

United States Department of the Interior
National Park Service

RECEIVED 2280

National Register of Historic Places Registration Form

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JAN 22 2010

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on National Register website, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being nominated, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name South Berwick Village Historic District

other names/site number _____

2. Location

street & number Portions of Main, Portland, Highland and Academy

not for publication

city or town South Berwick

vicinity

state Maine code ME county York code 031 zip code 03908

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X 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 X 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

Signature of certifying official

Date

State Historic Preservation Officer
Title

Maine Historic Preservation Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

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:)

Signature of the Keeper

Date of Action

Joe Edson Jr. Beall

3-2-10

Name of Property

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5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
116	22	buildings
1		sites
		structures
		objects
117	22	Total

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

- DOMESTIC / Single dwelling
 - DOMESTIC / Multiple dwelling
 - GOVERNMENT / City Hall
 - EDUCATION / School
 - RELIGION / Religious facility
 - FUNERARY / Cemetery
- See Continuation Sheet.*

Current Functions
(Enter categories from instructions)

- DOMESTIC / Single dwelling
 - DOMESTIC / Multiple dwelling
 - GOVERNMENT / City Hall
 - EDUCATION / School
 - EDUCATION / Library
 - RELIGION / Religious facility
 - FUNERARY / Cemetery
- See Continuation Sheet.*

7. Description

Architectural Classification
(Enter categories from instructions)

- COLONIAL / Georgian
- EARLY REPUBLIC / Federal
- MID 19TH CENTURY / Greek Revival
- LATE VICTORIAN / Italianate
- LATE VICTORIAN / Queen Anne
- LATE VICTORIAN / Second Empire
- LATE VICTORIAN / Stick
- LATE 19TH & 20TH C. REVIVALS / Colonial Revival

Materials
(Enter categories from instructions)

- foundation: STONE / Granite
 - BRICK
 - CONCRETE
 - walls: WOOD / Weatherboard
 - BRICK
 - ASBESTOS
 - METAL / Aluminum
 - SYNTHETICS / Vinyl
 - roof: WOOD / Shingle
- See continuation sheet.*

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6. **FUNCTION / USE**, continued.

Historic Functions

COMMERCE / Business
COMMERCE / Department store
COMMERCE / Specialty store
SOCIAL / Meeting House

Current Functions

COMMERCE / Business
COMMERCE / Department store
COMMERCE / Specialty store
SOCIAL / Meeting House

7. **DESCRIPTION**, continued

Roof: SLATE
ASPHALT
METAL

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The South Berwick Village Historic District is an irregular T-shaped area located in the town of South Berwick, Maine. The village lies in an area historically known as The Plains, and is bounded roughly by the border between Berwick and South Berwick to the north, the lands owned by Berwick Academy to the east, and the lands of the former Portsmouth Manufacturing Company to the south. The village developed over the course of a century and a half from 1774 through the mid-twentieth century. The South Berwick Historic District is made up of residential homes, and commercial and civic buildings built along a regionally important thoroughfare from Portsmouth, New Hampshire to Portland, Maine. The importance of the highway connecting Portland with points to the south endured even after the Portsmouth, Great Falls and South Berwick Railroad, and the Boston and Maine Railroad were both constructed close to the village. The buildings that make up the village represent the architectural evolution of significant periods of development both within South Berwick, and the state of Maine as a whole. The architecture spans the Georgian period, through early- to mid-nineteenth century Romanticism, to turn-of-the century Classical Revival.

Narrative Description

This district will be described throughout this nomination as if Portland Street was oriented true east-west and Main Street was oriented true north-south. Please see the district map for an accurate representation of the district's geography.

The village primarily contains wood-framed residential buildings, with representations of nearly all of the major architectural styles designed from the late eighteenth century to the early twentieth century. The extant commercial buildings represent both Federal wood-framed and brick masonry buildings, and Italianate brick masonry buildings. The majority of development that took place outside of the period of significance represents modern commercial buildings, with the occasional wood-framed residential building or mobile home.

Numerous buildings remain from the 18th and early 19th century. These Georgian, Federal and vernacular style houses and stores are scattered along Portland Street, and to a lesser degree, along the north and south ends of Main Street. Intermixed with these are later, "in-fill" houses in the Greek Revival, Italianate and Queen Anne styles. The buildings on the east side of Portland Street closest to Main Street are heavily weighted toward later Italianate and Queen Anne homes as a result of the sale and subdivision of substantial land holdings by the Raynes, Ricker and Paul families. At the eastern end of Portland Street is a late-nineteenth century Soldiers' Memorial. Dedicated in 1898, this small park and monument was erected by the citizens of the town to memorialize those lost to the Civil War.

Highland Avenue, extending up the lower slopes of Butler Hill off of Portland Street, is the most recently constructed residential section of the district and includes several Italianate, Second Empire and Stick Style buildings, many with substantial carriage houses. Of note is the Stick Style house on the corner of Paul Street and Highland Ave which is based on a pattern book design by architects Palliser and Palliser.

A mix of residential, commercial and civic development characterizes Main Street, extending from the Salmon Falls River through the village. The area known as "The Corner" (at the intersection of Portland and Main Streets) has the district's greatest concentration of brick and frame commercial buildings which date from the turn of the 19th century through the 1890s. Three wood frame churches anchor the ends of Main Street: at the northern end is the Freewill Baptist Church, with its associated parsonage and cemetery, and at the southern end are the Federated Church and Second Baptist Church. At the center of Main Street are the South Berwick Town Hall (formerly Saint Michael's Parochial School) and the Central School. Interspersed around these civic and commercial buildings are additional timber-framed Federal residences.

A small section of Academy Street, the road laid out from Main Street to the National Register-listed Berwick Academy Historic District (NR 78000336), has an eclectic mix of Federal, Italianate and Colonial Revival houses. Though few buildings within the district are architecturally distinct, when taken collectively, the residences and businesses of South Berwick create a unique tableau of the development of a small town during the eighteenth and nineteenth century.

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There are 117 new contributing resources and 22 non-contributing resources within the historic district (indicated as contributing and non-contributing in the following Inventory) as well as two previously listed resources (Inventory #1 and #2) which also contribute to this district. While most of these non-contributing resources are buildings constructed outside of the period of significance, some historic buildings in the district have been determined to be non-contributing as a result of loss of historic integrity due to significant alterations, such as modern additions and replacement of original materials with vinyl windows and siding.

DISTRICT INVENTORY

Inventory numbers are keyed to the South Berwick Historic District Map.

Portland Street:

North Side

1. **Sarah Orne Jewett House, 1774.** One contributing building.
5 Portland Street
National Register # 73000248, 6/4/1973
National Historic Landmark 7/17/91

Located at the junction of Portland and Main Streets, at the center of the historic district, this well known, frame, five bay, two-and-a-half story Georgian style residence has a hipped roof, paired interior chimneys, pedimented entry porch and classically-inspired ornamentation. John Haggens, one of the two wealthiest businessmen in Berwick during the late-eighteenth century, constructed this architecturally distinguished house amid his substantial land holdings located on Main and Portland Streets. The three Greek Revival style pedimented dormers facing the street were added by the Jewett family in the nineteenth-century.

In addition to its architectural distinction this home is significant for its association with the writer Sarah Orne Jewett (1849-1909). Jewett was born in the house, and lived there during the later part of her life, with her older sister and their mother, but lived next door in the Eastman House between 1854-1887. After Jewett died in 1909, followed by her sister in 1930 the house passed to their nephew, Dr. Theodore Eastman. Upon his death, Dr. Eastman donated it to the Society for the Preservation of New England Antiquities (now known as Historic New England), and the property is open for tours during the summer months.

Located to the north of the main house and parallel to Portland Street is a side-gable, three bay, two-story barn and stable with small shed-roofed addition. This clapboarded barn, minimally ornamented in the Federal-style, was built by Theodore F. Jewett as a stable and carriage barn for the family's horses, and was also used to store merchandise he imported from the East Indies. (Note: this building was not described or counted in the original, individual, National Register listing.)

2. **Jewett-Eastman House, 1854.**
37 Portland Street
National Register # 83003700, 12/29/1983

Doctor Theodore H. Jewett built this three bay, two-and-a-half-story wood-framed, gable front Greek Revival style residence in 1854. The clapboard sided building sits on a granite foundation and has a slate roof. A one-story ell is attached to the east side of the house. Prior to the construction of this house, Jewett and his family lived next door at the old Haggens' house with his parents, Theodore F. and Sarah Jewett. Doctor Jewett practiced medicine for many years in South Berwick, first from a small office out back, and later within the house. Doctor Jewett's daughter, Theodora Sarah Orne Jewett, spent thirty-three years of her life at the Jewett-Eastman house where she wrote over one hundred literary works, publishing under the last three-quarters of her given name. When Sarah Orne Jewett, her mother, and her sister, moved into the mansion next door, the house passed into the hands of Caroline Jewett Eastman, the youngest of Doctor Jewett's daughters. Caroline Eastman and her husband, Edwin, had one son, Theodore, who became a doctor, like his grandfather had years earlier. Doctor Theodore Eastman passed away in 1931, leaving both his home and house next door to the Society for the

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Preservation of New England Antiquities. That organization put the Jewett-Eastman house up for sale in 1984, and the Town of South Berwick purchased it and converted it into the town's library.

3. **House, by 1872?** One non-contributing building.
45 Portland Street

This is a vernacular, two bay, one story, gable front, wood frame domicile sided with a mixture of clapboard and shingles on the front and clapboards on the side. The diminutive building has an asphalt roof and sits on a granite foundation. The façade contains a simple, modern door set in a wood frame and a three-part replacement window; a larger double hung window is located on the side elevations. There is a small, shed roof addition attached to the back. The house is located at the back (northwestern edge) of a very narrow lot. The 1872 map of South Berwick Village in the *York County Atlas* clearly delineates this narrow lot. At the rear of the lot is a square building with a short ell ascribed to a Dr. Farrington, and at the front of the lot is another, even smaller building labeled as a blacksmith's shop. By 1896 when the first Sanborn Fire Insurance map was generated for South Berwick the smith is gone, but the house at the rear of the lot is described as two stories in height, with a much longer rear section. Neither the footprint nor the height of the building changes through the 1938 edition of the the Sanborn maps. In recognition of the fact that the current building only passingly reflects the historic appearance of the building located on this site through the period of significance (both the height and the length have been truncated) this resource is considered to be non-contributing within the district.

4. **George W. Goodwin Jr. House, c. 1885.** One contributing building.
49 Portland Street

George W. Goodwin, Jr. had this wood framed, three bay, two-and-a-half story Queen Anne style residence, with side tower and wraparound porch constructed sometime prior to 1896. The large, wood-shingle building has a compound asphalt roof pierced with a single chimney and sits on a brick foundation. Two pedimented cross-gables are positioned on the south and east elevations, and the tower has a steep pyramidal roof. Goodwin was a Civil War veteran and he built this property on inherited land after his father's death in 1877. The building currently houses Ham Insurance, as it has for some decades.

5. **York Hospital Annex, 2004.** One non-contributing building.
57 Portland Street

Located on the site, if not the footprint, of a large, mid-nineteenth century Greek Revival style double house, the current building at this address was constructed in 2004. It is two and a half-stories high, with a wide front gable that faces Portland Street, and a series of ells and additions stretching to the north. Although clearly a modern building, the cornice returns, classically-inspired front door, symmetrical and regular fenestration and use of watertable, cornerboards and horizontal siding keep the building from detracting from the historic district. The original building was constructed by Leonard Colcord, a cabinet maker.

6. **Rideout House, c. 1900, alterations 1913 – 1927.** Two contributing buildings.
65 Portland Street

The house at the northeast corner of Colcord Ave and Portland Street is a five bay, two story wood framed Colonial Revival style cape. The buiding has horizontal vinyl siding, an asphalt roof and brick foundation. The frame of the building was constructed by 1896 (and may be much earlier) but was renovated by Ruel Rideout, the founder of Rideout's Hardware, who added Colonial Revival style details early in the twentieth century. Among the changes executed between 1913 and 1927 include the addition of a shallow-pitched, five bay shed dormer with centered cross pediment, a columned entry porch, and attached, one story side porch with Doric columns. Additional changes include the installation of an external chimney on the west gable end, flanked by a pair of quarter-round fan windows on either side of the stack at attic level. A two bay, gable front Colonial Revival style garage with tri-fold accordion doors, and quarter fan windows in the gable peak, was added between 1927 and 1938. The garage faces west towards Colcord Street. Rideout's Hardware, a business formerly located in the brick Business Block, served South Berwick from the 1910's to 2000, passing from Ruel Rideout to his son, John Paul, and later, to store manager William Bray.

7. **Isaac Joy House, c. 1865.** Two contributing buildings.
71 Portland Street

The mid-nineteenth century Isaac Joy house is an example of a transitional Greek Revival / Italianate style house. The massing (front gable facing the road) and fenestration pattern (three bays wide, with a side hall plan)

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were inherited from the Greek Revival, but the modellions in the gable rake, narrow corner boards, two-leaf front door and bracketed entry-hood with drop pendants are details more commonly found on Italianate style houses. A one-story ell is positioned off the rear west wall of the house. Exterior materials include horizontal vinyl siding, an asphalt roof and brick foundation. At the rear of the property is an an eaves front, two bay, two story carriage barn.

Very little is known about Isaac Joy. According to the 1870 and 1880 Federal census Joy was a "mill wheelwright". Whether he built the house, owned it, or leased it is unknown.

8. William Burleigh House, c. 1820-27. One contributing building.
79 Portland Street

Located on the north side of Main Street, is this large, timber framed, five bay, two-and-one-half-story, gable front transitional Federal/Greek Revival style residence. The original footprint of this house is roughly square, (a long, low addition has been added to the north side), and the building is sided with clapboards and sits on a granite foundation. Three brick chimneys pierce the eaves of the asphalt roof: two are located on the west side of the building and one on the east side – a fourth chimney appears to have been removed from the southern half of the eastern eave. The south-facing façade has a full cornice that returns under the peak of the gable, and is ornamented with dentils. At the center of the first floor this massive building has a fanlight transom and sidelights set in a surround consisting of pilasters with Doric capitals under a narrow entablature. Directly above this, on the second level, is a Palladian window. Another, smaller, Palladian window is located at attic level. In this instance the transom fan is replaced by a louvered fan. Two later 19th century, narrow, one story, hipped-roof porches are attached to the east and west elevations of the house, and continue northward, stretching alongside the rear ell. At the northeast corner of the lot is a carriage house, once free-standing, but attached to the main house via the ell and the porch by 1872. The carriage house is now used for residential purposes and has been extensively altered.

Based on the building's stylistic details and massing it is possible that it was built originally as a five bay, double pile, Federal style house with either a side gable or hipped roof, and that the rear rank of rooms, chimneys and massive roof was added sometime later, either during William Burleigh's lifetime, or, more likely, when his son owned the building. William Burleigh was born in Northwood, New Hampshire in 1785. He studied law while working as a schoolteacher, and was admitted to the bar in 1815. Burleigh moved to South Berwick to open a legal practice that same year. Shortly after his marriage to Deborah Currier in 1817, they inherited a substantial gift of land, stables and dwelling house from her brother, Micajah who lived immediately north of this property. Following the creation of the First Congressional District in Maine in 1823, William Burleigh served as Maine's Representative to the 18th and 19th Congresses. He was elected to a third term, but died at South Berwick in 1827. William and Deborah Burleigh had six children, one of whom, John Holmes Burleigh, went on to become a successful businessman, and later, representative in the State Legislature and Congressman for the First Congressional District, like his father before him. On the 1872 map of south Berwick Village the owner of the building is "Capt. J. H. Burleigh".

9. Micajah Currier House, c. 1790. One contributing building.
85 Portland Street

One of the earliest remaining houses on Portland Street, the Micajah Currier House is a five bay, one story timber framed building with a center chimney. The house is covered with vinyl siding, has narrow corner boards, an asphalt roof and granite foundation. The eaves are very tight to the side walls and the front door has neither transom or sidelights. There is a shed dormer on the north plane of the roof and a rear ell that is currently somewhat longer than as depicted on Sanborn maps in the early 20th century. The house is essential vernacular rather than stylistic, but the massing and proportion and the placement of the windows below, rather than tight to, the eaves supports the late 18th century construction date. This was the home of Micajah Currier, a local businessman with interests from Portsmouth to North Berwick whose legacy in South Berwick included the creation of the Portland Street Cemetery (outside the district). He also owned the store at the corner of Portland and Main Streets (#44).

Blacksmith shop, c. 1913-1927. One contributing building.
85 Portland Street

At the northeast corner of the lot is a small wood frame, one bay, gable front garage with shingle siding and an asphalt roof. This building appears on the 1927 and 1938 Sanborn maps labeled as a blacksmith shop.

10. Nason-Walker Barn, 1798. One contributing building.

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99 Portland Street

This post-and-beam two story, three bay, hipped-roofed barn was a part of the estate originally built at this location by merchant Bartholomew Nason in the last years of the eighteenth century. The barn has an asphalt roof, now topped by a cupola, and is clad with clapboards. The somewhat formal building has three six-over-six light windows on the second floor of the south elevation, and four more examples on the side walls. Nason was a merchant who owned a store with his son Benjamin at The Corner starting c. 1800. The son continued to operate the store for fifty years, as well as operating a sawmill, owning interest in several ships that sailed from Portsmouth, and directing the South Berwick National Bank. Benjamin Nason had an important role in the formation of South Berwick in the nineteenth century, from the construction of the the First Church of Berwick in 1826 (which is now the First Federated Church, #89), to taking part in the committee for the construction of Schoolhouse No. 5 at Agamenticus Road in 1842 (property #93).

Walker House, 1886. One contributing building.
99 Portland Street

John Francis Walker constructed this three bay, two-and-a-half story, "L" shaped, wood framed, Queen Anne style house clad in clapboards with an asphalt shingle roof. The house has a one story, projecting entry porch and a Palladian window in the front gable, and a two-story bay window under the west side gable. Walker, successor of Benjamin Nason as President of the South Berwick National Bank, purchased the property following the death of Nason's widow in 1885. The house that originally occupied the site was moved to Silver Street in Rollinsford, New Hampshire, where it remains. Walker went on to found the South Berwick Savings Bank in 1883, for which he held the position of Treasurer for many years.

11. **Jedediah and Jerusha Jenkins House, c. 1810, altered mid-19th century.** One contributing building.
105 Portland Street

According to tradition, Jedediah and Jerusha Parks Jenkins constructed this five bay, twostory, side gable, Federal style house with a granite foundation and asphalt shingle roof shortly after they married in 1806. The double pile, timber frame house has twin brick chimneys at the ridge and an external block chimney at the southeast corner of the building. Covered with horizontal vinyl siding, the building has vinyl clad corner pilasters and a relatively narrow frieze. Located at the center of the south façade the front door has full length side lights and is fronted by a hipped roof entry porch. A pair of bay windows flank the entrance, and a side door with transom is located on the east elevation.

Little is known about the Jenkins, but mention of orchards in existing records suggests that Jedediah may have been a farmer and cider distiller. Jedediah and Jerusha Jenkins did not have any children who survived them, and following their deaths in 1852 and 1855, respectively, their property passed to Jerusha's brother, Samuel Parks. Samuel had operated the Parks Store at The Corner for many years. However, according to York County Probate Records, Samuel had been declared insane by 1855, and his property was turned over to his brother, Thomas. Thomas auctioned the Parks Store and Jenkins house in 1856 to settle Samuel's debts. The house is listed on an 1872 map as the property of druggist Nicholas Hanson, who operated a shop in the village. Hanson updated the house with Italianate style details, as well as adding an attached eaves front, two bay carriage shed, which has since been removed.

12. **John F. Walker House, c. 1870.** One contributing building.
109 Portland Street

This residence is an "L" shaped three bay, two-and-a-half story, wood framed, Italianate style house with a shed-roofed bay window. The house is vinyl clad and has a single chimney emerging through the ridge of the asphalt shingle roof. A gable-front entry porch is affixed to the east side of the front elevation, and a long, shed roof porch is attached to the length of the west elevation forward of the short leg of the "L" The undeveloped property can be traced back to Hiram Walker, John F. Walker's father, in deeds. John Walker bought the property from his father and built this house. Off the northwest corner of the ell is a gable front, two story barn, attached circa 1875. The barn has been extensively altered with regard to fenestration and siding.

13. **Dr. Nathanael Low House, 1786.** Two contributing buildings.
117 Portland Street

This five bay, two story, timber framed, Georgian style home displays an ornamented center entry featuring a paneled door flanked by fluted pilasters and surmounted by a seven-light transom and pediment. The

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house is clad in clapboard, has an asphalt shingle roof with a large center chimney, and sits on a granite foundation. The house has a wide rear ell and a one story, hipped-roof porch is attached to the west side of the building. Nine-over-six windows are located on the first floor, and six-over-six windows are positioned tight to the eaves.

A photograph of this house taken in 1998 indicates that the front door surround (including the transom and pediment) was installed within the last 11 years. Previously the surround featured full-length sidelights under a moderately wide entablature. While it is not possible to determine at this point if the new features are accurate reconstructions for this property, they are stylistically compatible, and reflect local traditions for buildings of this age and form.

Doctor Nathanael Low, a physician and astronomer, was one of the first residents on Portland Street. From 1762 to his death in 1808, Low published almanacs. Along with advice on etiquette, general knowledge, agriculture and other common activities, Low's almanac offered stagecoach schedules for the line that ran along the road through South Berwick and on north to Portland. The house is accompanied by a two story, two bay, gable front barn, built circa 1850 and subsequently attached to the main house via a long ell.

14. **Joseph Murphy House, c. 1795.** One contributing building.
123 Portland Street

Located on the next lot east of the Low House is a slightly later, five bay, two story, post-and-beam Georgian/Federal style house clad in clapboards and set under an overhanging metal roof. This dwelling has architectural details typical of the earliest homes in the area, including the prominent front entry with sidelights, carved wood fan, pilasters, and heavily-molded cornice. Nine-over-six wooden sash windows are present on the first floor and six-over-six windows are on the upper floor, positioned relatively tight to the eaves. Based on this it is likely that this house was standing before the turn of the nineteenth century, although the pitch of the roof and the use of the fan reflects the emergence of Federal-style details in the area. As depicted on maps from 1872 to 1927 the house had a long ell attached to the northeast corner, but this appendage was removed by 1938, and there is no indication that the property ever had a barn. The first known resident was cabinetmaker Joseph Murphy, who purchased the property from brothers Samuel and John Lord and William Allen Hayes. Murphy operated a shop at The Corner for many years, first in his own shop, and later in the Odd Fellows' block constructed cooperatively by Murphy and Benjamin Nason.

15. **John S. T. Cushing House, c. 1825.** One contributing building, one non-contributing building.
135 Portland Street

This five bay, two story, double pile, wood framed, gable roofed house can be traced back to Joseph Murphy, who contributed to South Berwick's history as a builder and cabinetmaker. Initially constructed as a simple, Federal era edifice, the building now features an Italianate style entry hood over the centered two-leaf front door, and a side porch adorned with scroll-saw-cut porch brackets. The house retains its clapboard cladding and a center chimney and the side door at the back of the western porch has Greek-Revival style sidelights. By 1927 the house had been divided into a duplex, each side with a long rear ell. A large outbuilding was attached to the western ell; this may have been the George Brown Canning Factory which was once located in a building behind the house. This steam-powered facility processed sweet corn grown in the surrounding countryside during the first half of the twentieth century, while Fire Chief George Brown lived on the property. The barn presently located behind the house does not contribute to the district because of a loss of integrity with regard to the building's design, materials, and workmanship.

16. **Captain Benjamin F. Goodwin c. 1835-40.** One contributing building.
139-141 Portland Street.

The next house to the east is another five bay, two story, post-and-beam vernacular house with subtle Greek Revival style details (cornice returns, side lights), more of which might be obscured by the building's vinyl siding. The center hall, double pile house has two chimneys piercing the asphalt roof ridge, and a hipped-roof entry porch centered on the façade. The porch has two fluted Doric columns and pilasters, but based on examination of the Sanborn maps, it was added sometime after 1938. The building has a granite foundation and at one time had an ell centered on the north elevation. By 1927 this house had also been split into a duplex.

Captain Benjamin F. Goodwin built this house and lived there with his wife and family for over sixty years. While it is unclear how Goodwin earned his title, the 1870 census identified him as a house carpenter (and his cousin or nephew also Benjamin, who lived next door, as a farmer), the proximity of his home to the Plains, where

the local militia drilled suggest that it might have been a military accolade. In 1871 Goodwin Street was laid out through the Goodwin families' farmland (there were four adjacent family homes in 1840) and the street was named in honor of the family.

- 17. Thomas Jewett House, c. 1795.** One contributing building.
151 Portland Street

Thomas Jewett, brother and business partner of Captain Theodore F. Jewett, constructed this five bay, twostory, timber framed, Federal style residence which is now the district's best example of a connected complex. The side gable building has two chimneys piecing the roof, a continuous cornice return and hipped-roof porches attached to the side elevations. The double-pile house has clapboard siding, asphalt shingles on the roof and sits on a granite foundation. There are two rear ells, the example on the west side connects to the three bay, gable front New England style barn which was built c. 1860 and has Italianate details. The eastern ell has a brick foundation and extends for four bays down Jewett Road. Attached to the north elevation of the barn are a series of late 20th century shed roof additions, each containing multiple dwelling units. However, because of the siting of these additions (relatively small scale units, set back from Jewett Road, completely obscured from Portland Street by the historic connected complex) the Jewett House continues to contribute to the district. The barn is not counted as a separate contributing resource as it is unknown whether it was originally free standing, or had been built onto an existing ell.

- 18. House c. 1875.** One contributing building.
165 Portland Street

Located on the corner of Portland Street and the northern extension of Agamenticus Road, this twobay, two story, wood framed Italianate style home has an "L" shaped foot print. It is clad in clapboards, has an asphalt shingle roof, and sits on a brick foundation. The house has a two story bay windows on the façade, and the front entry has a scroll-saw bracketed hood over the door. On the west side of the building is a narrow porch with Queen Anne style porch supports. It is unclear as to who built this building.

- 19. House, c. 1875.** One contributing building, one non-contributing building.
169 Portland Street

This five bay, two story, wood framed "L" shaped Italianate style house has a front porch that spans the width of the front façade. The building has vinyl siding and a brick foundation. Two brick chimneys pierce the asphalt roof, and the corner boards have decorative capitals and the windows have decorative hoods. At the rear of the house is a non-contributing, one story, one bay, relatively recent gambrel roofed garage.

South Side

- 20. Shaw-Muzzey House, circa 1884.** Two contributing buildings.
214 Portland Street

This two bay, two story, north facing, wood framed, Italianate style house has an ornamented door hood, a bay window, and a projecting side porch. The gable fronted house is covered with clapboard siding, has an asphalt roof pierced at the ridge by a brick chimney and sits on a brick foundation. Decorative pilasters mark the corners of the façade and wooden hoods are positioned over the windows. According to research conducted by the Old Berwick Historic Society, Charles O. Shaw obtained this property in 1884 from widow Sarah Joy Goodwin. After 1916 it was owned by Arthur Muzzey, a jeweler who maintained a shop in the village. The property also contains a two bay, two story style carriage barn, which appears to be contemporary to the house.

- 21. Israel W. Goodwin House, c. 1820.** One contributing building.
204 Portland Street

This property consists of a Federal era, center chimney cape that has been connected to a modern, two bay garage via a narrow hyphen or breezeway. Despite having been reconfigured thus, the five bay, timber framed house retains its historic foot print and a decorative center entry ornamented with sidelights and a full molded entablature above the doorway. It is clad with asbestos shingle siding, rests on a granite foundation and has an asphalt shingle roof.

Israel Goodwin lived here during the mid-nineteenth century, and carried on his trade as a tanner nearby. Israel Goodwin was related to a branch of the Goodwin family that had settled just to the north of his home, with a

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large farmstead owned by his older brother, Joshua, located across the road on Goodwin Hill. Israel may have been in business with Dennis Ferguson, who operated a tannery from his home on the opposite side of Portland Street.

- 22. Mobile Home, c. 1960.** One non-contributing building.
200 Portland Street

The mobile home located on this property does not contribute to the district due to its date of construction.

- 23. William Lambert House, c. 1810.** Two contributing buildings.
194 Portland Street

The Lambert house is a double pile, five bay, two story residence with Federal style details. The large, center chimney house has clapboard siding, a granite foundation and an asphalt roof. At the center of the north-facing façade is a decorative entry, reminiscent of an Asher Benjamin design, featuring a fan light set under a prominent entablature and flanked by fluted pilasters. To the southwest of the house is a one story, three bay, wood framed, side gable outbuilding, which appears to have been constructed in the early 20th century.

The house was built about 1800, perhaps by the housewright John Heard (1771-1844), who lived next door during the first decade of the century. The first owner was Dartmouth-educated William Lambert, born in Rowley, Massachusetts in 1778, who practiced law and was considered to be a "worthy citizen of the town" while living here through 1811. It continued to belong to prominent citizens through the nineteenth century. In 1931 it was converted to Purity Hospital, and served later as the South Berwick Maternity Hospital. The house has been a single-family residence since the hospital closed, with restoration of the home to its early appearance undertaken in the 1960s.

- 24. Parks-Harding House, 1808.** Two contributing buildings.
184 Portland Street

This home, also known as Elm Shadows, is a five bay, two story vernacular style residence with a projecting central entry porch. The gable roof porch is similar to those found on the 1790 Butler House (#92) and c. 1800 Jewett houses (#25), both located in close proximity to this house. Essentially lacking any specific stylistic details other than windows positioned tight to the eaves and narrow corner boards the house's sense of time and place is conveyed through its massing, clapboard siding and granite foundation. The side gable roof is covered with asphalt shingles. A detached barn is located to the southwest of the house.

John Heard, the housewright is thought to have constructed this house and lived here for six years. After the Heard family, this house was the home of two prominent South Berwick citizens, Thomas B. Parks, who owned a the Parks Store (# 62), followed by Samuel Harding, a sea captain.

- 25. Elisha and Sally Jewett House, c. 1800.** One contributing building.
176 Portland Street

Located at the corner of Portland and Agamenticus Streets, this Jewett House is a five bay, two story Federal style dwelling. The residence has a projecting entry porch ornamented with five light transom, flanking pilasters, and a pedimented gable roof. The center chimney house faces north and is connected to a one story, two bay garage, built circa 1990, by a small single story breezeway. The side gable roof is covered with asphalt shingles and the building, which sits on a new concrete foundation, is sided with vinyl siding. While similar to its two neighbors to the north (#23 and 24) the Jewett House is somewhat less deep than those examples. Local tradition asserts that this house may have an 18th century construction date, and that it may be an early example of the work of neighborhood housewright John Heard.

The house is named for Elisha and Sally Jewett, married second cousins who were also cousins of local author Sarah Orne Jewett. Elisha served South Berwick as Representative to the Maine Senate in 1864-1865.

- 26. Soldiers' Monument, 1898.** One contributing site.
Portland Street and Agamenticus Road

This small park is set on an island set at the intersection of Portland and Agamenticus Streets. Within the park is a granite plinth topped with the statue of a soldier in Civil War regalia. It was dedicated in 1898 to all of the South Berwick soldiers who gave their lives in the Civil war. The statue is inscribed with the following inscription

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"South Berwick's Roll of Honor/In Memory of Our Fallen Comrades/We Fought In Obedience To The /Spirit of Liberty/They Sleep But Their Works/ Do Follow Them". Three cannons and three maple trees surround the monument. A flag staff and simple upright granite slab dedicated to veterans of twentieth century wars also stand close by.

On this site in the late 1700s stood the Meeting House of the Plains, a Baptist Church where town meetings were held for decades. It still appeared on a map of the 1860s as the town house. In 1898, the town approved the Soldiers' Monument to be placed on the site, and here annual Memorial Day gatherings recalled the sacrifices of the Civil War. The small park here was originally known as Jewett Park after the family of Sarah Orne Jewett, as family members lived nearby.

27. **Samuel Pray House c. 1880.** One contributing building.
172 Portland Street

This small scale, Second Empire style house faces north towards Portland Street. Two bays wide on the first and attic levels and three bays wide on the second floor, the building has a rectangular plan with a gable roof rear ell and hipped roof porch stretching across the façade. The pyramidal, two-plane Mansard roof has a pair of dormers on each of the north, east and west elevations. A projecting entrance bay is positioned towards the rear of the house on the west side. The house is clad with asbestos siding, and has asphalt shingles on the roof and brick foundation. This house appears to replace the massive, two-story home that was owned by C. W. Murphy in 1872 and was depicted on the 1877 Bird's Eye view of the town.

28. **Joshua and Lydia Braden House c. 1890.** Two contributing building, one non-contributing building.
170 Portland Street

This "L" shaped two bay, two-and-one-half story, hipped roofed house also appears to have been a replacement for an earlier property depicted on the 1877 Bird's Eye View of the town. The current building has a wood frame with an asphalt shingle roof and a wraparound porch. There are a pair of pedimented dormers set on the edge of the eaves on the north and west elevations. Now clad in vinyl siding, the building convey's its Queen Anne stylistic underpinnings through its massing, plan, and the porch. Behind the house are two outbuildings, one of which appears to be the barn depicted on the Sanborn Fire Insurance maps as early as 1919; the other appears to be much more recent.

29. **Joseph Darville House, c. 1870.** Two contributing buildings.
162 Portland Street

This is a two bay, two-and-one-half story, wood framed, Italianate style home. The gable front building is clad in asbestos shingle siding and has an asphalt shingle roof, interior chimney and granite foundation. A one story, hipped-roof porch is located along the west side of the house, while the façade contains a bay window and bracketed hood over the front door. Off the southeast corner of the house is an Italianate style, vinyl-sided, two story, one bay carriage barn. The house, but not the barn, appears on the 1877 Bird's Eye View of the town. The land was part of the R. H. Ricker property until after 1872.

30. **Elizabeth Tobey House c. 1875.** Two contributing buildings.
156 Portland Street

This two story, "L" shaped, wood framed, Italianate style house with bay windows and a side porch was likely constructed for Elizabeth Tobey, about whom little is known. The house is similar to the Darville House (#29), with the exception that it retains its clapboard siding, and has a two-story ell extending behind the porch on the west elevation. The house is accompanied by an Italianate style two story, two bay carriage barn, constructed c. 1880. As with its neighbor to the north, the house is on the 1877 view, but not the 1872 map, and the land was part of the R. H. Ricker property until after 1872.

31. **Ben Frank Davis House, c. 1900.** Two contributing buildings.
150 Portland Street

This fine, wood framed, Queen Anne style house was constructed by Benjamin F. Davis after 1900. The four bay house has a cross gable roof, bracketed front eaves, stacked bow windows and shingled belt course at the second floor. A one story porch is located east of the bow windows and topped with a decorative balustrade. Side and rear elevations are clapboarded and the roof is clad in asphalt shingles. The house also has a c. 1900

Queen Anne carriage barn with a projecting central pediment and a cupola. According to deed records, Davis, who was known as Ben Frank to many of South Berwick's residents, was a druggist with a shop at the Corner. The land was part of the R. H. Ricker property until after 1872.

32. **House, c. 1960.** One non-contributing building.
144 Portland Street

Erected after the period of significance, this Ranch style residence is one of the few modern buildings visible along the Portland Street corridor. It does not contribute to the district due to its age and style.

33. **Libbey House, by 1872.** One contributing building, one non-contributing building.
128 Portland Street

This home is located on the corner of Highland Avenue and Portland Street. It is a three bay, two story wood framed Italianate style residence with modillion-bracketed eaves and twin bay windows on the front façade. The dwelling is clad in clapboards and has asphalt shingles on the side-gable roof. There is a one-story porch on the west side of the building ornamented with scroll-saw bracketed porch supports. The house was lived in by a C. Warren in 1872, however it was better known locally as the long-time residence of Mark Libbey and his descendants. Mark Addison Libbey was an inventor who patented an automobile in 1891, and the family ventures included an indoor skating rink in the Business Block at Central Square, equipping the local Merry-Go-Round at Quampegan Park at the turn of the century, and as sellers of bicycles in the late 19th century. A relatively recent two-bay, one story garage, sits behind the house.

34. **Lewis B. Hanson House, by 1872.** One contributing building.
120 Portland Street

The Hanson House is another example of the wood frame, gable front, Italianate houses that were built along the south side of Portland Street in the decade and a half after the Civil war. This two story, three bay house has two story bay windows on its façade, a decorative hood over the two-leaf front doors, and a long side porch which intersects a short, one story side ell. The building is clad in vinyl siding, has asphalt shingles on the roof and sits on a granite foundation. The house was constructed by Lewis B. Hanson. Hanson was town constable and tax collector, in addition to his work as a blacksmith from a forge behind his home. Connected to the southeast corner of the house is a two story, two bay, Italianate style carriage barn, built shortly after the main house.

35. **Olive Raynes House, c. 1875.** Two contributing buildings.
110 Portland Street

This house is a three bay, two story, wood framed, Italianate style building with clapboard siding and a side gable, asphalt shingled roof. A rear ell is attached to the east side of the building, and the entire building sits on a granite foundation. The façade is divided into three bays, containing a central entrance with side lights, flanked by large windows capped with peaked hoods. Under the over hanging eaves are paired brackets, and prominent pilasters mark the corners. There are two chimneys at the ridge and a bay window on the west elevation, also decorated with brackets. The house also has a two story, three bay, side gable carriage barn built around the same time.

The land on which this house was built appears on an 1872 map of South Berwick as an empty lot labeled 'O. Raynes'. It can be assumed that this label refers to Miss Olive Raynes, South Berwick's well-loved long-time schoolteacher, who taught the children of South Berwick's wealthy and influential residents. Deed research indicates that the property actually belonged to Olive's brother, Charles. It seems likely that Charles built a house for his sister, and retained financial responsibility for the property.

36. **Willard House, c. 1885.** One contributing building, one non-contributing building.
104 Portland Street

It appears that Henry Willard, a dry goods dealer, built this wood framed, clapboard Italianate / Queen Anne style house sometime after 1877. The side gable building with prominent centered cross gable flanked by pedimented dormers is one-and-a-half stories in height and five bays wide. Pilasters with decorative capitals are located at the building's corners and modest hoods crown all the sash windows. Affixed to the front and spanning the cross gable is a three bay-wide front porch with spindlework under the eaves and a small pediment with

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decorative tympanum at center. The building sits on a granite foundation and has a rear ell. Based on deed research, Willard constructed the house on land he purchased from Martha Dennett. Martha and her husband, Winborn Dennett had purchased the property from Benjamin Nasón in 1867. A house of very different proportions appears on the 1877 Bird's Eye View of South Berwick. There is also a non-contributing two bay, one story, gable roofed garage, constructed circa 1985, on the property.

37. **Raynes House, c. 1810.** Two contributing buildings.
96 Portland Street

The oldest house on this side of Portland Street and west of Agamenticus Road, the Raynes House is a five bay, two story, gable roofed, timber framed, Federal style residence. The house is clad in clapboards with an asphalt shingle roof and a granite foundation. The house stands halfway between Agamenticus Road and Main Street, and was originally centered amid fields owned by Francis and Harriet Goodwin Raynes. The Raynes family owned much of the land along the southeast side of Portland Street for three-quarters of the nineteenth century. Following Francis' death in the 1860's, his son, Charles sold much of the land associated with the family homestead. His daughter, Olive, was a well-known and well-liked schoolteacher in the area. She taught at School No. 5 at Agamenticus Road for a brief time, and formed her own school by the 1850's. By 1861 she had moved her school into the family homestead where she continued to teach for another fifty years. Originally complimented by a long side ell and carriage barn, these were removed after 1913 and a detached garage was added to the property by 1927.

38. **Charles E. Hobbs House, by 1872.** One contributing building.
88 Portland Street

Charles E. Hobbs was listed as the owner of this wood framed Italianate style residence on the 1872 map of South Berwick. The house is clad in vinyl with an asphalt shingle roof and a brick foundation. On the two bay façade is an ornamental hood over the front entry and a bay window. As with several other properties on this side of the street (#'s 29,30, and 34) the house also has a side porch on the west elevation. According to deeds, Hobbs built this house on land he purchased from Josiah Paul, and that there was no house on the property prior to 1870. Hobbs operated a grocery store in South Berwick during the late nineteenth and early twentieth centuries.

39. **Otis Moulton House, c. 1875.** One contributing building.
84 Portland Street

The two story, three bay, Italianate style residence is yet another residence with a bay window and decorative entry on the façade and a porch on the west elevation. The porch on this clabboarded house has a shed roof. Both the porch roof and the gable front roof on the main house are covered with asphalt shingles.

Otis Moulton was an early owner of this property and may have constructed the residence. He and his borther Ogden Moulton constructed a new tower on the Fogg Memorial Building on the Berwick Academy campus in 1910. The home has an attached wood framed gable front carriage house that is connected to an extensive number of ells.

40. **Simeon P. Huntress House, c. after 1877.** One contributing building.
40 Portland Street

This twobay, two-and-one-half story, wood framed, Second Empire style residence was built by Simeon P. Huntress. The well-ornamented house has a front bay window, entry porch and side porch, all three of which are decorated with wooden brackets, as is the building's cornice. The corners of the building are marked with quoins and the slate roof hosts two dormers with pedimented roofs on each elevation. The building is sided with clapboards and sits on a granite foundation. In terms of size and massing this house is very similar to the Simon Pray House (#27), although the Huntress house more highly detailed. Huntress owned and operated Eagle Stables, with stables, carriage house and office, on land he purchased from Josiah Paul, adjacent to his house (now the location of the Mobil Station). Among his ventures was the York Beach Daily Stage Line, which ferried passangers via horse-drawn carriages to the beach during the 1880's. This house does not appear on the 1877 Bird's Eye View of South Berwick.

41. **South Berwick Engine House, c. 1872.** One contributing building.
30 Portland Street

The Town of South Berwick constructed a new two-by-six-bay, two story, gable front engine house around 1872, following the devastating fire in July 1870. The engine house was constructed for a volunteer firefighter organization that would eventually become the Piscataqua Fire Engine Company. This building, which had two large vehicle bays on the first floor and three window bays on the second floor of the façade is essentially vernacular in character, with narrow corner boards and cornice returns. The building sits on a low brick foundation and is currently covered with vinyl siding. Since it ceased service as one of the town's fire stations after 1913 the building has served as an automobile repair shop, and more recently as a combination commercial and residential building. The original engine bays have been altered with the addition of a storefront on the west and a door on the east that leads to second floor apartments.

42. **Mobil Gas Station, c. 1975.** One non-contributing building.
24 Portland Street

A one story, masonry and wood frame building with a two bay, one story, gable ended garage, constructed circa 1975 stands on this site. There has been a filling station at this location since the 1920's. This building does not contribute to the district due to its recent date of construction.

43. **Odd Fellows' Block, 1845.** One contributing building.
18 Portland Street

This brick, six bay, three story, Greek Revival style building with side gable roof was built in 1845 by businessmen Benjamin Nason and Joseph Murphy to replace earlier wood-framed shops they had owned on the site. The first floor has four large store windows and four doors, all trimmed with granite lintels, sills and dividing pillars. The four-over-four light windows on the upper floors also have granite sills and flat granite lintels. The low pitched roof is clad with asphalt and a single brick chimney stack rises just inward from the eaves at the center of the façade. The Odd Fellows Block was constructed as a mixed-use building, with meeting space for the members of the newly-founded South Berwick chapter of the Independent Order of Odd Fellows on the top floor, along with commercial and office space on the first and second floors. Among the founders of the Lodge were many of the influential and wealthy men of the time, including Elisha and Theodore H. Jewett, John B. Neally and Isaac Yeaton. While many businesses have come and gone over the building's history, the Olive Branch Lodge, I.O.O.F., still owns and meets in the building.

44. **Currier-Brown Store, c. 1800.** One non-contributing building.
12 Portland Street

This three bay, two story, wood framed, hipped roofed building is, according to local reputation, the oldest store in South Berwick, though its exact date of construction is unknown. Sadly, almost every trace of its original composition is lost on the façade, which currently features brick veneer siding on the first floor, an oversize tripartite window on the second floor, and vinyl siding on the remainder of the building obscures any other early details. It is believed that the store was built at this location by Micajah Currier, based on his will of 1817, which leaves a store to his nephew Micajah Brown, son of widow Hannah Brown. The assumption that the store was built before 1805 is based on a store ascribed to 'Widow Brown' plotted on the 1805 survey map for the realignment of the turnpike. As Hannah Brown was Currier's sister, it can easily be assumed that Micajah gave the operation of the store to his sister following her husband's death, shortly before 1805. Another point of interest is that the Jewett brothers are recorded to have operated their West Indies trade out of a store owned by a Mr. Brown prior to the construction of their store in 1815. Yet, because of the significant renovations made to the store over the years, which has adversely affected its integrity, it cannot be considered a contributing resource in the district. Nonetheless, its history is still important to the town.

45. **Jewett Store, 1815.** One contributing building.
10 Portland Street

This modest, three bay, two story, wood framed, gable front, vernacular commercial building was built by Thomas Jewett to serve as a market for goods from his West Indies trade. The first floor features a projecting storefront with large side windows flanking a central entrance. On the second floor are three windows with modest hoods. The building has narrow cornice returns and corner boards. The siding is clapboard and the roof is clad with asphalt shingles. Along with his brother, sea captain Theodore F. Jewett, Thomas carried on a lively trade at The Corner for many years. The property passed to cobbler and harness maker John B. Neally following Thomas Jewett's death in 1864.

46. **John Frost Store, c. 1820.** One contributing building.

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This three bay, two story, wood framed store was originally constructed during the Federal-era with a gable roof facing the street, but the roof was converted to a gambrel shape shortly after World War I. Businessman John Frost constructed this clapboarded, simply ornamented commercial space, which has been altered repeatedly over time. At present the first floor contains a tri-partite store front, and on the east edge of the façade a door to the second floor quarters. The second floor has a bay window over the store front, and another window over the door. Two additional windows are located in the side wall of the gambrel roof. Frost built his store at an advantageous location near the inn operated by his mother, Sarah in the area that came to be known as 'The Corner'. Frost operated his store and post office alongside several of the first stores in South Berwick until the 1860's.

MAIN STREET

47. **Frost Tavern/Paul Hotel, 1798, altered by 1877, additions c.1920-1938.** One contributing building.
224 Main Street

Occupying a prominent position at the corner of Paul and Main Streets, this institutional building is a three story, wood framed, Second Empire style building with a roughly square foot print, mansard roof, and five flat-roofed dormers. The façade is five bays wide and six bays deep and has asbestos siding and an asphalt roof. At the center of the façade is a three bay, flat roof entry porch. This building was originally constructed as a Federal style building (probably a modest three bays deep), and was used as a hotel until into the 20th century. It is not known when the Mansard roof was added, however this feature is depicted on the 1877 Bird's Eye View of South Berwick. In the early 20th century a series of additions were made to this building as its function evolved from hotel to school to convent and back to school.

By 1927 a long narrow building (walkway? Veranda?) had been added to the southwest corner of the frame building that lead to a two part academic building. The western half of this brick building is three stories high and ten bays wide. A mid-20th century style wood frame entry bay is affixed to the north exterior wall (facing Paul Street). The windows of this building contain six-over-two wood sash windows set under three bay transoms and they are set between cast stone lintels and sills. The eastern half of this building is two stories high, and while it appears to be of brick construction, the Paul Street façade is covered synthetic siding. The fenestration on this portion of the building is an irregular mixture of the six-over-two and transom windows with tri-partite picture windows and modern awning windows. The east elevation has three original windows on the second floor and a tri-partite window flanked by one-over-one sash on the first floor.

Between 1927 and 1938 a brick chapel was added to south side of the connector. The only portion of this building that is visible from the public way is the front-gabled façade, which contains a pointed arch door flanked by pointed arch, stained glass windows. Above the door is a tracery window, and wooden gable returns mark the edges of the one-story building. The long chapel stretches south from the connector.

This building was built as a home by Winthrop B. Norton by 1798, but in 1815 was converted to a hostelry by the widow Sarah Bartlett Frost. According to tradition both President James Monroe, in 1817, and General Lafayette in 1825, were patrons. After 1848 the property was purchased by Josiah Paul, who ran the establishment under the names Nawichawanick House and/or Paul's Hotel. In 1909 it was purchased by the Parish of St. Michaels, and opened as St. Rose's School run by the Sisters of St. Joseph of Lyon, France. The sisters also utilized the former hotel as a convent. In 1920 the parish sold the building and grounds to the Sisters of St. Joseph for a private academy and moved its students to a new location temporarily, while building St. Michael's School (# 50) in 1926. The Academy of St. Joseph educated female students, both borders and day students, until it closed in 1971. The property is now owned by another religious institution.

Each section of the building described above are considered to be additions to the original Norton House and thus this is one contributing resource. The boundary of the historic district is drawn to encompass the Academy buildings and chapel, but is meant to exclude a new polygonal building and new frame building located southwest of the complex. The legal boundary of this lot extends north along Paul Street almost to Highland Avenue. The undeveloped portions of this lot are also not included within the district.

48. **Adams Store, c. 1800.** One contributing building.
200 Main Street

This is a two bay, two story, wood framed, gable front, Federal style store, with a small one story, gable roofed, street-side addition to the façade. The building retains clapboard siding, sits on a granite foundation and has asphalt shingle roofing. Named for the proprietor during the 1840s and 1850s the building has had a commercial function since at least 1815.

49. **William Allen Tompson, Esq. House, c. 1780.** One contributing building.
190 Main Street

Sited close to the street, the five bay, two story, wood framed house known as the Thompson House is among the oldest remaining buildings in the historic district. This large, vernacular/Georgian era house has a center hall plan, paired end chimneys, front door surround with side lights, and a boxed cornice. The home is clad in clapboards and roofed in asphalt shingles. According to tradition the house was moved to its present site in 1824; its original location is unknown, but prior to the move it was configured with a center chimney plan.

50. **South Berwick Town Hall, formerly St. Michael's School, 1926.** One contributing building
180 Main Street

This imposing Classical Revival style building is set back from the street, directly opposite the Central School and is fronted by a broad lawn. Constructed of brick with a parapet roof, the thirteen bay, three story building has a raised foundation, keystoned twenty-over-twenty windows, and a decorative central entry set within a cast stone surround. The building was originally built in 1926 as a Catholic school. Children who attended St. Michael's school were taught by the Sisters of St. Joseph. St. Michael's School ran until the 1960's and then became the Town Hall in the 1970's.

51. **Sunoco Gas Station, c. 1970.** One non-contributing building.
170 Main Street.

This building is not considered to contribute to the district because of its recent date of construction.

52. **E. Haggens House, c. 1850.** One contributing building
144 Main Street

Located near the intersection of Main Street and Route 236 is this front gabled, three bay, one-and-one-half story, transitional Greek Revival/Italianate style house. The clapboarded building, has a side-hall plan and the front entry is ornamented by a bracketed Italianate door hood. A smaller, gable front rear ell off the southeast corner of the house may have been built as a carriage house. Early deeds indicate the property was owned by a William Atkinson but he did not appear to live in South Berwick. The property is labeled as that of Edmund Haggens on the South Berwick map of 1872.

53. **First Baptist Church, 1823.** One contributing building
130 Main Street

The earliest of the three extant early 19th century village churches, the First Baptist Church is a transitional Greek Revival/ Federal style building. It has a two-stage bell tower capped with an octagonal metal dome. The wood framed building has a masonry foundation and asphalt shingle roof. On the façade is a projecting front portico under which is an arched door surround. A second pedimented form is interrupted by the base of the tower, which in turn is inscribed with the date "1823". Along both side elevations are tall windows topped with semi-circular fans.

54. **Hanson Homestead, 1827.** One contributing building.
143 Main Street

This is a five bay, two story, wood framed, Federal style house, sided with clapboards. The side gable roof is covered with asphalt shingles. The house also features a door surround with side lights and paired end chimneys.

55. **Captain Samuel W. Rice House, c. 1800.** Two contributing buildings.
153 Main Street

This clapboard covered, five bay, two-and-a-half story, wood framed, Federal style house has a side gabled, asphalt shingle roof with paired chimneys near the middle of the ridge. The center entrance is graced by

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an Asher Benjamin-style, combination fanlight and entablature. The property also contains a detached, one story, two bay, gambrel roof barn built c. 1945. Captain Samuel Rice was a packet captain in South Berwick. He and his family moved to South Berwick in the 1820's, but the house predates his occupation.

56. **Doctor Christopher P. Gerrish House, c. 1875.** One contributing building.
155 Main Street

This striking house is probably the only Italian Villa style building in South Berwick. The east facing house consists of a main, hipped roof block, three bays wide, to which is attached a one story side porch and three story hipped-roof tower. The building is additionally ornamented with a bracketed cornice, quoins, and a bracketed entry hood with centered gable pediment. Attached to the west side of the building is a two story, three bay, Italianate style carriage barn with hipped roof and cupola. Doctor Gerrish was listed as the town physician and surgeon from the 1870s until after the turn of the century.

57. **Judge John B. Neally House, c. 1830.** One contributing building.
169 Main Street

This is Greek Revival style, two story, side gable house features a prominent Italianate style, double-arch cupola on the asphalt roof, two sets of end chimneys and an entry porch with Ionic columns. Said to be based on an Asher Benjamin design, the house is accompanied by an attached, New England style barn from the same period. This grand house, which is clad with flush-board siding, was owned by Judge John Neally. He opened his law practice in South Berwick in 1845. He also served in the State Senate in 1870 and 1871.

58. **Dunkin Donuts, c. 1990.** One non-contributing building.
175 Main Street.

This building is non-contributing to the district due to its date of construction.

59. **Central School, 1925.** One contributing building.
197 Main Street

The Boston architectural firm of Hutchins and French designed the Central School in 1925. This Classical Revival style building is executed in brick with cast stone detailing including a watertable, cornice, belt course and monumental pediment and columns fronting a recessed central entry. The building is nine bays wide and two stories high, with a raised brick foundation and parapet roof. Attached to the north side of the building is a two story brick addition with an elongated – barrel arch roof. Built as the Memorial Civic Center in 1953 and designed by William O. Armitage, this brick clad concrete block structure at the time housed the municipal offices, a gymnasium-auditorium and stage, and offices for the school district, as well as storage vaults and town staff offices. The first floor has a projecting, flat roofed entry flanked by two pairs of aluminum window. On the second floor are two banks of ribbon windows each containing five sash.

Before the Central School was built the town's 300 pupils attended up to 14 small rural schoolhouses. Central School is the public elementary school for the town: secondary education is conducted at Berwick Academy.

60. **P. Gagnon and Sons Fuel Oil Sales, formerly Bank of America, 1966.** One non-contributing building.
215 Main Street

This one story brick building is not contributing due to its date of construction.

61. **John G. Tompson House, c. 1780.** One contributing building.
229 Main Street

This timber framed, Federal style house is set back from Main Street and is almost hidden by trees in the front yard and the Parks Store to the north. The wood framed, side gable house has a long ell on the back and a simple door surround with side lights at the center of the symmetrical five-bay façade. It is believed that this building was relocated to current site c. 1805. John Goodwin Tompson was a local bookbinder who lived in the building from 1825 to c. 1872.

62. **Parks Store, c. 1810.** One contributing building.
233-235 Main Street

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This early, wooden store survived the 1870 fire and is one of the town's best examples of early-19th century commercial architecture. The building appears to have started as Federal style, five bay, two story house with a side gable roof, but by the 1820s it had been converted to commercial space on the first floor and offices on the second floor. At present a wide wood cornice separates the two levels, which retain six-over-six windows on the upper floor and has two, late 20th century wooden store fronts on the first floor. The building has clapboard siding, an asphalt roof and sits on a granite foundation.

The following six resources were all built after the 1870 fire on Main Street, each was independently owned and financed. Collectively these adjoining, contiguous buildings are referred to as the "Business Block". All of the sections are Italianate in style and are constructed of brick. Several of these blocks had halls on the upper floors, including Newichawannock Hall which once served as the place of town meetings as well as of community entertainment.

- 63. Business Block, 1871.** One contributing building.
239 to 253 Main Street

At the south end of the Business Block is an eight bay, Italianate style building with a Mansard roof. Each bay, as defined above ground level, contains a pair of flat arch topped, double-hung windows separated by brick pilasters. The portion of the building containing the southernmost two bays is only two stories high, with a flat roof. The remaining six bays are located under a Mansard roof ornamented with six pedimented dormers each containing long, narrow paired windows. The building's cornice is articulated with dentils, brackets and inverted pendant corbelling. There are a total of six wooden, 1920s era store fronts on the first floor. Each store front is separated from the next by long panels decorated with wooden chevrons. Also on the first floor are several doors that lead to the upper stories. One of the doors leads to the Wadleigh Gardens, a former dance hall on the third floor, which was originally the Masonic Hall. Another hall was located in the now missing third story above the first two store fronts.

- 64. Business Block, 1871.** One contributing building.
257-267 Main Street

The next section of the Business Block is a three bay, two story block with a side gable roof covered with metal. This Italianate building has a cornice decorated with dentils and brackets above a frieze painted with links of chain flanking the work "HALL". There are paired, arched, windows with decorative granite keystones and brick quoins, set in recessed large panels on the second floor. The first floor consists of three storefronts unified under a common wooden lintel supported with wooden brackets.

- 65. Business Block (Rideout's Hardware), 1871.** One contributing building.
271 Main Street

The former Rideout's Hardware occupied a somewhat lower, two story, six bay, flat roofed Italianate style building, connected on the first floor by an enameled steel 1960's storefront, and on the second floor by a dentil and bracket cornice. The left half of the second floor has curved hooded windows with decorative keystones at the peak of their arches and granite sills set in individual recessed wall planes. The right half of the second floor has flat arched windows with simple, unadorned hoods all set into a single recessed plane.

- 66. Business Block, 1871.** One contributing building.
275 Main Street

The smallest of the blocks is a two bay, two story, flat roofed, Italianate structure, with simple end bracketed cornice. On the second floor curved and hooded windows are set into corbel-embellished recessed wall planes. There is one wooden storefront on first floor detailed with pilasters and capitals supporting the wooden, bracketed lintel.

- 67. Business Block, 1871.** One contributing building.
279 Main Street

Almost a visual continuation of the adjacent block to the south, the next six bay, two story, flat roofed Italianate block has a corbelled dentil and bracket cornice. The six flat arched windows are separated by brick pilasters. While the pattern of the original storefronts are obscured by modern bead board siding, the building retains its wooden cornice with brackets and dentils.

- 68. Business Block, 1871.** One contributing building.
289 Main Street

At the end of the block is a three bay, two story, flat roofed Italianate building, with corbelled dentil and bracket cornice, and curved hooded windows set into recessed wall planes. Wooden brackets and dentils support the lintel over the four bay glass-and-wood storefront on first floor.

- 69. Masonic/Huntress Block, 1827/1880.** One contributing building.
291-293 Main Street

Separated from the Business Block by the end of Scott's Court is this three story, wood frame, commercial building. On the first floor two wooden store fronts flank a central staircase. The second floor contains five double hung windows, while the top floor has three large windows. The flat roof is supported by wooden brackets, and the store fronts are set under a short, pent roof, also supported by brackets. The building is clad in a combination of clapboards and flat panels separated by Stick-Style wooden battens.

The St. John Lodge of the Fraternal Order of Masons organized in 1827 and probably built this Masonic hall, then just two stories in height. A few years later the hall also held worship services for the new Free Will Baptist Church, while parishioners built their meeting house across the street. During the 1850s, Berwick Academy met here for two years following a fire. This building barely escaped the fire of 1870. William Huntress, who had a cabinetmaking shop here many years, was among many businesspeople and tradespeople using this address—including, in the early 1870s, the South Berwick post office. In the late 1880s, the building was remodeled and a third story added.

- 70. John Noble Goodwin House, 1810-1820.** One contributing building.
297 Main

This five bay, two story, wood framed, Federal style house has a projecting front entry and a large central chimney block. Its roof is clad in asphalt and the house is sided in asbestos, but it appears to retain original six-over-six sash windows on the symmetrical façade. According to tradition, this house was once the home of John Noble Goodwin an important local historic figure who served not only as a state attorney, but as the local Representative in the State Senate and U.S. Congress. He later was appointed the first Governor of the territory of Arizona by President Lincoln.

- 71. John Perkins Lord House, c. 1820.** Two contributing buildings.
301 Main Street

This two story, five bay, Federal style dwelling with rear ell is accompanied by a one story, two bay gable roofed garage, built around 1950. The house's construction was likely commissioned by John Perkins Lord, Esquire. John Perkins Lord was the son of General John Lord, a partner of Jonathan Hamilton. Perkins Lord graduated from Harvard in 1805, going on to become a prominent lawyer and merchant, with ties to Portsmouth, New Hampshire. He served as a Trustee of Berwick Academy for over fifty years, and was a key figure in the foundation and construction of the Portsmouth Manufacturing Company at Quamphegan Landing.

- 72. Rebecca O. Young House, c. 1875.** One contributing building.
315 Main Street

This two bay, two-and-one-half story, gable front, wood framed, Italianate style home has a one story bay window on the front facade, and a shallow hip roofed and bracketed entry porch., Details include modillion brackets and dentil molding. The dwelling is clad in clapboard with an asphalt shingle roof. Rebecca Young, who served as an official at the South Berwick National Bank for much of her life, lived at this house for many years. Rebecca's father, William, likely helped to build the home for her shortly after he relocated his home back away from Main Street. The house also has an attached two bay, two story carriage barn constructed around the same period as the house.

- 73. Downs House, c. 1825.** One contributing building.
319 Main Street

This five bay, two-and-one-half story, wood framed, Federal style dwelling has interior end chimneys, an open, hipped-roofed entry porch supported by columns, and sidelights flanking the central entry. J. F. Downs, to

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whom it is attributed on an 1856 map of South Berwick, likely had the house constructed. His son, Frederick G. Downs, later owned it. Frederick's son, Walter H. Downs, went on to graduate from Columbia Law School and became a lawyer and judge in town.

- 74. Gilman-Goodwin House, c. 1870.** One contributing building.
325 Main Street

This five bay, two-and-one-half story, wood framed, vernacular Italianate style house with brick foundation and two, one story bay windows on the front façade is attributed to a Mrs. S.A. Gilman on an 1872 map of South Berwick. According to deed research, Thomas J. Goodwin and his wife, Augusta, later owned the residence. Goodwin was a selectman and member of the Board of Health in 1872 and 1892-1893.

- 75. Wentworth-Hart-Butler House, c. 1820.** One contributing building.
329 Main Street

This is a two story, five bay, wood framed, Federal style residence with rear ells and an end chimney. The building has a granite foundation, an asphalt shingle roof and synthetic siding but appears to retain early window sash. The house was occupied by Mary Wentworth-Hart during the mid-nineteenth century. Mrs. Wentworth-Hart is reputed to have been a Free Baptist preacher, according to her descendants. After Mrs. Wentworth-Hart left the house it was then occupied by George Butler who was also associated with the Free Baptists.

- 76. South Berwick Freewill Baptist Church, 1837.** One contributing building.
340 Main Street

Erected in 1837 this wood framed church was originally constructed as a front gable, Greek Revival style building with a fully returned cornice. In 1855 the building expanded in size and in 1885 the building was raised 10 feet and a vestry built in the basement. Four years later the the steeple (and presumably the front tower) was added, and the following year it was equipped with the town clock. The building has a single, two-leaf door positioned in a small entry porch, above which, in the tower, are a pair of elongated stained glass windows that are topped by a single, stained glass fan light. Pairs of louvered windows are set on each side of the clock tower, which is topped with a tall eight-sided steeple. George M. Stevens & Co. of Boston made the clock, which is one of only a few clocks made by that company for New England towns that remain in their original location today. The Freewill Baptist Society in South Berwick was at the center of the temperance movement in town during the mid-nineteenth century, and helped to stir up a great controversy over the consumption of spirits, which led to violence and a series of arson incidents across town, including the explosion of a ten-pound keg of powder on the steps of the church in 1849.

Located behind the church, (but grouped with the adjacent parsonage on a separate lot) is the associated Freewill Baptist Cemetery, with stones that date from the 1820s until the 1920s.

- 77. South Berwick Freewill Baptist Church Parsonage, c. 1835.** One non-contributing building.
336 Main Street

This five bay, two story wood framed, Federal style dwelling has asbestos siding, vinyl replacement windows and shutters, and a modern open entry porch. It is due to these extensive renovations and changes that the house no longer meets the criteria for eligibility.

- 78. Cleary-Chaney House, c. 1820.** One contributing building.
330-332 Main Street

This is a six bay, two story, wood framed, Federal style double house, with two later one story bay windows on the front façade. Attached to the south side is a one-story enclosed porch. The sidegable building is covered with synthetic siding, sits on a granite foundation and has an asphalt shingle roof. This double house was the home of the Cleary and Chaney families during the late nineteenth century. Its early history is unclear at this time.

- 79. Norton-Whitehead House, c. 1840.** One contributing building.
324 Main Street

This five bay, one-and-one-half story, wood framed, Greek Revival style house was built as a center chimney cape probably by Charles Edward Norton. The home has two small, gable roofed dormers, with a larger front gable between them, as well as a molded cornice with cornice returns on the gable ends, and a side porch. Norton was a Justice of the Peace from the 1830s through the 1850s, and served as Town Clerk and a deacon in the First Parish Church during the 1840s. After Norton's death, Charles Whitehead, a tailor whose shop was located in the Business Block nearby, owned the house.

80. **South Berwick Post Office, c. 1961.** One non-contributing building.
300 Main Street

Although this one story brick building is non-contributing due to its age, its location reflects the continued development of the area around the intersection of Portland and Main Streets as the civic hub of the village.

NORTON STREET

81. **Ocean National Bank, c. 1980.** One non-contributing building.
8 Norton Street

This one story brick building is non contributing due to its recent date of construction.

SCOTT'S COURT

82. **Scott House, c. 1825.** Two contributing buildings.
2 Scott's Court

Tucked behind the Business Block, on Scott's Court, is this six bay, two-and-one-half story, wood framed, Federal style, double house. The double pile building sits on a brick foundation, has clapboard siding and an asphalt roof with twin chimneys at the ridge. It appears to have retained its original six-over-six light sash windows. The two entrances share a plain entablature board and are flanked by pilasters. Behind the house (which has an ell off the southern elevation) is a multi-bay, woodframe auto-shed with a side-gable roof. This building survived the fire of 1870 because it was covered in blankets that had been moistened.

83. **Warehouse.** Date unknown. One non-contributing building.
16 Scott's Court

Located on the edge of the road south of the Scott House is a three bay, metal sided storage building with a gable front roof with a low, one bay garage addition on the south side. While storage buildings are depicted on this site on the 1927 and 1938 Sanborn Maps it does not seem likely, based on the materials exhibited, that the current building dates to the period of significance.

ACADEMY STREET

84. **Hersom House, c. 1805.** Two contributing buildings.
1 Academy Street

The first house on Academy Street is a five bay, two story, wood framed, Federal style house with center chimney. The central entryway is adorned with sidelights and a wooden fan set within a heavily molded surround, complete with pilasters and entablature. The building has a one story porch on its northeast gable side, and a rear ell, also at that end of the building. Behind the house is a one story barn which appears on the Sanborn Maps as early as 1896. The house was the residence of Isaac Hersom during the late-nineteenth century. Hersom owned and operated a grain store in the village.

85. **George Yeaton, Esq. House, 1903.** Two contributing buildings.
15 Academy Street

On the north corner of Academy and Union Streets is a three bay, two-story wood framed Colonial Revival style residence with pyramidal hipped roof, one story wraparound porch, and gable dormers on both the main block and porch. At the rear of the property is a one story, hipped roof, clapboard sided carriage house that is stylistically similar to the main house. The home was constructed for George Yeaton, Esquire, in 1903, either

replacing or updating an earlier house that had been on the property just two years earlier. Yeaton was a graduate of both Berwick Academy and Bowdoin College and he tried several renowned cases during his long career.

- 86. Captain Isaac Fall House, 1876.** One contributing building and one non-contributing building.
21 Academy Street

This house is a three bay, two story, brick, Italianate style residence. The building has a hipped roof with corbelled cornice, a side porch and a flat roof entry porch, and side lights and transom around the wooden door. Also on the front façade are two, one story bay windows with narrow, arch-topped sash. The house is accompanied by a one story, two bay, hip-roofed garage, built c. 1930. The house was built by Isaac Fall, a captain in Company B of the 27th Regiment of Maine Volunteers during the Civil War. Fall also served in Company F of the 31st Regiment and Company F of the 32nd Regiment during his military service. Fall then worked as a contractor hauling brick and sand, through which he was associated with the construction of the Business Block on Main Street. At the rear of the lot, facing Union Street is a non-contributing, modern, two bay, one-story garage with a pyramidal roof.

- 87. Keays House, c. 1830.** Two contributing buildings.
25 Academy Street

This is a six bay, two story, wood framed, Greek Revival style double house. Features include wide corner pilasters, and a pair of recessed entry doors, each with a full compliment of sidelights and transom lights, unified under a broad lintel with a projecting cornice. A later 19th century one story porch with decorative porch supports is affixed to the north side of the house. Set to the southeast of the house is a wood frame garage with four open bays, clapboard siding and an asphalt roof. This building appears on the fire insurance maps by 1927. As of 2009 the rear elevation and ell of house is undergoing extensive renovations.

- 88. Henry G. Harvey House, 1877.** Two contributing buildings.
8 Academy Street

This three bay, two story Italianate style residence has a shallow pitched hipped roof, a pair of one story bay windows on the front façade, a gabled entry porch, and a side porch. The roof has a gable pediment in the center of the front façade. The clapboard sided building has wooden quoins on the front corners, twin chimneys positioned about midway back on the asphalt roof, and a granite foundation. The property also has a detached, three bay carriage house with a hipped roof that was built about 1880. Henry G. Harvey, a soldier in Company B of the 27th Regiment of Maine Volunteers during the Civil War, built this house during the decade following the war. Members of the Harvey family owned it until the Second World War.

- 89. First Parish Federated Church, 1826.** One contributing building.
4 Academy Street

This two story, Federal style church was originally constructed as a one story building with three doors on the front façade. As originally sited, the building sat closer to Main Street than it does today. It was remodeled and moved back from the road in the 1870s, when it was given the two-stage octagonal bell tower, raised foundation, and projecting central, pedimented bay with single entry. The building has both flush board siding and clapboard siding and an asphalt roof. At the rear of the building is a large, three-story addition with a front gable roof that faces Academy Street. The First Parish Congregational Church erected the building and used it until 1929, when they merged with the Methodist Episcopal Church to form the First Parish Federated Church.

GOODWIN STREET

- 90. Northend Cogswell House, 1803.** Two contributing buildings.
4 Goodwin Street

This five bay, two-and-one-half story, wood framed home is located on the corner of Goodwin and Portland Streets and faces west towards Goodwin Street. Built in 1803 in the Federal style it was updated later in the 19th century with matching side and front entry porches with Victorian details. At the same time two bay windows were added on the first floor unified under a projecting roof that intersects the entry porch. Despite the fact that the house is now clad in asbestos siding and has a metal roof and solar panels mounted on the Portland Street elevation it retains enough historic integrity of design, materials and workmanship to contribute to the district. Cogswell, the son of Doctor Nathaniel Cogswell and Sarah Northend of Rowley, Massachusetts, served in

the Revolutionary War. Northend married Elizabeth Lambert, sister of William Lambert, in 1794, shortly before both he and Lambert moved to South Berwick. It is believed that Cogswell was a merchant, and is known to have invested in the privateer ship *Ranger*, out of Portsmouth, during the War of 1812. A twobay, one , gable end garage was built on the property around 1945.

AGAMENTICUS ROAD

91. **Hodsdon House, c. 1800.** One contributing building.
31 Agamenticus Road

This three bay, two story, Georgian style building is very simply detailed, with a small pediment above the central entry, flanking sidelights, and an understated cornice at the eaves. It is sheathed with clapboard siding and an asphalt shingle roof. It is believed that this building may have originally been constructed for some commercial use, with an entrance in the gable end facing Portland Street. In this arrangement, the building likely would have had a front room for the public, a rear storage room, and living space on the second floor. Based on Greek Revival style woodwork still present in the house, the building was likely converted to residential use during the mid-nineteenth century. Deed research has traced the property back to a Robert Hodsdon during the early nineteenth century. The property is attributed to 'Mrs. Hodgedon' on an 1856 map of the area, who may possibly have been Robert's widow.

92. **Butler House, c. 1790.** One contributing building.
16 Agamenticus Road

This five bay, two story, vernacular home with Georgian-era details has a projecting central entry porch with a transom light over the central doorway, and flanking pilasters beneath a pedimented gable. The house has a massive center chimney set amidst a slate roof, clapboard sheathing and a granite foundation. The building faces north, towards Portland Street (not towards Agamenticus Road), and is connected by a side ell to a one story, two bay, gable front garage, built c. 1965. The Butler house is one of the oldest homes remaining in the town of South Berwick. Thomas Butler was among the first settlers in this area, and his descendants built this home. The house is located a short distance from Butler Hill, which was named after the family.

93. **Schoolhouse No. 5, 1842.** Two contributing buildings.
12 Agamenticus Road

Schoolhouse Number 5, a wood frame, one story building with a side gable roof, was built in 1842. This clapboarded building with asphalt shingle roof was built with two entrances, one for boys and one for girls, and originally had Greek Revival style details, seen today only in the full cornice returns on the gable ends. The building was converted to residential use in the early 20th century. A two bay, one story, wood framed gable front garage was added to the southeast end of the property around 1940. The land and materials for the building's construction were provided by James Clark of South Berwick and the plans were drawn by William Morton. A building contract containing the specifications for the building is extant.

94. **8 Agamenticus Road.**

Between 172 Portland Street and 12 Agamenticus Road is a narrow driveway that eads to a modern house set on a lot behind houses number 27, 28, 92 and 93. The property does not front onto Portland Street or Agamenticus Road, and the house is neither contributing to, nor included within, the district but the driveway acts as a right-of-way to Agamenticus Road.

HIGHLAND AVENUE

95. **Reuben H. Ricker House, c. 1870.** One contributing building.
15 Highland Avenue

This two story, two bay, woodframed, Second Empire residence with an asphalt clad gambrel/ Mansard roof, features broken arched dormers, a bay window on the west elevation, and a side porch with scroll-sawn brackets. The house is unfortunately covered with vinyl siding, however many of the stylistic details, including

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brackets under the eaves, have been retained. This home was constructed for Reuben Ricker prior to Highland Avenue being laid out through his property. Ricker, a merchant who kept a store in the Village, had his home built on a hill above Portland Street with a long drive leading down to the street, as seen on an 1872 map of South Berwick. This site choice was likely intended to take advantage of the view of the river valley to the northwest. The house is accompanied by a two story, one bay gable ended carriage barn that is contemporary with and attached to the dwelling.

96. **Madison Ridley House, c. 1890.** Two contributing buildings.
19 Highland Avenue

This home is a two story, two bay, wood framed, Italianate style dwelling with synthetic siding and an asphalt roof. It is a gable front building, with a side-hall plan. On the façade is a single-story bay window and other stylistic details include deeply overhanging eaves, and a molded cornice with gable returns. At the rear of the lot is a freestanding, gable front garage, which may be the same building depicted on the 1927 Sanborn Fire Insurance Map. Deeds suggest that the first owner of the property was Madison Ridley, about whom little is known. This house appears on the 1877 Bird's Eye View of the town as one of only three houses on the newly opened Highland Avenue.

97. **John B. Caverly House, c. 1875.** One contributing building.
27 Highland Avenue

This two story, two bay, Second Empire style, side-hall plan home has a single story front bay window, another single story bay window to the south side of the house, and a single story porch to the north side. The main block of the house, bay windows and porch all are ornamented, with paired modillion brackets at the eaves of each element. Quoins mark the corners of the main house and heavy molded hoods are located over each window. The asphalt roofed, clapboard sided house is finished on its third story by a sweeping Mansard roof, with two shed dormers facing the street, and a single dormer to either side. Attached to the northeastern end of the house, via an ell, is a two story, three bay, carriage barn, built around 1875. Deed research has traced the property back to John Caverly, who likely constructed the house and barn. This house appears on the 1877 Bird's Eye View of the town as one of only three houses on the newly opened Highland Avenue.

98. **George H. Muzzey House, c. 1875.** Two contributing buildings.
31 Highland Avenue

This wood framed, two bay, two-and-one-half story, Second Empire style house with asphalt shingle Mansard roof was built in approximately 1875. It has a side entry with a small projecting Stick Style entry porch and a bay window. It also has paired brackets under the eaves. It is clad in clapboard. There is also a Second Empire style carriage house that accompanies the house and was built with the same aesthetic using the same materials. It appears to have originally been a free standing building that is now attached to the main house via several ells. This house appears on the 1877 Bird's Eye View of the town as one of only three houses on the newly opened Highland Avenue.

Deed research has traced this property back to George Muzzey. However, it is unclear whether he resided in this house, or the one next door (#99). George Muzzey served during the Civil War in the 26th Massachusetts Volunteers. He was captured by Moseby's Guerillas and was imprisoned for seven months at Libby Prison. Due to his proficiency for penmanship and accounting, Muzzey was given a job in the prison office, which eventually allowed him to orchestrate his release during a prisoner exchange. He was honorably discharged in 1865, and came to South Berwick to work as a bookkeeper for the Portsmouth Manufacturing Company two years later.

99. **George H. Muzzey House, c. 1880.** Two contributing buildings.
37 Highland Avenue

This wood framed, two bay, two story, "L" shaped, Stick style home was built in c. 1880. It has an asphalt clad gable roof and clapboard siding. It has simple stick work in the gable that faces the street. A porch spans the front façade. The house also has a wood framed, square plan, hipped-roof carriage barn that is clad in clapboards and roofed with asphalt shingles. The carriage barn has a lower bay that is built into the hillside. Deed research has also traced this property back to George Muzzey, who may have lived here or next door (#98).

100. **House, c. 1960.** One non-contributing building.
49 Highland Avenue

This Ranch style residence is a non-contributing resource as it was constructed after the period of significance.

101. 51 Highland.

Between 49 Highland Ave. and 55 Highland Ave is a deeded right of way that leads to an undeveloped lot. The lot is not contributing to, nor included within, the district but the right of way is located within the district boundaries.

**102. House, c. 1960. One non-contributing building.
55 Highland Avenue**

This modern Cape Cod style house is a non-contributing resource, due to its age.

**103. Joseph Hanson House c. 1890. One contributing building.
61 Highland Avenue**

This is a two story, four bay, wood framed, Queen Anne style house with a mix of clapboard and wood shingle siding, and an asphalt shingled hipped roof. This single-family residence displays a one-story bay window, projecting two story tower with front gable and a one story front porch with turned spindle posts and railings. The house also has a small one story addition projecting to one side, and a one story rear ell.

**104. Libbey Storehouse, c. 1885. Two contributing buildings.
14 Highland Avenue**

Mark Addison Libbey had this two story, brick, Italianate style building constructed. This building has a low-pitched front gable roof. The front elevation is four bays wide, and the side walls are divided into seven equal bays. The building has very little ornamentation other than brick drip moulds over the arched-top windows. According to local tradition, it was built to house a roller skating rink that Addison Libbey operated during the late nineteenth century. A frame, one story garage with a single vehicle bay is also located on the property. This garage was built circa 1920 as storage for one of the first cars ever owned in town.

**105. House, c. 1885. Two contributing buildings.
36 Highland Avenue**

This two story, two bay, Queen Anne/Colonial Revival style house is located uphill from the Libby Storehouse. The cross gabled home with asphalt shingled roof and clapboard siding features a full width, single story front porch with turned spindle railings and upright posts, as well as a three stor,y cross gable, bay on the side elevations, midway along the molded eaves. The property also contains a free-standing, one story, gable front garage with a single vehicle bay, built by 1927.

**106. Willard-Gagnon House, c. 1875. One contributing building.
42 Highland Avenue**

This Italianate style, two story, double house features characteristic paired central doors, as well as overhanging molded eaves with cornice returns. The house sits on a brick foundation, has an side gable asphalt roof with a pair of chimneys rising through the ridge. The façade is divided into four bays, with the paired doors at the center and large three-part windows situated towards the outside. It can be traced back to Henry C. Willard, who likely had this home constructed. Mr. Willard ran a dry goods and fancy goods shop in the Village from 1878 until 1920. Later, Placide and Rose Gagnon owned the house. Placide Gagnon, known as Pete around South Berwick, came to South Berwick from Quebec in 1896. Shortly after, he began selling wood, coal and ice from his property on Railroad Avenue. This business grew to become P. Gagnon & Son, Inc. This business was founded in 1904, and continues to supply heating fuel to the citizens of South Berwick today, under the ownership of Pete Gagnon's great-grandson, Mark.

Paul Street

107. Henry and Marcia Goodwin Stone House, c. 1885. One contributing building, one non-contributing building.

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64 Paul Street

This two story, wood framed, Stick Style home with clapboard siding is closely based on Plate 18 of Palliser and Palliser's 1878 American Cottage Homes (as reprinted in Palliser's Late Victorian Architecture). The residence has a steeply-pitched cross gable roof clad in terra cotta tile, overhanging bracketed eaves and decorative stickwork. The property also has an attached two story, two bay carriage barn with cupola, contemporary to the house, and a two bay, one story garage, built after 2005

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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)

Property is:

- 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.

Areas of Significance

(Enter categories from instructions)

TRANSPORTATION

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1774-1959

Significant Dates

1805

1814

1870

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Hutchins and French, Boston

Armitage, William O. (1907 - 1988), architect

Palliser, Palliser and Co., New York

Heard, John, builder, (1771 - 1844), housewright

Murphy, Joseph, builder

Period of Significance (justification)

The period of significance commences in 1774, the year in which the oldest, extant, contributing architectural resources, the Jewett House (#2) was constructed. The period of significance ends in 1959 in respect of the 50 year cut off.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

South Berwick is a small town in York County, Maine, with a population of approximately seven thousand residents. Settled in 1624 and containing almost 14,000, mostly rural and suburban acres, the densest concentration of commercial, civic and residential buildings are found in South Berwick village proper, which is located just inland of the Salmon Falls River in the northwest corner of the town. The river forms the boundary between New Hampshire and Maine, and historically was the location of the earliest settlement in the town. The South Berwick Village Historic District is located several blocks northeast and east of the River and comprises most of Main Street and Portland Street and parts of Highland Avenue, Agamenticus Road and Academy Street.

The district meets National Register Criterion A in the area of transportation, as an intact late eighteenth and nineteenth century commercial and residential center which developed along an important, regional transportation corridor, known alternately as the former Dover Turnpike or the Boston-Portland Post Road. It also achieves significance under Criterion A for the manner in which the settlement patterns reflect patterns of eighteenth and nineteenth century community planning and development. The district is also eligible for listing in the National Register under Criterion C, Architecture, in consideration of the architectural merit of the town's late eighteenth, nineteenth and early twentieth century businesses, residences and municipal buildings.

Developmental history/additional historic context information (if appropriate)

The settlements along the eastern banks of the Piscataqua and Salmon Falls Rivers, encompassing the present towns of Kittery, Eliot and the Berwicks were incorporated as the town of Kittery in 1648. The Chadbourne, Shapleigh, Frost, Heard and Emery families were among the first settlers to arrive in the Province of Maine during the seventeenth century. They settled at Quamphegan, the lands surrounding the head of tidal navigation on the Salmon Falls River. This settlement was originally called Newichawannock after the name by which the original Native American inhabitants knew the river. In 1643, Humphrey Chadbourne purchased a large parcel of land that included the area where the present Village of South Berwick stands from Rowles Sagamore of the Newichawannock Indians. The settlement at Newichawannock soon came to be called the Parish of Unity, following the founding of a Baptist congregation at Old Fields in 1660. The foundation of a separate parish was the first step toward independence for the settlement at Salmon Falls. When it broke away in 1713, the town was incorporated as Berwick, after the Scottish port of Berwick in Scotland. Scottish prisoners indentured at the Great Works sawmill by Oliver Cromwell after the Battle of Dunbar gave this name to the newly incorporated town.

Quamphegan Landing, Berwick's deep-water port below the falls on the Salmon Falls River, served as the chief point of export for masts and lumber taken from inland settlements in the area. Portland and Main Streets were established in part to access the bountiful timber resources located northward towards Falmouth, and in the 18th century the lands along these two streets were incorporated in dispersed farms owned by the Butlers, Goodwins and other early Berwick families. This farm land was located on the flat and fertile plain between Butler Hill (Powderhouse Hill) on the south side of Portland Street and Cummings Hill on the north side of Portland Street, and came to be known as "the Plain" into the 19th century. Until the end of the 18th century Berwick developed around the Landing and the Salmon Falls River, and indeeds, some of the town's very earliest residences (and archaeological sites) are located in this region. In 1814 South Berwick was incorporated as a town independent of Berwick.

Narrative Statement of Significance (provide at least one paragraph for each area of significance)**Criterion A: Transportation**

Very few of the buildings that would develop into South Berwick Village during the nineteenth century existed before then: the earliest commercial and residential settlements in the immediate vicinity were located at Quamphegan Landing and along the Salmon Falls River. The shift away from these locations to the community that formed around "The Corner" and stretched to "The Plains" occurred largely as a result of the adoption of a major transportation corridor through town that linked New Hampshire to inland Maine. The impact of this was great enough to alter the trajectory of South Berwick's built environment through the early 20th Century. South Berwick's commercial history originates in the district's location on the Boston-Portland Post Road, and the development of the village is closely tied to its advantageous location on this well-traveled thoroughfare.

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Until 1822 when a 1600' long pile bridge was built near the mouth of the Piscataqua between Kittery, Maine and Portsmouth, New Hampshire, the bridge over the Salmon Falls River between Rollingsford/Dover and South Berwick was the only permanent bridge in the seacoast area between New Hampshire and Maine. A crossing over the Salmon Falls was established in this vicinity as early as 1655, as referenced in a deed describing "William Love's Bridge" (Stackpole, p. 132), although it is not known how long this specific bridge lasted, or how often a replacement was constructed. However, by the 1770s this spot appears to have been fixed as a permanent crossing.

Connections between Boston and the New Hampshire seacoast and inland to Dover had been well established by early settlers, but it was not until 1777 that regular mail delivery moved north from Portsmouth to Falmouth (Portland). Following this, the Boston-Portland post road, or "Old Boston" stage road, was laid out through Maine's York and Cumberland Counties, utilizing to a great degree the path of earlier roads. In 1794 the route from Portsmouth to Dover was shortened by the installation of a bridge over the Great Salt Bay between Fox Point in Newington and Durham. This road then led through Dover to the bridge over the Salmon Falls River at South Berwick. Stagecoaches and other travelers followed this road, which was the only direct overland route between the port cities in northern Massachusetts and New Hampshire and those in the District of Maine. Essential waypoints serving travelers, including taverns and inns, were established along the roads, or clustered at the cross roads. Between 1795 and 1809 among the places in South Berwick that the stagecoaches regularly stopped were the John Haggens tavern (Jewett House, #1), and after 1816, the tavern maintained by Sarah Frost at the corner of Paul Street and Main Street -- both establishments located at the Corner. Another inn was maintained further up Portland Street (outside the district) by the Foss family. It is interesting to note that these accommodations, and many more were included in the almanacs published annually from 1762 to his death in 1808 by Dr. Nathaneal Low, who lived on Portland Street (#13).

The route of the Post Road bypassed what had been the earliest settled areas of South Berwick, but it quickly effected the built environment of the village. It is interesting to note that the road swung to the west and north of the Berwick Academy grounds. Berwick Academy (NR: 78000336) was established in 1790 as a joint venture by the citizens of Berwick, Wells and York. Ten acres of land in South Berwick for the Academy was donated by Judge Benjamin Chadbourne, and by 1791 the Academy had been chartered by Massachusetts and the first building erected.

In the early 19th century the route of the Post Road through the newly developing village center had to be refined. Four of the houses (#s 55, 61, 47 and 1) and at least two of the stores (#s 48 and 44) still extant at the Corner were built between 1774, when the Post Road was designated and 1805, when the road was re-aligned; others were moved as part of the project. The following information is excerpted from the Old Berwick Historical Societies on-line "Tour South Berwick" and describes alterations and the effects (<http://www.obhs.net/TourIntro.html>).

During the presidency of Thomas Jefferson, the country began improving transportation routes, and the new Federal government gave turnpike authorities the right to create the best possible route through private lands, explain Donna-Belle and James L. Garvin in their book *On the Road North of Boston*. The improvements brought by the turnpike meant that a stagecoach leaving Hanover Street in Boston in the morning could now reach South Berwick by dark instead of taking two days.

A ledger from the period in the Counting House Museum collection lists the local turnpike corporation's employment of 8 oxen, two horses, 4 ox yokes, 4 horse collars, 2 saddles for draft horses, 3 ox carts, 2 horse carts, a truck, 3 drays, 2 plows, 3 "scrapers" drawn by animals to smooth road surfaces, 12 wheelbarrows, 2 saws, 29 shovels and spades, 20 hoes, 4 crowbars, 10 axes, an adze, 4 pickaxes, a block and tackle, chain, rope and blasting equipment.

The turnpike gave today's Main and Portland Streets the shape we recognize, as the town drifted north from the old settlement to a new hub on the plain. An untitled plan of 1805 [Ichabod Goodwin, surveyor; commissioned by the Court of General Session, Vol. 14 pp. 174-7] shows how surveyors laid out the road to Portland through what is now downtown South Berwick, widening and straightening it to ease the route of oxen hauling heavy loads. Nine buildings that were in the way—perhaps some still downtown today – were moved from the highway's path.

Even though the road was straighter, it still had to wrap around Butler Hill. The Portland Street-Main Street intersection was to be permanently known as "the Corner."

With the coming of the 19th century, the town of South Berwick took shape. In 1814 it separated from Berwick and North Berwick, and in 1820 statehood came to Maine. As cotton mills boomed at Salmon Falls and Quamphegan after 1830, the commercial and residential district developed—South Berwick Village. The wide intersection at the Corner appears on a map of c. 1860 as Central Square.

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One of the town's 19th century residents, Mary Rice Jewett, explained in a memoir how the improvements to the road actually influenced the location of new businesses vying for patronage.

What we know as the village was only beginning to b^e, but gradually as the zeal for business increased, the enterprising men moved their stores back from the river to catch the incoming tide of teams as soon as possible, some of the most energetic men even driving back towards North Berwick and Blackberry Hill, I have heard it said, to be first to greet the teamsters who came from Alfred, Lebanon, and even far beyond. Strangers often ask the reason for the long row of stone posts along Portland Street, but I have been told that at nearly every post one would find oxen standing in a busy morning in winter while the bargaining went on for the loads they brought. (<http://www.obhs.net/TourIntro.html>)

The improvements to Main and Portland Streets made the road an even more efficient route for travel, and in turn, made the village attractive to businesspeople. Due to its location on the highway (and perhaps due to a slowdown at the Corner that still persists today), South Berwick developed a commercial district at the intersection, which in turn became the heart of the present village. Several of the shops from the last two decades of the 18th century and the first decades of the 19th century still exist at this intersection, although somewhat altered. But the growth of the village center was not the result of these improvements alone.

Community Planning and Development

As mentioned above, after the widening of the road the business center of town slowly shifted from the head of the tide at the upper or Quampanhegan Landing on the Salmon Falls River to what became known as the Corner, later Central Square. In part this reflects a shift away from ship building, a dependancy on riverine travel and a declining perception of South Berwick as a port city. It also reflects the industrialized use of the river. In 1822 the Salmon Falls Manufacturing company was established on the Dover (later Rollingsford) side of the River. The company erected working housing as well as factories, and although it was in New Hampshire, the complex was just one-half mile from the Corner via a bridge and three-rod road to Main Street. Ten years later, the Portsmouth Manufacturing Company was formed at the Upper Landing eight-tenths of a mile south of the Salmon Falls mill, and again, about half a mile southwest of the Corner. In essence, these two facilities formed three corners of a triangle, connected by water to each other, and by road to the center of the village. In addition to the roads that led to Salmon Falls and Dover, within a quarter mile of the Corner additional arteries led to Berwick (north), to Portland (northeast) and to Eliot, south.

At the same time more or less the growth of the village was affected by the introduction of the Portsmouth, Saco and Portland Railroad, (later Boston and Maine) one of Maine's earliest rail lines, which provided service between Boston, Portsmouth and Portland starting in 1841. The depot was located just over the Berwick town line at the end of Railroad Street. A second rail line, the Great Falls and South Berwick was chartered in 1848 and opened in 1854, and later joined with the Great Falls and Conway Railroad to extend into New Hampshire's White Mountains. The depot for this line was built directly across from the 1823 Baptist Church on Main Street (#64), and was approximately half way between the Corner and the Landing. South of the village (and on the GF&SB line) John Burleigh constructed Newichawannock Mills on the Great Works River in 1854 to produce woolen goods. The large scale industrial development of the town was completed twenty years later when in 1871 the Cummings Shoe Factory (NR: 01001420) opened on Norton Street and Railroad Street, one block north northwest of Portland Street. These industries helped to spur on a period of prosperity and growth for the Village, and the town as a whole.

On February 12, 1814 South Berwick officially separated from Berwick and became its own town. While this did not have an immediate impact on the village's built environment (the regional depression caused by the War of 1812 and the Embargo would not lift until the 1830s) it did have lasting effects. As its own town South Berwick needed to erect public building and schools. The first townhouse was located in an early meetinghouse on the Plains; later meetings were held in the halls above the Business Block. During the first half of the 20th century the town used the former Universalist Church on Main Street (now the site of the Post Office) for town meetings. Within a few decades of incorporation three of the major religious faiths had established or moved their primary religious edificies to one end of Main Street or another. The Baptists established their church (#53) in 1823 and the Congregationalists built theirs (#89) in 1826, both at the south end of Main Street; the Free Baptists erected their church (#76) at the north end of the street in 1837. Two other churches were constructed on Main Street, within the district, during the nineteenth century: the above mentioned Universalist Church was erected in 1876 and burned in 1951, and between 1886 and 1929 a Methodist Church was located on lower Main Street, where the Dunkin Donuts building is located currently. The town supported numerous school districts (15 in 1877), and carried at least that many schools in addition to the Academy. Much later the town, or its residents, erected an

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engine house to house fire fighting equipment, and installed cisterns, hydrants and water mains along Main and Portland Streets.

The population of South Berwick was measured in the 1820 census as 1475 residents. Over the next ten years the population increased by a moderate 100 people, but by 1840 had risen by over 730 people – a result no doubt of the two new industries. Over the next 50 years the population continued to rise, although not quite so dramatically, before finally topping out at 3434 in 1890. Over this 50 year period the small village of South Berwick grew in all directions; the number and type of commercial enterprises expanded, as did the residential housing stock. Throughout town new residential neighborhoods were developing, and in the already established residential areas of Portland and Main Street undeveloped lots between Colonial or Federal era houses were likely to be in-filled with Greek Revival, Italianate, Second Empire or Queen Anne style homes. Along Norton Avenue, paralleling Portland Street to the north, the Cummunigs Mill erected a series of Italianate/Queen Anne houses for mill workers. On and behind Portland Street the Raynes, Paul, Goodwin, Jewett and Ricker families subdivided family farms after the Civil War, resulting in several new streets (Highland Avenue, Paul, Jewett and Goodwin Street), and numerous opportunities for South Berwick's residents to erect new, stylish residences. The pattern of these farm subdivisions are generally represented by an older, 18th or early 19th century home flanked by several mid-19th century houses. The fact that Portland and Main Street were fully built out by the 1880s is a testament to the rapidity of the Village's growth.

The intersection of Main and Portland Streets was attractive to merchants from the beginning. In the early 19th century these establishments included Thomas and Theodore Jewett's East India store, Joseph Murphy's cabinetmaking shop, and numerous shops on the southern side of Main Street. Prior to the Civil War most of the commercial buildings at the Corner were frame buildings, many of modest size, with storefronts on the first floor and apartments, offices or meeting halls above. Examples that survive range from the small, c. 1800 Currier / Brown Store (#44), to the c. 1810 Parks Store (#2) and the c. 1826 Masonic / Huntress Block (#69). The brick Odd Fellows Block (#43) built in 1845 is a classic example of Greek Revival commercial architecture, but one of the few examples to be built in brick in South Berwick. However, this changed after a devastating fire destroyed most of the wood-framed shops, stores and homes built close together along the south side of Main Street. This fire was the impetus for a massive rebuilding and updating of the commercial and downtown residential area.

After the fire, South Berwick merchants began to rebuild the commercial center, creating a connected Business Block at the heart of the town. Although comprised of six separate units, the buildings share design principals (roof lines, story heights) as well as some common features (drip moulds, paneled posts). These large brick commercial blocks were intended to provide increased commercial space, but also provided community gathering spaces in the numerous community and fateranal halls on the upper floors. That they were built in brick was to help prevent loss to fire in the future. That they were built in the Italianate style is a reflection of architectural trends of the era.

Also as a result of the fire, the community invested in fire fighting equipment and infrastructure. In 1872 the engine house was constructed for a volunteer firefighter organization that would eventually become the Piscataqua Fire Engine Company. A cistern was also installed beneath the central square at the Corner around this time. The first fire hydrants in South Berwick were installed in 1894, likely connected to the 4 inch water mains seen on a 1913 Sanborn fire insurance map, with an 18,000 gallon cistern beneath Portland Street near the engine house, and a 15,000 gallon cistern beneath the lawn of the St. Michael's convent (the former Frost Tavern).

The turn of the twentieth century saw South Berwick's economic fortunes begin to wane. The Portsmouth Manufacturing Company closed, and its remains collapsed following a devastating fire. Many of the businesses along Main Street changed hands or function as a result of technological advancements, or cyclical economic booms and busts. The town's center underwent significant changes with the alteration of the Paul Hotel into first St. Rose's School, then St. Joseph's Academy, followed by the building of Saint Michael's School and the secular Central School. Not only did these schools reflect the restructuring of Maine's educational system during the twentieth century, from small, the neighborhood focused one-room schoolhouses that had characterized rural education for two centuries to large centralized schools, they also represent the cultural traditions of the numerous French-Canadians Catholics who had settled in the area, often to work in the manufacturing facilities. The clustering of these three educational facilities, along with the construction of the mid-century Civic Center attached to the school, cemented a lasting civic and educational presence within the Village center.

Criterion C: Architecture

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The South Berwick Village Historic District is also significant for its collection of domestic, commercial, and civic architecture. Within the bounds of the district are to be found examples of most of the nationally and regionally prominent architectural styles popular from the end of the Colonial era through the first World War. Although in some individual houses have lost aspects of integrity (the removal of windows or application of synthetic siding being most common) the historic architectural patterns and trends remain largely evident.

In the late eighteenth and early nineteenth centuries, a substantial collection of Georgian and Federal style houses were built along Main and Portland Streets, often by prominent citizens.¹ While few of these are "high-style" examples, as is found across town at the spectacularly Georgian Jonathan Hamilton House (NR 70000082), they share a readily discernible vocabulary. The more formal of these examples may contain pedimented door surrounds, small paned sash windows and closely clipped eaves (Georgian), or fanlights or side lights and cornice mouldings (Federal). There are also numerous examples of houses constructed from c. 1780 to 1830 that reflect these stylistic trends in massing, scale or plan but are more vernacular than dogmatically stylish. While most of the pre-1830 houses in the district are two stories in height (only the c. 1790 Micajah Currier House, #9 is a one-story cape), this may present a somewhat misleading picture of architectural trends in the greater Southern Maine area where a larger percentage of houses built during this period were single-story buildings. It may also reflect an initial level of economic prosperity in South Berwick which was not as widespread in other village centers. In addition to the Jewett House, some of the more notable examples include the Dr. Nathanael Low House (1786, # 13), the Captain Samuel W. Rice House (c. 1800, #55), and the William Lamber House (c. 1810, #23).

Greek Revival domestic architecture is represented in the district by at least nine domestic buildings and several commercial and religious buildings. One of the most elaborate examples is the former house of Judge John B. Neally House, (c. 1830, #57) on Main Street, which features Ionic columns and flush board siding. Less high style examples with side-gable roofs are the Greek Revival-style double houses, such as the Keays House, (c. 1830, #87) on Academy Street, or the Scott House (c. 1825, #82) on Scott's Court. There are also a few examples with front gable roofs and side hall plans (Jewett-Eastman House, 1854, #2), but others, such as the Haggens House (c. 1850, # 53) illustrate a transitional Greek Revival/Italianate style which utilized the front gable orientation of the earlier style with bay windows or bracketed hoods of the later style. By the time the Civil War was over the Grecian stylistic elements of these generally modest sized houses had mostly disappeared.

Until about 1870 the south side of Portland Street between Agamenticus Road and the Corner had only a few houses: most of the land belonged to the Ricker and Raynes families. Both families subdivided their houses after the war, and this side of the street experienced a small building boom. At least four of the houses built within a few years were very similar side-hall plan Italianate style buildings with bay windows, decorative hooded doorways and side porches. When Highland Avenue was laid out between 1872 and 1877 the residences constructed thereon were some of the best local examples of high-style architecture in the Stick, Second Empire and Queen Anne styles. At least one of the houses (# 107, Stone House, c. 1885) in this fashionable neighborhood was a copy of a design featured in a planbook published by architects Palliser and Palliser. At the other end of the district, the Doctor Christopher P. Gerrish House (c. 1875, #56) is a tasteful example of the Italian Villa style, while the George Yeaton, Esq. House, (1903, #85), on Academy Street, is an example of post-twentieth century Colonial Revival architecture.

On the commercial front, most of the early stores and shops were essentially vernacular buildings, and many of the wooden examples have been altered so that their architectural heritage is somewhat obscured. However, the brick buildings are clearer representatives of their forms. The Odd Fellows Block at 18 Portland Street (#43) built in 1845 is a classic example of Greek Revival commercial architecture, while the six-building complex known as the Business Block finely illustrates the Italianate and Romanesque stylistic trends. Among the most monumental buildings in the district are the two brick buildings built across the street from each other at virtually the same time: the 1926 St. Michael's School and the 1925 Central School, both executed using Classical Revival motifs.

Throughout South Berwick's history, commerce and transportation have played an important role in the town's development. The progression of the village over the various stages of development can be seen in the distinct periods of construction and the architectural trends embodied by South Berwick's building stock. The dynamic mix of social, civic, residential and commercial buildings is also an excellent example of the changes American small-town centers and the community planning that went into forming them have gone through over the years.

¹ There are at least 5 houses described as Georgian, 21 described as Federal and one as a transitional Georgian/Federal in the district (not counting stores or churches).

Name of Property

County and State

9. Major Bibliographical References

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

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County and State

The Palliser's Late Victorian Architecture: a Facsimile of George and Charles Palliser's *Model Homes (1878)* and *American Cottage Homes (1878)* as Republished in 1888 under the title *American Architecture, and New Cottage Homes and Details (1887)*. (Watkins Glen, New York: The American Life Foundation and Study Institute), 1978.

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Previous documentation on file (NPS):

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

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approximately 82 acres
 (Do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1	<u>19</u>	<u>353507</u>	<u>4788852</u>	3	<u>19</u>	<u>353113</u>	<u>4787708</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>19</u>	<u>353846</u>	<u>4788805</u>	4	<u>19</u>	<u>352727</u>	<u>4788369</u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The boundary of South Berwick Village is delineated by a thick, dark line on the accompanying map entitled *South Berwick Village Historic District*. Generally, the boundary of the historic district follows the back lot line of contributing properties within the district.

Boundary Justification (explain why the boundaries were selected)

The boundary of the historic district was established to encompass the commercial and residential center of the village. The boundary to the north on Main Street was established at the Free Baptist Church and the Wentworth-Hart-Butler House, as Main Street ends just beyond this point. To the northwest is the Point neighborhood, which has historically been considered as separate and distinct from the Village. The eastern boundary at Portland Street was established at the George H. Yeaton house on the northern side of the roadway, and the Sarah Goodwin House on the southern side. The boundary has been set at these points because there are no historic properties located beyond this boundary. The southeastern boundary, encompassing those properties on Agamenticus Road, and those properties located on Highland Avenue, was set because it encompasses those properties eligible for nomination under the present historic district, historically considered as part of the Village. The southeastern boundary on Academy Street was established at the boundary line defined under the Berwick Academy Historic District Nomination. The southern boundary is defined by a clear shift in the property layout and architecture along Main Street to the south, beyond the First Baptist Church and Hanson Homestead, in an area traditionally associated more with the mill development along the Salmon Falls River, rather than the Village itself. The back lot lines of the properties located immediately along Main Street delineate the western boundary, as the properties and streets beyond have no visual tie to the central village area.

Name of Property

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11. Form Prepared Byname/title Michaela Hutchins Jergensen, consultant fororganization South Berwick Historic Committeedate 14 October 2009street & number 180 Main Streettelephone (207) 384-3300city or town South Berwickstate Mainezip code 03908-1535e-mail mikhutchins@hotmail.comname/title Christi A. Mitchell, Architectural Historianorganization Maine Historic Preservation Commissiondate 16 October 2009street & number 55 Capitol Streettelephone (207) 287-2132city or town Augustastate Mainezip code 04353e-mail Christi.mitchell@maine.gov**Additional Documentation**

Submit the following items with the completed form:

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

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: South Berwick Village Historic District
City or Vicinity: South Berwick
County: York **State:** Maine
Photographer: Michaela Hutchins Jergensen
Date Photographed: January 10, 2009

Description of Photograph(s) and number:

1 of 10. ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_001.tif
 Lower Main Street, facing northeast. Property #'s 53, 52 and 89 visible on right; #'s 54 and 55 visible on left.

Photographer: Kurt Jergensen
Date Photographed: January 10, 2009

2 of 10. ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_002.tif
 Intersection of Academy Ave and Lower Main Street; facing south. Property #'s 89 and 88 visible on right; #'s 84 (partial), 85 and 86 visible on left.

Name of Property

County and State

Photographer: Michaela Hutchins Jergensen**Date Photographed:** January 10, 2009

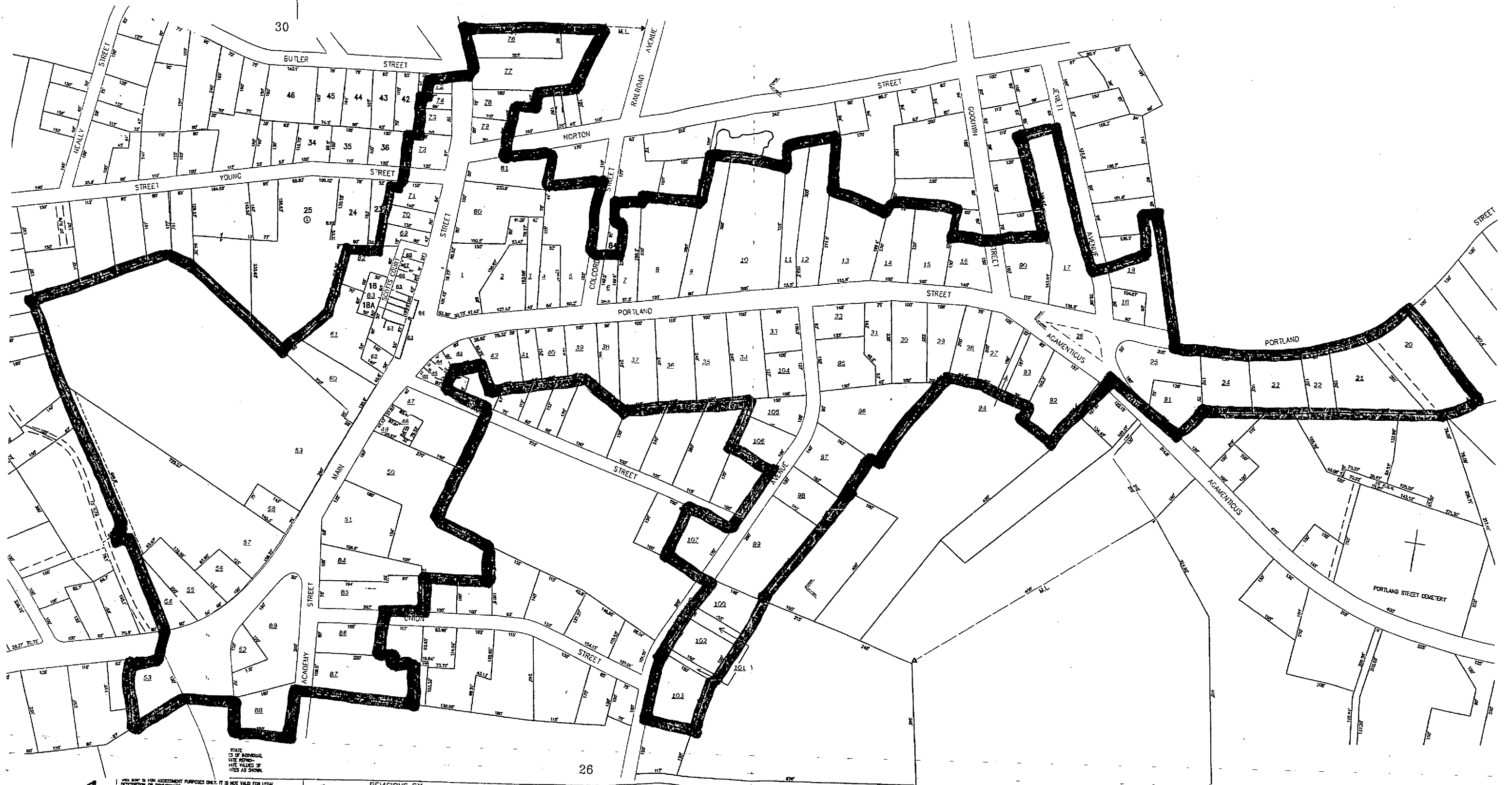
- 3 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_003.tif
Intersection of Main Street and Portland Street, "the Corner", facing north northeast. Property #'s 62 to 64 visible on left and property # 1 on the right.
- 4 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_004.tif
Intersection of Main Street and Portland Street, "the Corner", facing north down Main Street. Property #'s 65 to 69 visible on left and property #'s 77 to 80 on the right.
- 5 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_005.tif
Business Blocks, (property #'s 63 to 68) at the intersection of Main Street and Portland Street, "the Corner." Facing northwest.
- 6 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_006.tif
Upper Main Street, facing south. Property #'s 72 to 75 visible on the right and property # 80 (Post Office) and #'s 45 and 46 (frame buildings) visible on the left.
- 7 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_007.tif
Portland Street, facing east. Property #'s 28 to 31 are visible on the right, and in the background left are properties # 16, 90 and 17.
- 8 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_008.tif
Portland Street, facing east. Property #'s 29 (partial) to 31 are visible on the right, and on the left are properties # 13, 14, 15, 16, 90 and 17.
- 9 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_009.tif
Portland Street at the intersection with Agamenticus Street; facing east. From left to right are properties # 23, 24, 25 and 26 (Soldier's Monument).

Photographer: Christi Mitchell**Date Photographed:** August 21, 2009

- 10 of 10.** ME_YORK COUNTY_SOUTH BERWICK VILLAGE HD_010.tif
John B. Caverly House, Highland Avenue (# 97); facing southeast.

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 18 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.



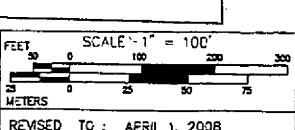
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE COORDINATE SYSTEM SHOWN IS THE MAINE STATE PLANE COORDINATE SYSTEM (MSPCS). COORDINATE VALUES WERE OBTAINED BY FIRST MATCHING THE INDIVIDUAL PROPERTY MAPS AND THEN RELATED THOSE DATA CARTOGRAPHICALLY TO WELL KNOWN GEOGRAPHIC FEATURES SHOWN ON THE U.S. GEOLOGICAL SURVEY MAPS OF SOUTH BERWICK. THE MAP COORDINATE VALUES SHOULD BE USED FOR GENERAL PURPOSES ONLY. ORIGINAL MAPS BY JAMES H. BROWN COMPANY - SOURCED BY CARTOGRAPHIC ASSOCIATES, INC.

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LEGEND

PARCEL NUMBER 10	RECORD DIVISION 100	DRAIN DIVISION
ADJACENT MAP 7	SCALE DIVISION ±	MATCH LINE
SURFACE WATER	.....	SURVEYED PARCEL	.....	WETLANDS	.....



PROPERTY MAPS
SOUTH BERWICK
 YORK COUNTY, MAINE

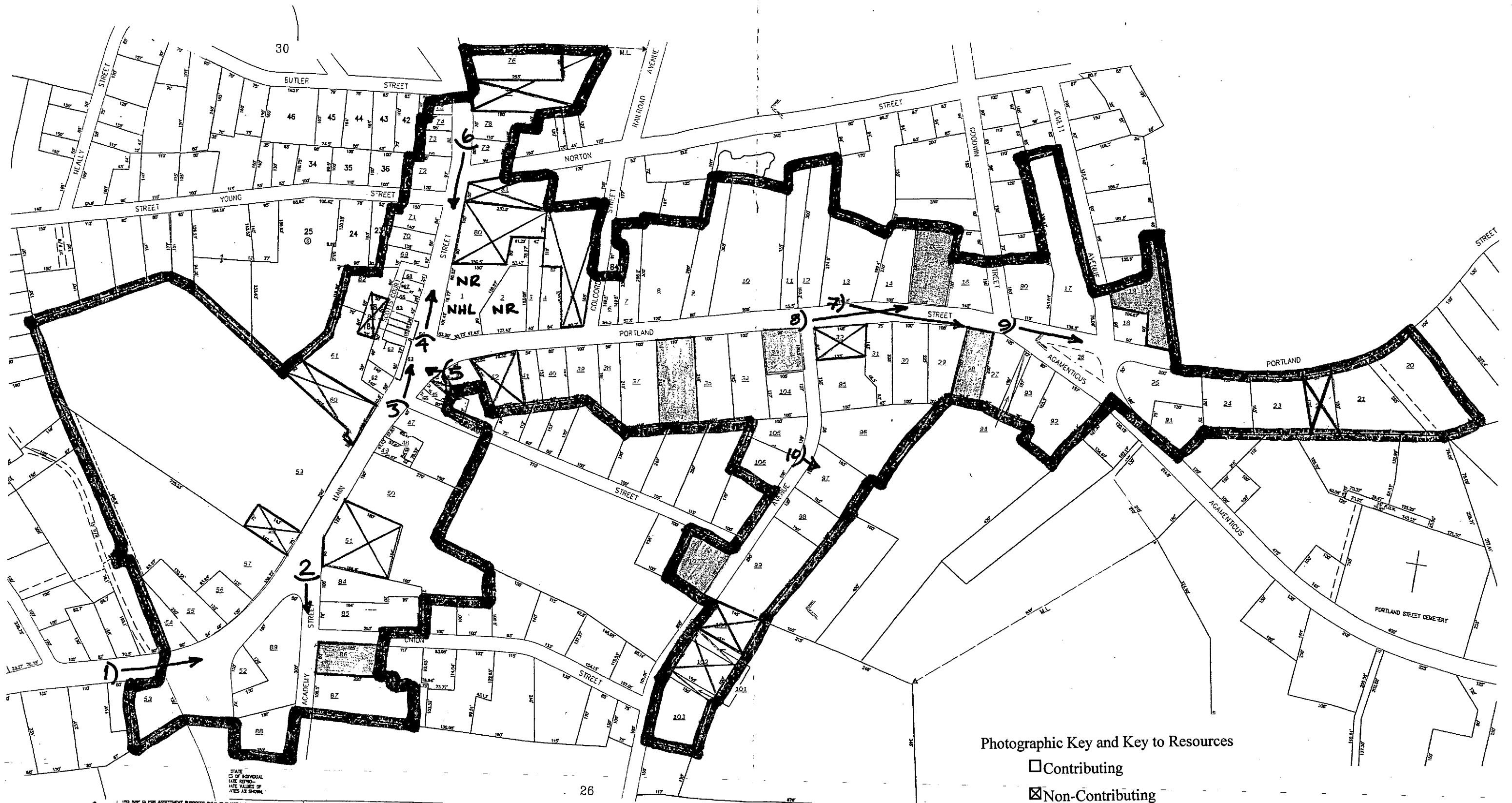
MAP NO.
28

Map adapted by Christi Mitchell, Maine Historic Preservation Commission, Augusta, Maine

SOUTH BERWICK VILLAGE HISTORIC DISTRICT
 National Register of Historic Places

16 October 2009

= Inventory Number



Photographic Key and Key to Resources

- Contributing
- Non-Contributing
- Mixture of Contributing and Non-Contributing Resources

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LEGEND

PARCEL NUMBER 10	RECORD DIMENSION 100'	COMMON DIMENSION
ADJACENT MAP 7	SCALED DIMENSION ±	MATCH LINE
SURFACE WATER	.....	SURVEYED PARCEL	..... ①	WETLANDS	.....

SCALE: 1" = 100'

REVISOR TO: APRIL 1, 2008

Map adapted by Christi Mitchell, Maine Historic Preservation Commission, Augusta, Maine

SOUTH BERWICK VILLAGE HISTORIC DISTRICT
 National Register of Historic Places

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