.

38. 77 Canal Street

1 Non-Contributing Building

1966

77 Canal Street

No Survey

All of the visible finishes on the existing one-story building at 77 Canal Street appear to date from the past decade. The L-shaped building is sided in unpainted cedar shingles with flat painted corner boards and has a three bay façade on the portion that abuts the sidewalk. The first two bays contain doors, the second one recessed. The first door is a six-panel steel door with a Colonial Revival surround. The recessed door is a white aluminum one-light door and has a urethane scrolled pediment and urn supported by flat pilasters around the recess opening. The wide third bay contains a tripartite window with trim elements matching the door in bay one. At the top of the wall, a denticulated cornice is topped by a tall Classical balustrade.

The north elevation continues the shingle siding, denticulated cornice, and balustrade from the façade. A single window, trimmed like that on the façade, is located near the front corner.

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The portion of the building that is set back from the street is three bays wide with pedestrian doors flanking a tall garage door. A paved driveway extends from the sidewalk to the building. Projecting shed roofs supported on square wood columns extend over all three doors with the center roof set at a higher elevation to accommodate the garage door. The wood shingle siding continues on this elevation with the denticulated trim used at the eaves of the shed roofs. At the north side of the driveway, a twelve-inch-wide one-story wall appears to be a masonry fire wall covered in wood shingle with a denticulated band at the top. It abuts the building at 81 Canal Street.

**39. Androscoggin House (Hotel Rumford)
1895-6, c. 1925
65 Canal Street
MHPC No. 377-0108**

1 Non-Contributing Building

Now called the Hotel Rumford, the Androscoggin House is a three story flat-roofed wood-framed building that faces east onto Canal Street. The building is clad in tan vinyl clapboard siding except for the storefront. The three bay storefront projects approximately four feet beyond the upper stories. The storefront has a slightly recessed central entrance flanked by display windows with fanlight transoms. The storefront piers and bulkheads are buff brick. Corrugated metal siding is applied above the piers and on the sides of the projecting storefront. It appears to be recently applied. A black aluminum balustrade is located atop the projecting storefront. A large internally illuminated box sign projects from the building above the entrance.

The upper two stories of the façade are two bays wide. On the second story, each bay contains a one-over-one vinyl window flanked by decorative vinyl shutters. On the third story, each bay contains a pair of mullied one-over-one vinyl windows. Each pair is flanked by decorative vinyl shutters. A projecting cornice at the eaves is supported on wood Italianate brackets. A rectangular ventilation louver is located at the center of the façade just below the level of the cornice brackets.

The south elevation has two bays on the first story and three on the second and third stories. The first bay contains a solid metal door and the second contained a window but is now infilled with plywood. Holes in the wall that previously contained air conditioners are located to the right of each bay. Both are now infilled with plywood. A small portion of the first story elevation toward the rear nearly touches the adjacent building. On the second and third story three double-hung windows with vinyl shutters are in the rear half of the building. A round metal insulated vent pipe runs from near the foundation to above the roofline near the center of the elevation. A square sheet metal duct with cyclone ventilator at the top rises from the first story level to above the roofline near the front corner of the building. There is no cornice or roof overhang.

A neighboring one story building sits approximately one foot from the north elevation. Consequently, there is no fenestration on the first story. The second and third stories each contain three bays with a one-over-one vinyl window flanked by decorative vinyl shutters in

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each bay. There is no cornice or roof overhang. The west elevation abuts a building that faces onto Congress Street and is not visible.

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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

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Areas of Significance (Enter categories from instructions.)

Community Planning and Development

Commerce

Architecture

Period of Significance

1892-1967

Significant Dates

N/A

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

N/A

Cultural Affiliation

N/A

Architect/Builder

Harry S. Coombs (1878-1939), Lewiston, ME

James Wetmore (1863-1940), Acting Supervising Architect of the Treasury, Washington

Henry J. Hardenbergh (1847-1918), New York, New York

Miller and Mayo Architects (firm 1907-1929), Portland, Maine

Stone, Carpenter, and Wilson Architects, (firm 1885-1906), Providence, RI.

Rogers and Dion Architects (firm 1922-1923 or later), Boston, MA

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Statement of Significance Summary Paragraph

(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 Rumford Commercial Historic District located in the town of Rumford, Oxford County, Maine, is significant under National Register Criterion C in the areas of Community Planning and Development and Architecture. It is one of the few planned company towns in Maine. The Rumford Commercial Historic District is also significant under National Register Criterion A in the area of Commerce. As the most intact remaining section of the historically dense commercial downtown in Rumford, the district illustrates a common pattern of retail and commercial uses in first floor spaces with office, fraternal, hotel, or residential spaces above in the taller buildings. The 33 buildings comprise a visually cohesive grouping of commercial, governmental, and institutional buildings built between 1892 and 1967, which generally retain a high degree of historic integrity. Architect designed buildings demonstrate the influence of Italianate, Romanesque Revival, Beaux Arts, and Colonial Revival styles, with examples of the Art Deco style as well. The period of significance for the architecture, 1892–1967, represents the earliest built date for a contributing resource within the district and extending to fifty years before the present.

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

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

Community Planning and Development

The Rumford Commercial Historic District is significant in the area of Community Planning and Development as a major component of one of Maine's few planned industrial towns or cities. The commercial downtown was planned by the Rumford Falls Power Company (RFPC) along with the nearby water power facilities, industrial mill sites (primarily for paper making and related industries), and residential neighborhoods on a site that was previously wilderness and farmland. Several phases of building construction occurred to create the commercial downtown planned by the Rumford Falls Power Company. The first consisted primarily of small one and two-and-a-half story gable roofed wood-framed buildings built in the early 1890's as the commercial downtown area streets were being laid out and constructed. Starting in the mid-1890's, larger brick buildings were constructed primarily on prominent corner lots. At the start of the twentieth century, the Rumford Falls Power Company was responsible for the development of three large masonry buildings on prominent sites, followed by three notable governmental buildings in the nineteen-teens. Through the depression and World War II decades several buildings were built as infill development on vacant lots or to replace buildings lost to fire. A final phase of development occurred in the 1950's and 1960's, when a number of 1890's wood-framed buildings were burned or demolished and replaced by one-story

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commercial buildings. Since the end of the period of significance, few changes have occurred within the district boundaries.

Starting in 1882, entrepreneur and industrialist Hugh J. Chisholm of Portland purchased 1,400 acres of largely untouched forest land along both sides of the Androscoggin River above and below Rumford Falls, securing all the waterpower rights to the falls. The land was purchased through a local agent named Waldo Pettingill, and Chisholm's plans were only made public after securing all the required property. The Rumford Falls Power Company was incorporated in 1890 to develop the land and water power capabilities of the site, with Chisholm as President and Pettingill as Agent. Chisholm established separate companies to construct and operated paper and sulfite pulp mills on the property. The *Industrial Journal* reported that prior to 1892, "The only buildings in the vicinity of Rumford Falls were a few old houses and barns on the north side of the river along the road leading from Rumford Center to Mexico." Using the hyperbolic prose typical of the period, the article stated, "Long before a permanent building was put up, the proprietors had elaborate surveys made and plans drawn, locating every street, and every building constructed must be located according to these plans, so that the manufacturing city sure to spring up here, will be symmetrical in all its appointments."¹

The remote location and rugged landscape around Rumford Falls had deterred significant industrial development of the Androscoggin's largest single water power prior to this point. At the lower end of the river, industrial development had begun at the Brunswick-Topsham falls in the mid-eighteenth century. The first significant corporate development of a textile mill occurred there in 1835 with the formation of the Brunswick Company. With the development of railroads in Maine in the late 1840's, inland water powers on the river were developed around 1850, most significantly at Lewiston and Berlin, NH, which was on the Atlantic and St. Lawrence Railroad line from Portland to Montreal. As of 1882, no railroad had reached the Rumford Falls area, leading Chisholm to secure a legislative charter for the Portland and Rumford Falls Railroad. He then purchased the existing Rumford Falls and Buckfield Railroad (which never reached Rumford) and extended it thirty miles to Rumford Falls.

A Rumford Falls Power Company plan for the new town dated July 1891, which includes residential, industrial, and commercial sections, is in the collections of the Rumford Historical Society. It shows the area selected for the commercial downtown located between the Androscoggin River and a small stream at the base of the falls [Fig. 1]. As shown on the plan, the streambed was enlarged to form the middle power canal. With the river on one side and the canal on the other, the area of the planned commercial downtown became known as "the island." When construction work began on the island in 1892, it was covered with forest and glacial boulders. The 1891 plan for the commercial downtown area is immediately recognizable as the commercial downtown that exists today, including the street layout, bridge locations, and curved corner lots at major intersections.

The plan for the downtown divided the island down the center with a "main street" called Congress Street. Flanking streets were planned along the river and canal, called River and Canal streets. A cross street at the southern end of the island, Bridge Street, connected to a new bridge across the Androscoggin to access the residential areas. At the north end of the

¹ *Industrial Journal*, December 30, 1892, 3.

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downtown, Lawrence Street (now Portland) connected to a second bridge to the west bank of the river. Between Hartford and Lawrence streets, the block on the east side of Congress Street was only one lot deep, and another parallel street, Lowell Street, connected Lawrence to Hartford. At a broad intersection where Hartford, Canal, and Lowell came together, Canal Street angled to the east, following the Middle Canal into the industrial area. North of the commercial section, multiple mill sites were laid out to be powered by the Middle and Lower canals. Two additional cross streets, Exchange and Hartford were part of the initially developed plan. A second bridge at Hartford Street crossed the canal to reach the planned railroad depot. The plan included an upper level canal, west of the middle canal, with mill sites between the two canals. This upper canal was never built. Nearly all the infrastructure development for the commercial downtown, residential neighborhoods, and mill sites was undertaken by RFPC. The Town of Rumford undertook the improvement of local roads leading to Rumford Falls and the construction of two bridges across the Androscoggin River.

Typical building lots in the commercial downtown were laid out at twenty-five feet wide by eighty feet deep, clearly intended for dense urban development. Larger lots were laid out at the intersection of Hartford and Congress streets. This would be the gateway to downtown from the railroad depot, which was to be located at the end of the planned bridge across the canal. Plans were for the commercial development to continue several blocks further north over time, filling the remaining area between the downtown and the mills. The water power company built the streets and provided water, sewer, and electricity while selling lots to private parties for the construction of the town. Deeds recorded in the Oxford County Registry of Deeds indicate that RFPC did not specify the size, placement, or materials for buildings on the commercial lots but did ban the manufacture or sale of intoxicating liquors.² Deeds for the residential sections of the new town were more proscriptive, specifying setbacks, minimum building costs, and restricting the use to single family residential use.

A reporter for the *Industrial Journal* first visited Rumford Falls in November 1891. Looking back to that visit the following August, he recalled that at that time the middle canal was nearly complete and the first dam built, "but there was not a solitary store or dwelling house at the falls."³ The article reported in detail on the construction of mills, bridge abutments, and canals; the grading of streets; and the expected arrival of the first passenger train in August. It also reported on the construction of residential and commercial buildings, noting, "C.W. Talcott of Providence has just purchased three lots on Canal street and will proceed at once to erect a large building in which to carry on machine business, gas and water pipe fittings, etc." and, "John H. Wardwell has just been appointed postmaster at Rumford Falls and a post office will be established at once." More detail was given on the work of one particular contractor:

W.J. White is a contractor and builder and has built several dwelling houses and stores at the Falls this season. He is now just completing a building 22 feet by 50 for M.B. foster of Milo, two stories in height, the lower part of which will be used for a clothing, boots and shoes and gents' furnishings store. This store will be very attractive with a handsome plate glass front and will be tastily furnished inside. Mr. White is now preparing plans for a cottage for George Roberts, which

² Oxford County Registry of Deeds, Book 228, Page 428.

³ *Industrial Journal*, August 5, 1892, 1.

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will be built soon. A.J. Badger is also having plans made for a three story building for a store below and tenement above. Mr. White has built six houses at the Falls within three months.⁴

The September 2, 1892 issue of the *Industrial Journal* contained a large display ad on page seven, placed by the Rumford Falls Power Company, describing, "New England's finest water power and destined to be one of its leading manufacturing centers. Total fall, 188 feet. Minimum power, 35,000 H.P. Manufacturing Industries Wanted. Building lots for sale, rents in demand." The advertisement stated, "Among the more important works now under construction or nearing completion at Rumford Falls are the following: R.R. Terminals and Branch tracks; Middle Canal; Lower Canal; 2nd or Upper Dam; Iron Highway Bridge; Mill Buildings of the R.F. Paper Co; do. Of the Chemical Association; Hotels, Stores and Houses; Grading of Streets, Extension of Telegraph Line, Etc.; Electric Light; Water and Sewerage System to be introduced immediately. Other industries to go in this year. This Is Simply A Beginning!"

The same issue of the *Industrial Journal* included an article headlined, "The Paper Age," reporting on construction activities at Rumford Falls. In addition to mentioning sixteen houses under construction or under contract, commercial development reported on included Joseph Labrieque of Jefferson, N.H. excavating a cellar on his lot to put up a three story building, the first floor to be used for a store and the second and third for tenements; James MacGregor completing his store building on Congress Street; and the Shaw hotel (Hotel Rumford) being "well underway." The article also noted, "The east side is being built up at a great rate and soon the island will be covered with business blocks."⁵

The October 21, 1892 issue of the *Industrial Journal* included more coverage of the development of Rumford Falls under the headline, "Building A New City." It included a more detailed description of the new hotel, stating:

A fine large hotel now in process of building by M.G. Shaw of Bath is approaching completion. Its dimensions are 73x76 feet, three stories, with basement. The contractor is W.F. Putnam of Dixfield, and he has built a very substantial and well arranged hotel. The lower story is composed of stores, six in number, of which four are already let. The Rumford Power Company's offices will also be in the lower story of this building. The building will be heated by steam and lighted by electricity. There are about forty guest rooms besides the office, parlors, kitchen, dining room, etc. The rooms are all pleasant, there being a fine outlook from every one of them. The hotel will supply public need and its success is assured from the start. It is not yet determined who will be the proprietor.⁶

The article notes twenty-five dwelling houses under construction in the residential section and thirty-two houses and stores under construction on the island. A number of businesses in the commercial section were described, as detailed in Criterion A, Commerce below.

⁴ *Industrial Journal*, August 5, 1892, 1.

⁵ *Industrial Journal*, September 16, 1892, 8.

⁶ *Industrial Journal*, October 21, 1892, 5.

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A year-end accounting of construction activity at Rumford Falls by the *Industrial Journal* in December 1892, showed, "On the West side of Congress St. there are twenty-three buildings used either for stores, store-houses or dwellings; on the east side of Congress St., nine; on the west side of Canal St. there are twelve."⁷ This pace of development continued through the following year and by 1894, when the Power Company published an updated map showing occupied lots in the downtown commercial section, fifty-eight buildings had been constructed. The first Sanborn insurance map for Rumford Falls was published the same year and shows that only six of the buildings on the island were single family dwellings. To this point, all of the buildings on the island were built of wood but the Sanborn map includes the foundation for the brick Odd Fellow's Block.

The 1894 Sanborn map shows that Congress Street had not yet been extended north of Hartford Street and photos from the period in the collections of the Rumford Historical Society show a hill of exposed ledge in this area. In 1895-1896, the Odd Fellow's Block and three other substantial brick buildings were constructed in the commercial section, in addition to additional wood framed buildings.⁸ The next edition of the Rumford Falls Sanborn map, published in 1898, documents nearly 100 buildings in the commercial section, fourteen of them built of brick. The ledge hill north of Hartford Street had been largely removed and Congress Street extended to Portland Street, completing the planned layout of the downtown as seen on the 1890 Rumford Falls Power Company plan. As described above, the development of the commercial downtown occurred in phases between 1892 and the 1960's. This can be seen in the Sanborn maps from 1903, 1907, 1912, 1923, and 1930. The commercial section of Rumford today exists much as it was projected to be in the July 1891 Rumford Falls Power Company plan.

Architecture

The contributing buildings of the Rumford Commercial Historic District are significant for their depiction of the evolution of the commercial center with expansion and new construction throughout the period of significance. The majority of buildings embody many of the distinctive characteristics of downtown commercial blocks from the period of significance, particularly in their placement at the sidewalk and near universal use of retail storefronts. Though some buildings lack individual distinction, they contribute to the district as a whole through their setting, location, historic uses, and relationship to the street and each other. Many of the buildings follow the tradition of mixed use for downtown commercial buildings, with retail space on the first floor, professional offices on the second, and meeting halls above in several of the taller buildings. A number of buildings in the district replaced earlier wood-framed commercial buildings, primarily in the years after 1930. The buildings range from one story to five stories tall. Brick is the primary building material for the majority of buildings, with notable buildings of cast stone as well. A few small wood-framed buildings from the initial phase of development between 1892 and 1894 remain.

⁷ *Industrial Journal*, December 30, 1892, 3.

⁸ *Industrial Journal*, January 10, 1896, 7.

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The details in the architectural design of the buildings create a cohesive district of commercial structures. None of the buildings rise over five stories, and nearly all have storefronts at street level, creating a sense of uniformity along the street. The exceptions are primarily governmental buildings. Losses to the integrity of the downtown have occurred primarily at the edges of the area developed between 1892 and 1920. The boundary has excluded these areas and concentrated on the most intact portion.

The buildings of the district fall into several periods or phases of development. The earliest buildings are small wood-framed structures surviving from the initial construction between 1892 and 1894. 103 Congress Street (9) is a surviving example of this type of building. Numerous other vernacular one-and-a-half and two-and-a-half story buildings like these were built quickly as development began on the island, but most have subsequently been replaced. The four earliest brick buildings in the district survive at the intersection of Hartford and Congress Street, the Odd Fellow's Block (27), Cate's Building (06), Rumford Falls Trust Company Building (26), and J.E. Stephen's Block (25), all built between 1894 and 1896. The first decade of the 20th century saw the construction of the cast-stone Strathglass Building (28) and Rumford Falls Water Power Company Building (16), two of the most architecturally distinctive buildings in town. Both were built by the Rumford Falls Water Power Company. The second decade of the twentieth century saw construction of the Mechanic's Institute Building (17), the Municipal Building (04), the United States Post Office (05), and the Rumford Fire Station (03). The Mechanic's Institute and Municipal Building are among the largest buildings in the commercial area and visually anchor either end of the district.

Publications such as the *Industrial Journal* document the involvement of numerous architects on commercial projects at Rumford Falls during the main period of development after the first wave of vernacular wood-framed buildings. However, the listings do not always include the owner of the building or the street name, and when there is an owner's name included, those names do not often correspond with the purchasers of lots documented on the RFPC map with sales notations. Large blocks of lots appear to have been purchased by a few investors for resale, and these subsequent owners are not listed. The *Industrial Journal* documented as much on October 21, 1892, when they reported, "Building lots in the business section are already selling at a great premium, and those who had faith enough to invest a year ago have realized a handsome advance on their investment."⁹ Without positive identification of specific buildings associated with documented activity by specific architects, it is not possible to know if the buildings in question were located within the boundaries of the nominated district or if they are even extant. It appears that few of the early commercial buildings within the district boundary were architect designed. Only architects who can be identified with extant resources within the district boundary have been listed.

The architectural anchors of the district, both the tallest and most architecturally distinct of the historic buildings, include the previously listed Municipal Building (4), Strathglass Building/Hotel Harris (28), Mechanic's Institute Building (17), and Rumford Falls Power Company Building (16), as well as the Odd Fellow's Block (27), and Cate's Building (06). Less imposing buildings that still add architectural distinction include the Central Fire Station (03), United States Post Office (05), J.E. Stephen's Building (25), Rumford Falls Trust Company

⁹ *Industrial Journal*, October 21, 1892, 8.

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Building (26), Clough and Pillsbury Building (09), Knights of Pythias Building (35), Hanson Block (34), Art Deco Building (18), Conya Building (02) and W.T. Grant Building (12). Many of the commercial buildings in the district have experienced typical alterations to their storefronts over the years but continue to present a commercial storefront to the street that retains the elements of a traditional storefront – recessed entrance, display windows over bulkheads, awnings, and transom or signage area with a cornice above the storefront.

**Areas of Significance: Criterion A
Commerce**

Commerce

The Rumford Commercial Historic District is significant in the area of Commerce as the town's historic downtown commercial district, serving both Rumford and the neighboring town of Mexico, located just across the river, as well as surrounding rural communities. The commercial center of Rumford was established on the "island" between the mill sites and the planned residential areas as part of the overall plan for the new community by the Rumford Falls Power Company, when that corporation undertook development of the water power at Rumford Falls in the 1890's. The area intended to be the commercial downtown of the planned community was four blocks long and two blocks wide, contained by the Androscoggin River on the west, mill sites on the north, the Middle Canal on the east, and Bridge Street on the south.

An area of undisturbed forest strewn with glacial boulders at the start of 1890, the first hotel, a three-story wood building owned by Lewellyn F. Turner of Dixfield, opened in the same year.¹⁰ This was likely built on a lot leased from the Rumford Falls Power Company, which had begun work to excavate the Middle Canal and construct the first dam, creating intense demand for accommodations. The *Industrial Journal* reported that at the commencement of work, "workmen were living in camps or boarding in the neighboring town of Mexico."¹¹ Agents for the Power Company were posted to recruit immigrant laborers on the docks in New York City and a number of Italians came to Rumford Falls to work. *The Industrial Journal* noted of the Italians, "many of them live in small camps covered with turf, and most of them have nothing but board shanties for shelter."¹² A Rumford Falls Power Company map of the commercial section of the community in collection of the RFPC's successor company, Catalyst Paper Company, includes the month and year of sale for every lot on the island. None were sold before January 1892. The first store was opened by McKenzie, Maxwell & Co. in 1892, the same year RFPC began to grade the streets and install sewer and water lines.

Commercial development expanded rapidly once building lots were offered for sale. By the end of 1892, nearly seventy-five commercial building lots had been sold. Reporting by the *Industrial Journal* documented the construction of the first substantial architect designed building, the Shaw Block, designed by Gardiner architect E.E. Lewis, which would house the Hotel Rumford (no longer extant).¹³ Throughout that year, the

¹⁰ Leane, John J. *A History of Rumford, Maine, 1774-1972*, 133.

¹¹ *Industrial Journal*, July 23, 1897, 1.

¹² *Industrial Journal*, October 21, 1892, 8.

¹³ *Industrial Journal*, January 15, 1892, np.

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publication documented the construction of multiple buildings in the commercial section of the new community. A year-end summary of work at Rumford Falls mentioned a number of businesses that had been established in the downtown area. It noted a variety of commercial businesses that had opened selling hardware, plumbing supplies, groceries, boots and shoes, crockery, ready-made clothing and men's furnishings, harnesses, whips, and trunks. A grain dealer and bakery were both under construction. Realtors and insurance agents had set up shop and a post office had been established. Eight or more boarding houses and several restaurants had opened, along with three barber shops and a news stand.¹⁴

As this list suggests, Rumford's commercial downtown grew quickly. In the decade following, additional businesses and institutions were established including banks, drug stores, a printer, livery stables, and additional stores and hotels. In its second decade, the commercial area gained two large department stores in the RFPC built Strathmore Building, as well as the Mechanic's Institute Building and the Rumford Falls Power Company Building, each with street level storefronts. All of these were large, impressive masonry structures prominently located at a major downtown intersection. The third decade brought impressive governmental buildings to house the Town Hall and County Court, the Post Office, and the Fire Department, all filling the block north of Hartford Street on the west side of Congress.

As the 20th century advanced, national chain stores were added to the retail mix including J.C. Penny in 1927 and Montgomery Ward in 1930. Although a small secondary commercial district developed off the island in the vicinity of Waldo Street in the 20th century, it never rivaled the island's offering of stores and services. The construction of shopping centers outside the downtown, starting in the 1960's, combined with decreasing population that has followed the diminishing of industry in Rumford caused a decline in the commercial downtown in the later portion of the 20th century. There has been no notable new construction within the district boundary since the late 1960's.

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

Town Development

The town of Rumford, Maine was incorporated by the Massachusetts Legislature on February 21, 1800. Settlement had begun in 1774 following a grant by the legislature of seven square miles to Timothy Walker, Jr. of Pennacook, New Hampshire. By 1800, the population was 262 people divided into approximately fifty-five families. Most lived in cabins erected along the Androscoggin River bottom lands, where they farmed. Until the development of Rumford Falls in the 1890's, the town remained an isolated farming community with a small population. The population more than doubled to 629 between 1800 and 1810 and then grew slowly to a pre-Rumford-Falls development high of 1,444 in 1840. In 1890, shortly before work began at Rumford Falls, the population of the town had decreased to 898. The period of significance for the district begins in 1892, when development triggered a rapid increase in the population. By

¹⁴ *Industrial Journal*, October 21, 1892, 8.

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1900, it had risen to 3,770 and then nearly doubled to 6,777 in 1910. The town's peak population of 10,340 was reached in 1930. It remained relatively steady through 1960, when it was 10,005, and then began to decline. In 2000, it was 6,472. Neighboring Mexico was also impacted significantly by the development of Rumford Falls, with its 1890 population of 355 jumping to 816 in 1900; 2,065 in 1910; 3,242 in 1920; and 4,767 in 1930. Unlike Rumford, Mexico's population continued to increase until peaking at 5,043 in 1960. In 2000, it was 2,959.¹⁵ At the period of greatest population in the two communities, around 1960, the Rumford commercial downtown served a population of approximately 15,000 people in the immediate vicinity as well as customers from surrounding communities.

Architect Background

Among the identified architects who designed surviving buildings in the district, Harry S. Coombs and William R. Miller and Raymond J. Mayo of the firm of Miller and Mayo are notable Maine architects. Lewiston based Coombs (1878-1939) was the son of western Maine's best known architect of the late nineteenth century, George M. Coombs (1851-1909). Harry S. Coombs graduated from Bowdoin College in 1901 and joined his father's firm as a draftsman. His name appeared on the firm's letterhead by 1905, four years before his father's death. For several years, Harry Coombs and his architect brother, Fred, continued practicing with their father's partner Eugene Gibbs and then together as Coombs Brothers from 1911 to 1913. Harry Coombs continued in Lewiston on his own after 1913 and was the designer of a number of significant buildings in western and northern Maine. In 1928, Coombs formed a partnership with Alonzo Harriman under the name Coombs and Harriman, which continues today as Harriman Associates.

The Rumford Municipal Building (NR #80000242) and Central Fire Station are both from the period in which Coombs was practicing alone. Other significant buildings from this period include a library in Bridgton, the Kingfield Hotel in Kingfield, a bank in Norway and Fort Fairfield, a high school in Millinocket, and Webster Grammar School in Auburn (NR #10000806).¹⁶

William R. Miller (1866-1929) also trained as a draftsman in the office of George M. Coombs. He first attended Bates College in Lewiston and following several years in Coomb's office, he studied architecture at the Massachusetts Institute of Technology in 1891-92. In 1893 he was working as a draftsman for Lewiston architect Elmer I. Thomas, taking over the practice after Thomas' death in 1895. Miller became known for elaborate expressions of historical European architectural styles in buildings such as the Gerald Hotel (NR #12000894) and Lawrence Library (NR #74000322), both in Fairfield.¹⁷

Raymond J. Mayo (1878-1966) went to work as a draftsman in Miller's office in 1904. He also had studied architecture at M.I.T. He became a partner in 1907 and the firm was renamed Miller and Mayo. A year after forming the partnership, they moved the firm from Lewiston to

¹⁵ <http://www.library.umaine.edu/govdoc/Census%20Population%201790%202000.pdf>. Accessed November 3, 2016.

¹⁶ Reed, Roger. "George Coombs, Architect," unpublished manuscript, Maine Historic Preservation Research Files, Augusta, ME, no date.

¹⁷ Reed, Roger G. "William R. Miller, 1866-1929," *A Biographical Dictionary of Architects in Maine*, 1988.

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Portland. The firm specialized in municipal, commercial, and institutional buildings. Examples include their Central Fire Station in Saco (NR # 13000168) and the Mechanic's Institute in Rumford (NR # 80000241). The firm became Miller, Mayo and Beal in 1926, when draftsman Lester I. Beal (1887-1966) was made partner. Mayo withdrew from the firm in 1929 and Miller died later the same year.¹⁸

The Providence, RI architectural firm of Stone, Carpenter, and Wilson, designers of the Neo-Classical style Strathglass Building was comprised of Alfred E. Stone (1834-1908), Charles E. Carpenter (1845-1923), and Edmund R. Wilson (1856-1906). Stone was born in East Machias, Maine, and educated at the Washington Academy in East Machias and the Bowditch English High School in Salem, Massachusetts, where he did some post-graduate study in surveying and drawing after graduating in 1850. He worked as a draftsman in several architectural offices in Boston, including those of Towle and Foster, Washburn and Brown, and Arthur Gilman. In 1859, he moved to Providence, RI and entered the office of Alpheus C. Morse for a time before spending several years traveling in Europe. He returned from Europe and opened his own architectural office in Providence in 1864.¹⁹

Draftsman Charles E. Carpenter became a partner in 1873. Carpenter was a painter as well as an architect and a charter member of the Providence Art Club. He became a member of the American Institute of Architects in 1875. Edmund Wilson, a graduate of the Ecole des Beaux-Arts in Paris, became a partner in 1882.²⁰ Among the buildings designed by the firm in Rhode Island were the Providence Country Court House and Providence Public Library, the New York, New Haven, and Hartford Railroad Depot in Providence, several buildings for Brown University, numerous commercial blocks in Providence, and many private residences.

New York architect Henry J. Hardenbergh (1847-1918), designer of the Rumford Falls Power Company Building, was born in New Brunswick, New Jersey and studied architecture under Detlef Lienau in New York City between 1865 and 1870, when he formed his own practice. He was the architect of the famed Dakota apartment building (NR #7200069), the Plaza Hotel (NR #78001878), and the first Waldorf Hotel (demolished to make way for the Empire State Building), all in New York City. Other noted hotels by Hardenbergh include the Willard Hotel in Washington, DC (NR #74002177) and the Copley Plaza Hotel in Boston. Other notable buildings by the architect include the American Fine Arts Building, home to the Art Students League of New York (a New York City designated Landmark), the Schermerhorn Building (NR #79001600), and many other prominent New York City buildings. In Maine, another work by Hardenbergh is the Trinity Episcopal Church in York Harbor.²¹

Additional Building Information

¹⁸ Reed, Roger G. "Miller and Mayo," *A Biographical Dictionary of Architects in Maine*, 1988.

¹⁹ The American Institute of Architects Archives website

http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Obits/Rtchapter_AlfredStone_memorialbio.pdf, accessed December 15, 2016.

²⁰ Williams, Tara. Providence Architecture.org website

http://www.brown.edu/cis/sta/dev/providence_architecture/architects/stone_carpenter_wilson/, accessed December 15, 2016.

²¹ The American Institute of Architects Archives website

<http://public.aia.org/sites/hdoaa/wiki/AIA%20scans/Obits/obits1918journalApril.pdf> accessed December 15, 2016.

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Fortier and Couture Bakery Building, 103 Congress Street, c. 1892 (09). Joseph Fortier and Joseph Couture opened the first bakery in Rumford Falls and this is the only bakery identified on early Sanborn maps, leading to the identification of this building as their bakery. This is the only surviving two-and-a-half-story gable end to the street building in the district. This was the most common building form during the initial early 1890's construction of the business section of Rumford Falls. More than a dozen of them can be seen in historic photos of the four block area developed before 1900. Like the majority of the other buildings of this type, this one was set back from the sidewalk when built and later had a storefront addition to bring the lower façade to the sidewalk. Like some other examples of the type, this building received a false front at some point to hide the gable end. It has been removed to expose the gable. Some of these buildings appear to have had their gable roofs removed for flat roofs at some point. Some were replaced at an early date by larger masonry buildings; others were destroyed by fire in the twentieth century and replaced by one story flat-roofed buildings. While not an architecturally distinguished building, this building is significant as the only survivor representing the first buildings built on the island.

Rumford Municipal Building, 145 Congress Street, 1916, (04). The Municipal Building was designed by Lewiston architect Harry S. Coombs in the Colonial Revival style. The three story brick building features a variety of cast stone details and an elegant composition of Classical architectural forms and details terminating in a tall clock tower. The building houses both the municipal offices of the town of Rumford and the County Court, as well as the Rumford Historical Society. The building is architecturally significant as a good example of a municipal building and courthouse of the nineteen-teens by noted Maine architect Harry S. Coombs.

Strathglass Building/Hotel Harris, 23 Hartford Street, 1906, 1931 (28). The Strathglass Building/Hotel Harris was built in 1906 and designed by the Providence, RI architectural firm of Stone, Carpenter, and Wilson in the Neo-Classical style. A fourth story was added in 1931. The building is architecturally significant for its colossal cast stone columns and other grand Neo-Classical architectural elements. Although somewhat compromised by the T-1-11 plywood on the recessed bays, it is still one of the grandest buildings in Oxford County.

Cate's Building, 119 Congress Street, 1895 (06). The Cate's Block is a four-story brick Late 19th Century Commercial style block that has a faceted façade the wraps the corner from Congress Street onto Hartford Street. It was completed in 1895 to house the Cate's pharmacy with offices and a Masonic hall above. It was the tallest building in the downtown when built. Balanced by the Odd Fellows Block on the opposite side of Congress Street, the building frames the view down Congress Street of the central commercial area. The faceted façade of the Cate's Building and the rounded façade of the Odd Fellows Block were both in response to the rounded corners of the lots at the principal intersections in the commercial downtown as laid out in the 1891 Rumford Falls Power Company plan [Fig. 1]. Similarly rounded facades existed on buildings at the south end of the island, where Canal, Congress, and River streets intersected Bridge Street, outside the district boundary. These have all been demolished.

Odd Fellows Block, 116 Congress Street (27). The Odd Fellows Block is a five story brick Late 19th Century Commercial style building. It was built as a three story brick building in 1894-95. The architect has not been identified. The building is architecturally significant as the first large

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masonry building in the commercial downtown. It remains one of the largest buildings in the district and with its rounded façade is a distinctive gateway building.

Rumford Falls Trust Company Building, 106 Congress Street, 1896 (26) and the J.E. Stephens Block, 102 Congress Street, 1895 (25) are architecturally significant as good examples of four-story masonry commercial buildings of the late nineteenth century.

Knights of Pythias Hall, 91 Canal Street, 1909 (35) and the Hanson Block, 150 Congress Street, 1923 (34) are architecturally significant as good examples of three-story masonry commercial buildings of the early 20th century.

Central Fire Station, 151 Congress Street, 1924 (03).

The brick Neo-Classical Revival style Rumford Central Fire Station was designed by Lewiston architect Harry S. Coombs and completed in 1924. The building is architecturally significant as a good example of a municipal fire station of the 1920's by noted Maine architect Harry S. Coombs.

W.T. Grant Building, 77 Congress Street, 1952 (12).

This one-story flat-roofed buff brick and black granite commercial building was built to house the W.T. Grant department store in 1952. The building is architecturally significant as a good example of a Post-World War II downtown commercial building.

Rumford Falls Power Company Building, 49 Congress Street, 1906 (16).

The Rumford Falls Power Company Building was designed by the New York architect Henry J. Hardenbergh, designer of the Waldorf and Plaza hotels in New York and the Copley Plaza Hotel in Boston. It was completed in 1906. The building is architecturally significant as a fine example of a cast stone and brick office building with retail spaces on the first floor by a noted New York City architectural firm. Even with the loss of its original florid cornice and cast stone parapet, it is one of the most architecturally distinguished buildings in Rumford.

Mechanic's Institute Building, 52-60 Congress Street, 1911, (17).

The Mechanic's Institute Building is an impressive Beaux Arts style building designed by Portland architects Miller and Mayo and completed in 1911. It is a four-story flat-roofed block constructed of brick with cast stone trim. The building is architecturally significant as a good example of a Beaux Arts institutional building of the early twentieth century by the noted Maine architectural firm of Miller and Mayo.

Art Deco Block, 58-72 Congress Street, 1931, (18).

This brick and cast stone one-story flat roofed Art Deco style commercial building fills the L-shaped site of the original Hotel Rumford, which burned in 1930. The architect has not been identified. The building is architecturally significant as a good example of Art Deco architecture in Maine, which has relatively few examples of the style.

Conya Brothers Building, 94 River Street, circa 1905 (02).

This three story brick Early 20th Century Commercial style building was built circa 1905 and faces west onto River Street. It retains evidence of a relatively rare two-story commercial

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storefront. The building is architecturally significant as a good example of a three story masonry commercial building of the early twentieth century made more noteworthy for its relatively rare two-story storefront.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Williams, Tara. Providence Architecture.org website:
http://www.brown.edu/cis/sta/dev/providence_architecture/architects/stone_carpenter_willson/, accessed December 15, 2016.

Historic Maps and Photographs in the collections of the Rumford Area Historical Society.

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

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Other
Name of repository: _____

Historic Resources Survey Number (if assigned): SEE INVENTORY

10. Geographical Data

Acreage of Property 6.4

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: 377212 | Northing: 4933675 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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

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The Boundary of the Rumford Commercial Historic District starts at the corner of Exchange Street and River Street and extends northerly along the east side of River Street to the northwest corner of the Central Fire Station lot where it turns eastward and extends to the west side of Congress Street, it turns southerly to a point opposite the northern side of the Hanson Block at 150 Congress Street. From that point, it turns easterly to cross Congress Street and extend along the Hanson Block to Lowell Street where it turns southerly and continues across Hartford Street to the north side of the Knights of Phythias Hall. It turns east to the west side of Canal Street where it turns southerly and extends along the west side of Canal Street to the near corner of Exchange Street. It extends easterly along Exchange Street to a point opposite the northeast corner of the Mechanic's Institute Building where it turns southerly and extends along the east side of the Mechanic's institute to the southeast corner of that building, then westerly along the south elevation of the same building to Congress Street, then northerly along Congress Street to a point opposite the southeast corner of the Rumford Falls Power Company building where it turns westerly and extends along the south elevation of that building to its southwest corner and then northerly along the west elevation to Exchange Street. It crosses Exchange Street and turns west, to meet the starting point at the corner of Exchange and River streets. This boundary encompasses all of the buildings on River Street from Exchange to Hartford, all of the buildings on Congress Street from 49 to 151, all of the buildings on Canal Street from 65 to 91, and 23 Hartford Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Rumford Commercial Historic District includes the historic resources that document the development of downtown Rumford between 1892 and 1967 and retain sufficient integrity for inclusion in the district.

11. Form Prepared By

name/title: Scott T. Hanson, Architectural Historian
organization: Sutherland Conservation & Consulting
street & number: 295 Water Street, Suite 306
city or town: Augusta state: Maine zip code: 04330
e-mail: scotthanson@sutherlandcc.net
telephone: 207-620-6291
date: November 7, 2016

Additional Documentation

Submit the following items with the completed form:

RUMFORD COMMERCIAL HISTORIC DISTRICT

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- **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.)

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: Rumford Commercial Historic District

City or Vicinity: Rumford

County: Oxford State: Maine

Photographer: Scott T. Hanson

Date Photographed: September 7, 2016

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

All digital images are labeled as follows:

ME_Oxford County_Rumford Commercial Historic District_#.tif

0001. View south on Congress Street showing Strathglass Building/Hotel Harris (28) at near left followed by the Odd Fellows Block (27) on left and Cates Building (06) at right. Additional buildings in district are visible along both sides of Congress Street to the Mechanic's Institute

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Building (17) on left in distance and Rumford Falls Power Company Building (16) in distance on right.

0002. View northeast across Hartford and Congress streets toward Strathglass Building/Hotel Harris (28) with 132 Congress Street (29), DiConzo's Restaurant Building (30), and 138 Congress Street (31) left of hotel.

0003. View southwest across Hartford and Congress Streets showing Odd Fellows Block (27) at left with Rumford Falls Trust Company Building (26), J.E. Stephens Block (25), 98 Congress Street (24), Hall Block (23), and others along Congress Street to the right of the Odd Fellows(27). The Cates Building (06) is partially visible at right.

0004. View northwest showing the United States Post Office Building (05) at left, Municipal Building (04) at center, and Rumford Central Fire Station (03) at right.

0005. View northeast across Congress Street showing Hanson Block (34) at left with 144 Congress Street (33), 142 Congress Street (32), 138 Congress Street (31), DiConzo's Restaurant Building (30), 132 Congress Street (29), and a portion of the Strathglass Building/Hotel Harris (28) at right.

0006. View northwest of Municipal Building (04).

0007. View northwest of Rumford Central Fire Station (03).

0008. View southwest along Congress Street showing Rumford Central Fire Station (03) at right with Municipal Building (04), Post Office (05), and Cates Building (06) to the left of it.

0009. View southwest along Lowell Street showing Hanson Block (34) at right with 144 Congress Street (33), 142 Congress Street (32), 138 Congress Street (31), DiConzo's Restaurant Building (30), 132 Congress Street (29), and a portion of the Strathglass Building/Hotel Harris (28) at left.

0010. View southwest along Canal Street showing Knights of Pythias Block (35) at right with 85 Canal Street (36), 81 Canal Street (37), 77 Canal Street (38), and the Androscoggin House (Hotel Rumford) (39) to the left of it.

0011. View southwest across Hartford Street of Strathglass Building/Hotel Harris (28).

0012. View north across Hartford Street and along Congress Street showing Post Office (05), Municipal Building (04), and Rumford Central Fire Station (03) on left and a portion of the Strathglass Building/Hotel Harris (28) on right.

0013. View southwest along Congress Street showing Clough & Pillsbury Building (07), Fortune Cooking Building (08), Fortier and Couture Bakery Building (09), 95 Congress Street (10), McKenzie, Maxwell & Co. Building (11), W.T. Grant (Stanley's Furniture) Building (12), 75

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Congress Street (13), Sun Journal Building (14) and Rumford Falls Power Company Building (16) from right to left.

0014. View northeast along Congress Street showing Carlisle's Building (22), Hall Block (23), 98 Congress Street (24), J.E. Stephens Block (25), Rumford Falls Trust Company Building (26), Odd Fellows Block (27), and Strathglass Building/Hotel Harris (28) from right to left.

0015. View northeast across Congress and Hartford Streets showing the Strathglass Building/Hotel Harris (28) at center with a portion of the Odd Fellows Block (27) at right.

0016. View southeast along Congress Street showing the J.E. Stephens Block (25), 98 Congress Street (24), Hall Block (23), Carlisle's Building (22), 84 Congress Street (21), 82 Congress Street (20), 80 Congress Street (19), Art Deco Block (18), and Mechanic's Institute Building (17) from left to right.

0017. View southeast along Congress Street showing 82 Congress Street (20), 80 Congress Street (19), Art Deco Block (18), and Mechanic's Institute Building (17) from left to right.

0018. View northeast along Congress Street showing a portion of the Art Deco Block (18), the 80 Congress Street (19), 82 Congress Street (20), 84 Congress Street (21), Carlisle's Building (22), Hall Block (23), 98 Congress Street (24), J.E. Stephens Block (25), Rumford Falls Trust Company Building (26), Odd Fellows Block (27), and Strathglass Building/Hotel Harris from right to left.

0019. View southeast across Congress and Exchange streets of the Mechanic's Institute Building (17).

0020. View northwest along Congress Street from corner of Exchange Street showing Sun Journal Building (14), 75 Congress Street (13), W.T. Grant (Stanley's Furniture) Building (12), McKenzie, Maxwell & Co. Building (11), 95 Congress Street (10), Fortier and Couture Bakery Building (09), Fortune Cookie Building (08), Clough & Pillsbury Building (07), Cate's Building (06) and Municipal Building (04) from left to right.

0021. View southwest across Congress Street showing Rumford Falls Power Company Building (16), Sun Journal Building (14), and 75 Congress Street (13) from left to right.

0022. View southwest across Congress and Exchange streets of the Rumford Falls Power Company Building (16).

0023. View northeast across Congress and Exchange streets of the Art Deco Block (18).

0024. View northwest along Canal Street showing a portion of the Art Deco Block (18), Androscoggin House (Hotel Rumford) (39), 77 Canal Street (38), 81 Canal Street (37), 85 Canal Street (36), and Knights of Pythias Block (35) from left to right.

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0025. View northeast along River Street showing Opera House/Elks Lodge (01), W.T. Grant (Stanley's Furniture) Building (12), McKenzie, Maxwell & Co. Building (11), Conya Brothers Building (02), and Municipal Building (04) from right to left.

0026. View southeast along River Street showing Conya Brothers Building (02), McKenzie, Maxwell & Co. Building (11), W.T. Grant (Stanley's Furniture) Building (12), and Opera House/Elks Lodge (01) from left to right.

0027. View northeast along River Street showing the rear of the Municipal Building (04) left and center with a portion of the rear of the Post Office (05) at right.

0028. Detail view northwest of Municipal Building cupola (04).

0029. Detail view southwest of Clough & Pillsbury Building (07) leaded transom with reflections of the Strathglass Building/Hotel Harris (28) and Odd Fellows Block (27) in windows.

0030. Detail view west of cast stone ornament on Congress Street façade of the Rumford Falls Power Company Building (16).

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.).

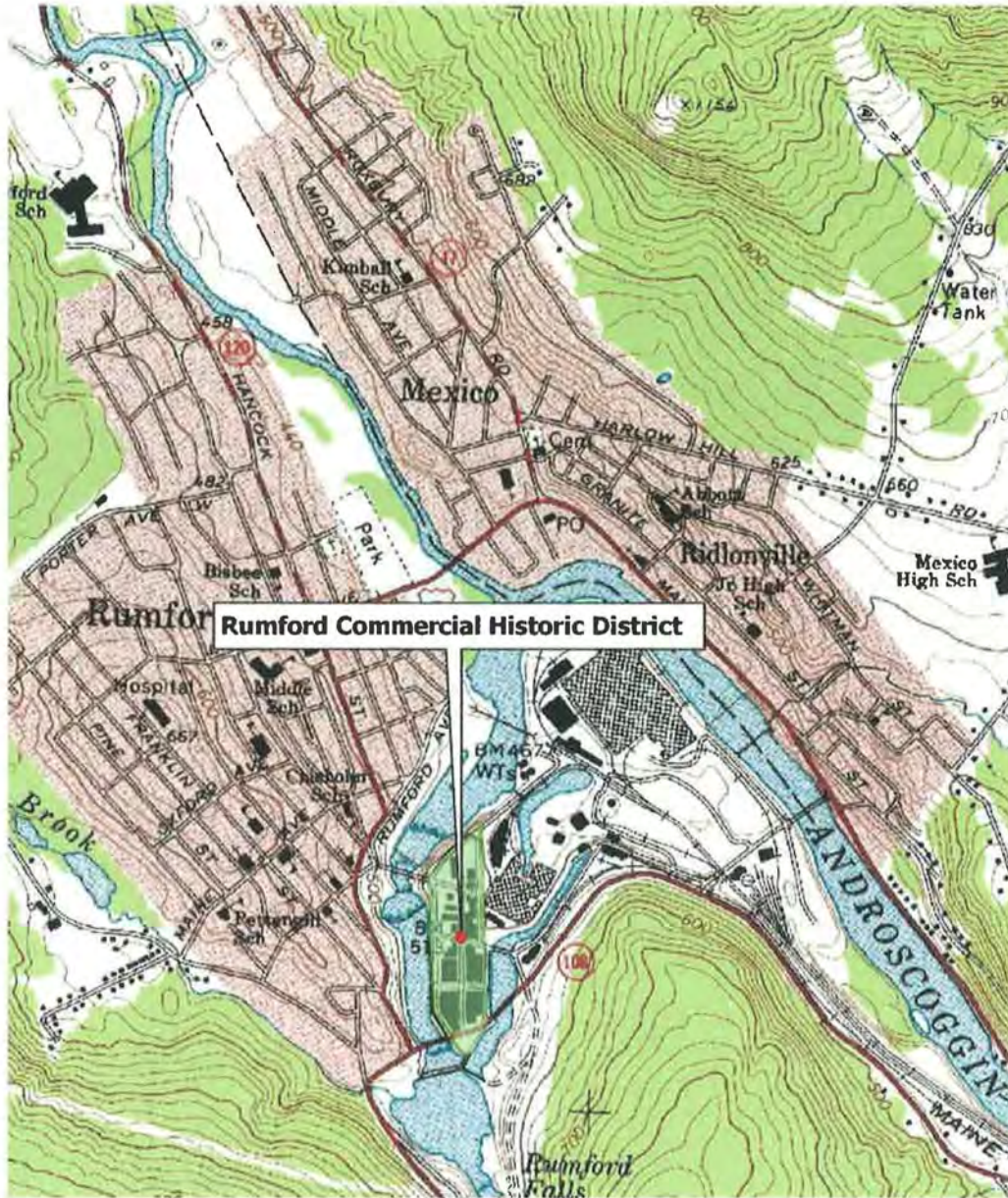
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Rumford Commercial Historic District
Rumford, Oxford County, Maine
December 21, 2016
UTMs NAD 83 19 / 377212 / 4933675

750 0 750 1500 2250 3000 ft



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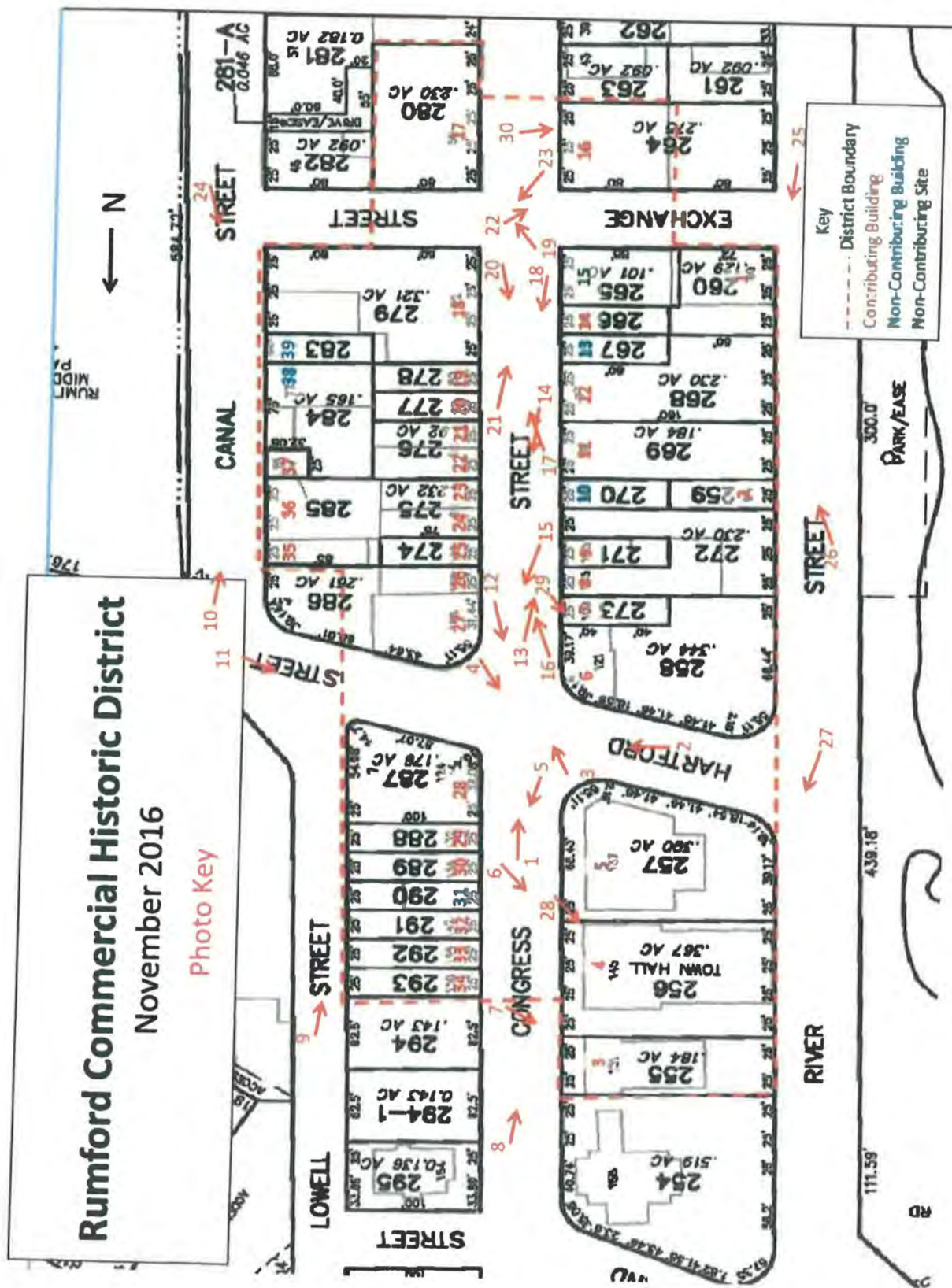


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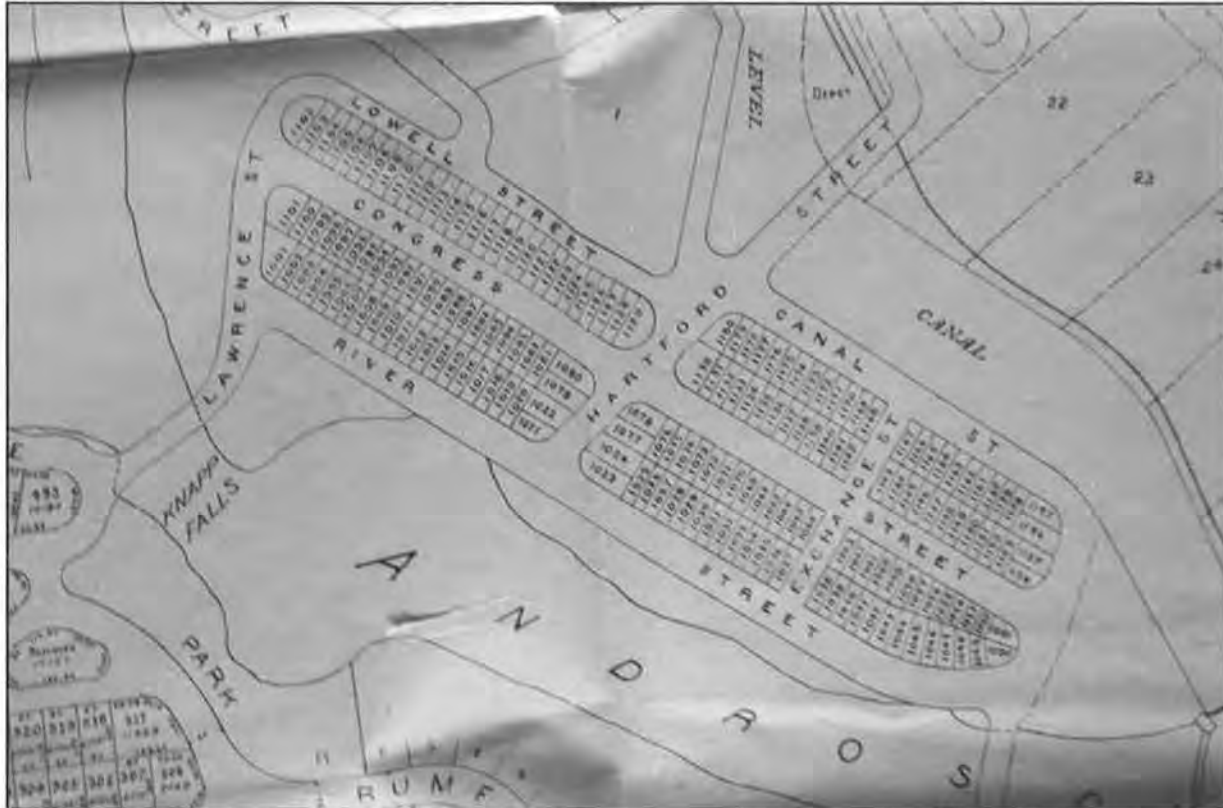
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Figure 1.



Detail of Commercial Downtown area from Rumford Falls Power Company plan for the new town dated July 1891, which includes residential, industrial, and commercial sections. Courtesy of Rumford Historical Society.



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RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 2 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 3 of 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 4 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 5 OF 30

RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 60F30





RUMFORD COMMERCIAL HISTORIC DISTRICT. OXFORD COUNTY, ME 7 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 9 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 9 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 10 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 11 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 12 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 13 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 14 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 15 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 16 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 17 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 18 of 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 19 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 21 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 22 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 24 of 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 25 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 36 OF 30



RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME

PUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 28 OF 30





RUMFORD COMMERCIAL HISTORIC DISTRICT, OXFORD COUNTY, ME 29 OF 30



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Discipline

Telephone Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

Goebel-Bain, Michael W

From: Delahaye, Daniel B - Washington, DC <Daniel.B.Delahaye@usps.gov>
Sent: Tuesday, January 03, 2017 8:36 AM
To: Goebel-Bain, Michael W
Subject: Rumford Commercial Historic District - USPS FPO Response

Follow Up Flag: Follow up
Flag Status: Completed

Good morning, Mr. Goebel-Bain.

I reviewed the draft nomination for the above-referenced historic district, which includes the USPS-owned Rumford Main Post Office. My only comment is that Postal records indicate the building at 137 Congress Street was occupied in 1918. Our records do not indicate construction date.

Please let me know if you need written concurrence beyond that in this email for your records.

With this email I am also requesting an electronic copy of the final nomination for our permanent records.

I really appreciated your personal letter included in the draft review package. Thank you for your time and consideration.

Very respectfully,

Daniel Delahaye
Federal Preservation Officer

USPS Facilities HQ
475 L'Enfant Plaza SW, Rm. 6670
Washington DC 20260-1862
(202) 268-2782
daniel.b.delahaye@usps.gov

C's Inc.
104 Park Street
P O Box 4400
Lewiston, ME 04243-4400



January 9, 2017

Mr. Kirk F. Mohny,
State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, Station #65
Augusta, ME 04333

Re: Rumford Commercial Historic District, 69 Congress Street, Rumford

Dear Mr. Mohny:

We are in receipt of your December 22nd letter concerning our property at 69 Congress Street in Rumford. Please be advised by receipt of this letter that we **do not** want this property to be included in the National Register.

We no longer own 81 Canal Street, as it was sold at the end of 2016. We will forward a copy of your letter to the new owner, or her representative.

Sincerely,

Edward M. Snook
Chief Financial Officer

KRISTINE M. POWELL
Notary Public, Maine
My Commission Expires July 18, 2021

María E Pérez
6303 Viewpoint Court
San Diego, CA 92139

January 18, 2017

Kirk F. Mohny,
State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, Station #65
Augusta, ME 04333

Re: Rumford Commercial Historic District, 132 Congress Street
Tax map number 17, Lot 288

Dear Mr. Mohny,

I am a one-fifth owner of the above-named property in the above named district being considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The property is owned equally with my siblings, Rebecca L. Pérez of Rumford, ME; Patricia L. Pérez of Vista, CA; Lorna E. Pérez-Caster of San Marcos, CA; and Casandra I. Pérez of Evergreen, CO.

In accordance with the National Historic Preservation Act and 36CFR 62, please accept this as my formal objection to this property being listed in the National Register.

Respectfully,


María E Pérez

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } SS.

On 1/18/17 before me, MARCO DE LA MORA, Notary Public

Personally appeared MARIA E PEREZ,
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.





Patricia L Perez
1426 Genoa Dr
Vista, CA 92081

January 19, 2017

Kirk F. Mohny,
State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, Station #65
Augusta, ME 04333

Re: Rumford Commercial Historic District, 132 Congress Street
Tax map number 17, Lot 288

Dear Mr. Mohny,

I am a one-fifth owner of the above-named property in the above named district being considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The property is owned equally with my siblings, Maria E Pérez of San Diego, Rebecca L. Pérez of Rumford, ME; Lorna E. Pérez-Caster of San Marcos, CA and Casandra I. Pérez of Evergreen, CO.

In accordance with the National Historic Preservation Act and 36CFR 62, please accept this as my formal objection to this property being listed in the National Register.

Respectfully,



Patricia L Perez

State of California
County of San Diego} SS.

On _____ before me, _____, Notary Public

Personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

**SEE NOTARY
ATTACHMENT**

Lorna Perez-Caster
623 Via Del Campo
San Marcos, CA 92078

January 20, 2017

Kirk F. Mohny,
State Historic Preservation Officer
Maine Historic Preservation Commission
55 Capitol Street, Station #65
Augusta, ME 04333

Re: Rumford Commercial Historic District, 132 Congress Street
Tax map number 17, Lot 288

Dear Mr. Mohny,

I am a one-fifth owner of the above-named property in the above named district being considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The property is owned equally with my siblings, Maria E. Perez of San Diego, CA, Rebecca L. Pérez of Rumford, ME; Patricia L. Pérez of Vista, CA; and Casandra I. Pérez of Evergreen, CO.

In accordance with the National Historic Preservation Act ad 36CFR 62, please accept this as my formal objection to this property being listed in the National Register.

Respectfully,


Lorna Perez-Caster

State of California
County of San Diego } SS.

On _____ before me, _____, Notary Public

Personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

SEE
ATTACHMENT

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego } ss.

On Jan. 21, 2017 before me, Maria L. Gassaway, Notary Public,
(here insert name and title of the officer)
personally appeared Lorna Perez-Caster

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

WITNESS my hand and official seal.



Maria L. Gassaway
Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: _____ # of Pages: _____

Notes

Rebecca L. Perez
Personal Representative
Wenceslao Perez Devisees
726 S. Rumford Road
Rumford, Maine 04276-3007

January 21, 2017

Mr. Kirk F. Mohny
Director
Maine Historic Preservation Commission
55 Capital Street
Station #65
Augusta, Maine 04333

Re: Rumford Commercial Historic District, 132 Congress Street
Tax map number 17, lot 288

Dear Mr. Mohny:

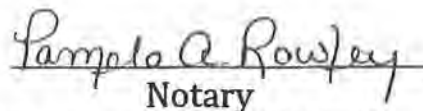
Recently I received your letter that informed me about the above-named district which will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places.

After reviewing the enclosed fact sheet and carefully considering your offer, our family has decided to decline it. We appreciate you informing our family about this potential nomination of our property to the National Register, and we wish you the best with your current nomination search. Should you have questions that pertain to our family's decision about this matter, please feel free to contact me at, 207-369-9223.

Sincerely,


Rebecca L. Pérez

Personal Representative


Notary

DATE _____ STATE OF MAINE COUNTY OF OXFORD
THE ABOVE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1-23-17.
REBECCA L PEREZ PERSONALLY APPEARED BEFORE ME.

PAMELA A. ROWLEY
Notary Public, Maine
My Commission Expires July 29, 2023



PAUL R. LEPAGE
GOVERNOR

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



10 February 2017

J. Paul Loether, Deputy
Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW, 8th Fl.
Washington D.C. 20005

Dear Mr. Loether:

Enclosed please find four (4) new National Register nominations for properties in the State of Maine:

North Monmouth Library, Kennebec County
Rumford Commercial Historic District, Oxford County
Canadian Pacific Railway Depot, Greenville Junction, Maine, Piscataquis County
St. Joseph's Academy and Convent, Cumberland County

Regarding the Rumford Commercial Historic District, Oxford County, Maine, I have included copies of five timely objection letters. These five full or part owners represent less than fifty percent of the total 36 owners within the district. Four of the objecting owners are one-fifth owners of the same property. I have also included a copy of the email response by Daniel Delahaye, FPO, regarding comments on the USPS owned Rumford Post Office included within the district.

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 8.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.