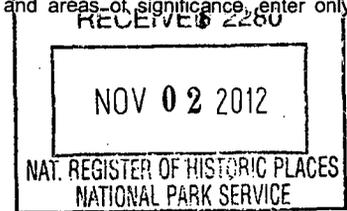


1067

United States Department of the Interior

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

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

2. Location

Street & number: 51-53 High Street
City or town: Bangor State: Maine County: Penobscot
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local

Applicable National Register Criteria:

A B C D

<i>James S. [Signature]</i>	<i>10/31/12</i>
Signature of certifying official/Title:	Date
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

COLONIAL APARTMENTS

Name of Property

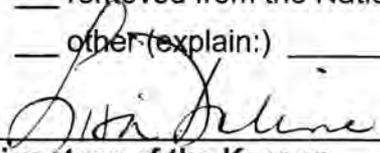
PENOBSCOT COUNTY, ME

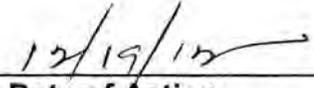
County and State

4. National Park Service Certification

I hereby certify that this property is:

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


Signature of the Keeper


Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Multiple dwelling

- _____
- _____
- _____
- _____
- _____

Current Functions

(Enter categories from instructions.)

DOMESTIC / multiple dwelling

- _____
- _____
- _____
- _____

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

The exterior walls on this building are painted brick, with granite foundations, granite sills and lintels on its windows and granite lintels on its doors. It has wooden porches on its façade and rear elevation, as well as an attached wood shed and wood chute on its rear elevation. It has a seamless rubber roof.

Narrative Description

Summary Paragraph

Colonial Apartments, a six-unit Colonial Revival style apartment building, was designed by local architect Victor Hodgins in 1919 to replace an earlier apartment house that burned the previous year. It is located on High Street in Bangor, a former residential street located near the city's downtown. The building is in a local historic district, called the High Street Historic District. The Colonial Apartments building takes up most of its small (one-fifth of an acre) lot and is surrounded on its eastern, northern, and southern elevations by a small yard with little vegetation. A parking lot is at the rear (west) elevation of the building and driveways flank its northern and southern elevations. The building is a three story, six bay, rectangular brick apartment building that is painted white, with a flat seamless rubber roof and a granite foundation. It has a wide, undecorated cornice and pilasters at each corner. Tall wooden, double-hung windows with granite sills and lintels are regularly spaced throughout the building. It has three-story wood porches on its front (east) and rear (west) elevations. Two front doors, each capped with a granite lintel, provide entry on the building's façade. On the rear porch, a wood stairway is located on the northern half of the porch and a wood chute extends from the roof to the floor of the first story. There is a small wood shed attached to the rear of the building. The building's interior is bisected by a party wall on an east-west axis, with two apartments on each floor, each running the length of the building. The apartments are accessed from the front of the building by two interior stairways, one on either side of the party wall. The apartments on each floor are mirror images of each other and all have a similar plan:

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a living room is at the front of the building with a hallway extending to a kitchen at the rear of the building, which opens out onto the rear porch. There are three bedrooms, one or two closets, and a bathroom that open onto the hallway. In the second and third floor apartments, there is an additional room that opens into the living room—a study or a bedroom—in the space over the stairwells. There are five-panel wood doors throughout the apartments, wood bead-board cabinetry in the kitchens, Colonial Revival wood mantels over the fireplaces in the living rooms, and many of the apartments have a built-in chest of drawers in the hall closets. The building retains integrity of design, materials, workmanship, setting, location, feeling, and association.

Narrative Description

The Colonial Apartments, an apartment house with six units, is located on High Street in Bangor, a curved one-block street at the crest of a hill two blocks up from the city's Main Street. All of the buildings on this street were originally built as high-style residences, between the early nineteenth to the early twentieth centuries, with the apartment building as the latest addition to the neighborhood. While many of the surrounding buildings are now occupied by businesses, they retain their domestic features and proportions. The only telltale sign of their new use are the parking lots behind and, in one instance, beside the buildings. The area is in a local historic district, called the High Street Historic District. Colonial Apartments faces east and has a small grass yard on its east, south, and north elevations with a maple tree in its front yard and a dogwood in its north side yard. Otherwise the apartment house is surrounded by pavement: driveways flank the building and a paved parking lot is at the rear (west) of the building. A low granite wall belonging to the property to its north runs the length of the north side of northern driveway. A chain link fence belonging to the property to its west forms the western boundary of the parking lot. The parking lot itself spills into the parking lot of its neighbor to the north.

This is a three-story, six-bay flat-roofed, rectangular brick apartment building that was constructed in 1919. The brick, laid in a running bond on the façade of the building and common bond on the northern, western, and southern elevations, with every eighth row a header course, is painted white. A granite foundation remains from the double house that formerly stood on this site. The building features a wide, undecorated cornice and brick pilasters at each corner. There is a three-story wood porch on both the front (east) and rear (west) elevations. The porch on the east elevation, facing the street, is painted white and has three piers with recessed panels and two unadorned square brick columns against the exterior brick wall supporting a wide fascia and an overhanging porch roof on the first story. The turned balusters on the façade porch become more attenuated as they ascend to the top story, with the heaviest balusters on the first story. There is a balustrade bisecting the front porch on the first story as well as on the perimeter of the porch. There are two sets of wood stairs leading to the first story of the porch, with two wood newel posts with recessed panel at the top of steps, similar to the paneled piers. Two sets of wrought iron hand rails flank each set of stairs. The wood skirt has vertical wood slats in inset panels; the skirt is missing on the south end of the porch. There are Tuscan columns on the top two stories of the porch, one on each end and one in the middle, and two Tuscan pilasters supporting narrow fascia and widely overhanging porch roofs.

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The fenestration pattern on the façade is symmetrical. On the first story, two two-over-one wood windows with granite sills and lintels and exterior aluminum storm windows are closely spaced at the center of the building. On either side of these two windows, three-panel doors with a light in the top half provide access to the interior of the apartment house. The doors have granite lintels and aluminum storm doors. Two tall two-over-one wood windows with granite sills and lintels are located on either side of the doors. The sills of these windows rest on the granite foundation and the windows have aluminum storm windows. The second story of the façade has a similar fenestration pattern as the first story, except that it has five bays instead of six, as there is one window instead of two in the center of the building. It is bricked in, but retains its granite lintel. It is flanked by two two-over-one wood windows with granite and lintels and aluminum storm windows, centered over the doors directly below. Two tall two-over-one wood windows with granite sills and lintels and aluminum storm windows are located directly above similar windows below. The fenestration pattern of the third story is almost exactly the same as the second story, as it has five bays. It differs from the second story because the central bricked-in window does not have a granite lintel and the windows that flank the three central windows are somewhat shorter than the windows on the first and second stories.

The north and south elevations are identical, with five bays on each elevation. On the first story, there are paired two-over-one wood windows in the center of the north and south elevations. These paired central windows are capped by a recessed wood panel and a single granite lintel and they share a granite sill. Flanking the central windows are four slightly shorter two-over-one wood windows (two on either side) with granite sills and lintels. All of the windows have aluminum storm windows. The second and third stories of the north and south elevations have five regularly spaced two-over-one wood windows with granite sills and lintels and aluminum storm windows.

The rear wood porch extends over three quarters of the west elevation at the northern end of the building. It is painted a light gray and is simpler in design than the porch on the facade, with four chamfered piers and one central square pier supporting the porch roofs. Its balusters are plain wood square posts, although the balustrades on the second and third story have a double railing, rendering them more elaborate than the simple straight railing on the first story of the porch. An exterior wood stairway runs from ground level to the third story of the porch on its northern end. The balusters on the stairway, like the balusters on the porch, are plain wood square posts, surmounted by a plain wood railing. A set of wood steps leads from the first story of the porch to the driveway, where the steps rest on a large granite step. There is a wood porch skirt with wood slats, although pieces of it are missing. There is a small wooden shed with a gable-front roof and double two-paneled doors, with windows in the top half, attached to the rear porch at the ground level providing access to the basement. There is a wood chute extending from the first to the third floor of the rear porch in the center of the building attached to the exterior wall of the building, with an opening at each floor. The rear elevation has a nearly symmetrical fenestration pattern. On the first story, two wood composite doors topped with granite lintels, flank the wooden chute. They are two-panel doors with a light in the upper half, divided with applied muntins. The doors are flanked by two double-hung, two-over-one, wood windows that have granite sills and lintels and aluminum storm windows. These windows are, in turn, flanked by shorter and narrower windows with granite sills and

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lintels. The one on the north side of the building is a double-hung, two-over-one wood window with an aluminum storm window, while the one on the south has been boarded in. Two double-hung, two-over-one, wood windows with granite sills and lintels and aluminum storm windows flank the two narrow windows. The second and third stories of the rear (west) elevation are similar to the first story, with the exceptions that the doors are two-panel wood composite doors with lights with applied muntins in their upper halves. Additionally, all of the windows in the second and third stories are intact (i.e., none are boarded in).

On the interior, each floor is divided into two apartments, located on either side of a party wall that divides the building in half on an east-west axis. The apartments are mirror images of each other and each has its own entrance with its own staircase. The apartments are accessed from the front (east) elevation by interior stairs with a wood Colonial Revival balustrade, with a paneled wood newel post and turned balusters. Underneath both stairways on the first floor is a five-paneled door that leads to the basement. Five-paneled doors in the entrance way lead to the first floor apartments. In the first-floor apartments a hallway runs from the front entryway to a bathroom at the rear of the apartment. Lining the exterior wall of the building, the living room is located at the front of the building, and three bedrooms are in line to the rear of the living room; two are accessed from the hallway and a third is accessed from the second bedroom. Each bedroom has a clothes closet. On the other side of the hallway, lining the party wall of the apartment building, are two hall closets, a pantry and a kitchen. There is a rear door in the kitchen that leads to the rear (west) porch. The second floor is configured very much like the first, except that it contains an extra room (a study or bedroom) off the living room. The third floor differs from the second floor because the pantry is at the rear of the central hallway, the bathroom is opposite the bedrooms, there is only one hall closet, and the study off the living room has a closet (it is lacking on the second floor). There is a fireplace in each living room and all of them retain their wood Colonial Revival mantels. There are five-panel wood doors throughout and all of the doors retain their original wooden moldings. Likewise, the windows retain their wood moldings. The façade (east) windows in the first-floor living rooms extend nearly to the floor. The windows in the first-story living rooms are deeply recessed into the wall because they originally accommodated interior shutters. Wood shutters in the living room windows are still extant in the first-floor apartment at 51 High Street. Moreover, this same apartment retains wood paneling below some of its windows, which are lacking in the other apartments in the building. All of the apartments have a built-in chest of drawers in one of the hall closets. The kitchens have bead board cabinetry and the bathrooms have bead board cabinetry and wainscoting. There are skylights in each of the two stair halls and in each of the third-floor bathrooms.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance (Enter categories from instructions.)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance

1919-1940

Significant Dates

1919

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

Cultural Affiliation

Architect/Builder

Hodqins, Victor A. (1870-1954)

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Statement of Significance Summary Paragraph

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

The Colonial Apartments building, constructed in 1919, is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A for its association with Bangor, Maine's social history and under Criterion C, as it embodies the distinctive characteristics of a type of building—an apartment house—in the early twentieth century. The Colonial Apartments was built as a result of changes in Bangor's economy, wherein the city had transformed from an internationally significant lumber port for most of the nineteenth century to a more diversified regional manufacturing, commercial, and service-oriented economy serving northern and eastern Maine in the early years of the twentieth century, after the lumber boom had ended. These economic forces resulted in a change to the city's social structure, with an expansion of the middle-class and, to a lesser degree, the expansion of the working class. While the dominant form of housing for both the working and the middle classes in the city was single-family residences, a small number of apartment buildings were constructed in the city as alternative to single-family homes. In addition to its eligibility relevant to Bangor's economic and social history, it also eligible at the local level for its distinctive characteristics as an apartment building. The Colonial Apartments is unique in Bangor because it is the sole remaining apartment house in the city that was designed for the middle class and that retains its integrity. Its period of significance is 1919 to 1940, starting with the year Colonial Apartments was built and encompassing the period of rapid economic and social change in the city through the year before the United States entered World War II and the economic and social structure of Bangor would shift anew.

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

Criterion A: Social History

The Colonial Apartments are eligible for the National Register under Criterion A for their importance in Bangor's social history, because they represent an alternative to single-family housing for the rapidly expanding middle class in a city that was experiencing tremendous social and economic change. Moreover, it afforded a new type of living situation for single women. Instead of living with relatives or as boarders in a private home, they could live alone or with another adult woman.

The Colonial Apartments represent a type of multi-family housing that appeared as Bangor's economy was evolving from one largely dependent on the lumber trade to a more diversified local economy, including manufacturing, commerce, and service sectors. As the city's economy diversified, so did its social structure and Bangor's middle and working classes grew, creating a need for new housing. While most of the new housing that proliferated around the turn of the twentieth century was single-family housing, a few multi-family buildings were

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constructed, most for working class residents who worked at one of the new mills or manufacturing operations, which were often within walking distance of their apartments. The Colonial Apartments were one of the few apartment houses that was built for the middle class in the city, thus offering an alternative to single-family housing.

Bangor had been one of the foremost lumber ports in the world in the mid-nineteenth century, from its rise in the 1830s, its steady growth through the 1870s, and its slow decline toward the end of the century. As the lumber industry moved west in the waning years of the nineteenth century and Maine's economy shifted to pulp and paper manufacturing, Bangor lost its preeminence as a lumber distribution center. Manufacturing enterprises grew and diversified as Bangor businesses reacted to the decline of the lumber industry, often through the expansion of millworks, foundries, and boots and shoe factories that had their start during the lumbering heyday. More significantly, the city became the communications, transportation, and supply hub for eastern and northern Maine as those areas experienced growth in the potato industry as well as in pulp and paper production in the last quarter of the nineteenth century. The railroads, banks, and stores that proliferated in Bangor in the late nineteenth century produced an increased demand for managers, clerks, professionals, small proprietors, and other white-collar positions. These types of middle-class professions were not as plentiful during the nineteenth century in Bangor, because the city served mainly as a port to ship the lumber that was harvested in the north woods and milled into lumber in small river towns north of the city. Much of its workforce was transient, stopping in Bangor only to collect their pay after the long winter in the lumber camps.¹

A generation after the transformation of Bangor's economy, a writer for *The Bangor Daily Commercial* recognized that new residential neighborhoods provided visual testimony of the city's continuing productivity. "Bangor has not lost in economic status because some of its industries have changed somewhat in character. . . . There has been one phase of the city's growth that is, next to its production of men, perhaps the clearest test of the city's development along material lines. This is in the expansion of its residential sections." The writer quotes Abram Kirstein, the president of Kirstein and Sons, a local real estate agency, about the development of "the Little City in Itself" and "Fairmount," middle class neighborhoods the firm had developed.²

Although not as numerous as the single-family housing that sprung up along the city's periphery in the late nineteenth and early twentieth centuries, the Colonial Apartments, along with a handful of other apartment buildings in Bangor, represented another aspect of the city's growing social and economic diversity. These apartment buildings offered another option for workers seeking housing. Approximately a half-dozen apartment buildings were built in Bangor

¹ Richard W. Judd, "The Lumber Industry in an Age of Change," in *Maine: The Pine Tree State from Prehistory to the Present* (Orono, ME: University of Maine Press, 1995), 410-414; Richard W. Judd, "The Pulp and Paper Industry, 1865-1930," in *Maine: The Pine Tree State from Prehistory to the Present* (Orono, ME: University of Maine Press, 1995), 426-431; James B. Vickery, *Made in Bangor: Economic Emergence and Adaptation, 1834-1911* (Bangor, ME: Bangor Historical Society, 1984), 5-7, 14-18. Aroostook county in northern Maine began shipping potatoes to southern New England after the Bangor and Aroostook Railroad connected that region to Bangor in 1891. Joel W. Eastman, "Transportation Systems in Maine, 1820-1880," in *Maine: The Pine Tree State from Prehistory to the Present* (Orono, ME: University of Maine Press, 1995), 319.

² "Bangor's Early Growth Through Its Lumber Industry and Energy of Citizens," in *1934 Bangor Daily Commercial Centennial Scrapbook: Articles Published in the Bangor Daily Commercial*, Bangor Public Library, 70-73.

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in the first two decades of the twentieth century. Some of them were inexpensive mill housing—triple-deckers and double triple-deckers—on or near Bangor's Center Street, most likely inhabited by workers at the nearby Morse and Company mills and their families. Not all of the apartment buildings were mill housing, however, further reflecting changes in the city's economy. The Catelle Block on Main Street, designed in the Colonial Revival style, probably by noted Bangor architect Wilfred Mansur, had a stylish exterior and interior finishes that suggests it was designed for middle class residents.³ Unfortunately, this building has been extensively altered from its historic appearance.

The Colonial Apartments house was also designed for the middle class. Like the Catelle Block, the Colonial Apartments building was designed in the Colonial Revival style and has refined exterior and interior details. Moreover, the apartment building is located on High Street, a neighborhood of high-style houses, sandwiched between two elegant Greek Revival mansions: the Thomas A. Hill House to its south and the George W. Brown house to its north. Its location and degree of finish connote that it was designed to attract the middle and upper classes.⁴

The residents of the Colonial Apartments were similar in occupation and social status to the residents of middle-class Bangor neighborhoods built in the two decades prior to its construction, such as Little City and Fairmount, but offered an alternative living situation to home ownership. Historian Gwendolyn Wright asserts that in the decades around the turn of the twentieth century, apartment houses attracted couples without small children, bachelors, unmarried women, and widows or widowers, as many apartments were better suited to singles or couples due to spatial constraints. The manuscript schedules of the 1920, 1930, and 1940 population censuses bear out this assertion. In 1920, a year after it was built, the six apartments in the Colonial Apartment building were the home of four white-collar male workers and their wives (and one adult daughter) and two widows and their adult daughters. The white-collar males worked as a manager of a bond department; a treasurer of a paper mill; a clerk at a harness shop; and a bond salesman. The two widows in the apartment building were elderly (in their mid-seventies) and lived with their middle-aged (late forties) daughters. One of these daughters worked as a secretary in a newspaper office.⁵

³ Deborah Thompson, *Bangor, Maine, 1769-1914: An Architectural History* (Orono, ME: University of Maine Press, 1988), 449-451. Deborah Thompson, *Survey of Structures Aged Fifty Years or Older in Bangor, Maine* (Bangor, ME: Historic Preservation Commission, City of Bangor Code Enforcement, 1987), 1:33, 37, 329, 350; 2:11; 3:44.

⁴ Thompson, *Bangor, Maine, 1769-1914*, 65-67; 83-88.

⁵ Architectural Historian Deborah Thompson discusses turn-of-the-twentieth-century Bangor apartment buildings in general and the Catelle Block in particular. Thompson, *Bangor, Maine, 1769-1914*, 449-451. Gwendolyn Wright addresses the issue of single working women living in apartment hotels in the 1870s and 1880s, a living arrangement in which services such as kitchens and dining rooms were available. Such arrangements were fraught with controversy, as there was worry that the residents would either abandon domesticity altogether or that the apartments would become the locus for work, as tenements for the lower classes had become. One apartment in New York City handled the situation by prohibiting sewing machines or "other working apparatus" in the bedrooms. Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (Cambridge, MA: The MIT Press, 1983), 141. Sara K. Martin, "The Little City in Itself: Middle-Class Aspirations in Bangor, Maine, 1880-1920" (master's thesis, University of Maine, 2001, 56-87; U. S. Department of Commerce, Bureau of the Census, *Fourteenth Census of the United States Census, 1920: Population* (Washington, DC: General Printing Office, 1921), Manuscript Schedules of the 1920 Population Census for Bangor, Maine.

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In addition to providing an alternative to single-family housing for the middle class, the Colonial Apartments proved to be an attractive opportunity for single women—either widowed, never married, or divorced—to live alone or semi-independently, with a close female relative. Previously, single women lived with their relatives, in boarding houses, or boarded in private homes. Starting in the late 1870s, working class women lived in apartment hotels, often designed especially for them, with sleeping rooms and communal rooms for ironing, laundry, dining, and a library. If single women worked as live-in domestic servants, they lived in the homes of the families who employed them. In cities with large textile mills, young female workers lived in boarding houses. Bangor did not have large textile mills, but working women sometimes boarded with families in private family homes. For example, professional women boarded with single-family homes in the city's Little City neighborhood in the early twentieth century. These women were music teachers, stenographers, clerks, and nurses, ranging in age from nineteen to sixty-two. The availability of apartments provided another option besides residing with relatives or boarding in private homes, which would give the women more control over their environment and presumably over their free time.⁶

By 1930, the population of the Colonial Apartments had shifted slightly from 1920. The residents could still be considered middle class, but apartment living seemed to be most appealing to single women, either widowed or never married. All but one of the heads of household in the apartment building were women. The sole male in the apartment house was an insurance agent. The majority of the women heads of household were widowed; one was single and had lived in the apartment in 1920 with her mother—now she lived there alone, working as a secretary to a "capitalist." None of the widows worked outside the home, but two lived with daughters who worked—one as a private French teacher and one as stenographer at a pulp mill. One mother and her daughter retained a largely vanished hallmark of the middle class: a live-in domestic servant.⁷

The same pattern held true for the following decade, except that there were as many single female heads of household as there were widowed and, in most of those households, at least one woman worked outside the home. In 1940, there was only one male head of household—he was the treasurer for the State of Maine. One widow lived alone, as she had in 1930 in the apartment house. The other widowed head of household in 1940 lived with her divorced daughter, who was a librarian at the University of Maine in nearby Orono. The two single heads of household both had professional careers: one worked as a private-duty nurse and one as a secretary in a pulp and paper mill.⁸

⁶ Wright, 68-70; Paul Rivard, *A New Order of Things: How the Textile Industry Transformed New England* (Hanover, NH: University Press of New England), 102-106.

⁷ U. S. Department of Commerce, Bureau of the Census, *Fifteenth Census of the United States Census, 1930: Population* (Washington, DC: General Printing Office, 1931), Manuscript Schedules of the 1930 Population Census for Bangor, Maine.

⁸ U. S. Department of Commerce, Bureau of the Census, *Sixteenth Census of the United States Census, 1940: Population* (Washington, DC: General Printing Office, 1931), Manuscript Schedules of the 1940 Population Census for Bangor, Maine. In 1940, the manuscript census only lists occupants for five of the six apartments in the building. It could be that the sixth was temporarily vacant when the census was taken.

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Criterion C: Architecture

The Colonial Apartments represent a rare building type in Bangor, Maine: a purpose-built apartment house from the early twentieth century. Its design was informed by the earliest apartment buildings in the United States, derived from earlier European examples; double-houses in Bangor and the eastern seaboard; triple-deckers and double triple-deckers in Boston and Bangor; and the previous buildings on its site—an elegant double-house and an apartment hotel. Victor Hodgins, the building's architect, had designed several types of buildings in eastern and northern Maine, including three triple-deckers in Bangor.⁹

The earliest apartment buildings in the United States were built in large cities beginning in the late 1850s and taking off in larger numbers in the 1870s. The Hotel Pelham was built in 1857 in Boston and featured shared kitchen and bathroom facilities. Characterized as an "apartment hotel," the Hotel Pelham and others like it that followed with similar cooperative arrangements became popular with bachelors, working women, childless couples, and widows and widowers. While architects quickly added private bathrooms to the apartments, other collective services, such as a shared dining room and laundry services, became part of the offerings of the apartment hotel.¹⁰ Boston's Hotel St. Cloud, designed by Nathaniel J. Bradlee, and New York City's Stuyvesant Flats, designed by Richard Morris Hunt, both constructed in 1869, were the vanguard for the more prototypical apartment buildings that followed, as they included kitchens and bathrooms in each apartment. Hunt was the first American architect to be educated at the École des Beaux Arts in Paris and his design for Stuyvesant Flats reflects this Parisian influence, as it was luxuriously designed and at four stories with two entrances, it fit into the New York streetscape. In the mid-1870s, the "French flat" began to appear in large numbers in New York and Boston. These apartment houses, modeled on apartment buildings in Paris, had one apartment per floor, and were often attractive to the affluent. In the 1880s, much larger luxury apartment buildings began to appear in New York, often taking up entire city blocks. Apartment buildings became more popular as land values increased in urban centers, necessitating the need to house more people in relatively small geographical areas. Advances in building technology in the 1880s, especially steel framing and the development of the elevator, made the construction of taller buildings possible, which also helped accelerate the popularity of apartment living.¹¹

⁹ Thompson, *Bangor, Maine, 1769-1914*, 449-452; Thompson, *Survey of Structures*, 1:33, 329, 330. In this context, a "purpose-built apartment house" refers to a single building designed as multi-family housing that contains three or more units.

¹⁰ Wright, 136-151; Eig, Emily Hotaling Eig and Laura Harris Hughes. National Register of Historic Places Multiple Property Form "Apartment Buildings in Washington, D. C., 1880-1945," 1 July 1993, National Register of Historic Places, NPS Focus, accessed June 23, 2012, <http://pdfhost.focus.nps.gov/docs/NRHP/Text/64500083.pdf>, E. 3; Massey, James C., and Shirley Maxwell. "Houses of Homes: The Origins of Apartments." *Old-House Journal* 22, no. 7 (1994): 27-28; Schwenk, Sally F. National Register of Historic Places Multiple Property Listing "Historic Colonnade Apartment Buildings of Kansas City, Missouri," 17 October 2003, National Register of Historic Places Program: Sample Nominations, Nominations, accessed June 21, 2012, http://www.nps.gov/history/nr/publications/sample_nominations/ColonnadeAptBldgsMPSCover.pdf, E3. Wright addresses apartment hotel technology, economics, the nuances of class and gender, and the slow acceptance of this type of living arrangement by the middle class. Wright dates the Pelham Hotel to 1855.

¹¹ Diane Maddox, ed., *Built in the U. S. A.: American Buildings from Airports to Zoos* (Washington, D. C.: The Preservation Press, 1985), 16; Wright, *Building the Dream*, 136-139; Eig and Hughes, E3-E4; Massey and Maxwell, "Houses of Homes," 25, 28; Schwenk, E3-E4.

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In addition to large apartment buildings, more modest types of multi-family housing developed in the late nineteenth century. Two-family flats consisted of one flat per floor, and often resembled single-family houses. Four-family houses were similar to two-family flats, except that they had two flats per floor. The upper stories of both of these types of buildings were accessed by separate entrances, generally opening to a front porch. Like single-family housing, they tended to be located in suburbs or the periphery of cities. The "triple-decker" originated in Boston and spread to other New England cities and towns. They were three stories tall, comprised of three apartments, one flat per floor, generally with a two- or three-story open porch on the front with front staircases inside the front door. They generally had rear staircases on rear porches or enclosed within the building envelope adjacent to the rear porch. They were usually of frame construction, though brick examples are not unknown. A larger version, the "double triple-decker," consisted of six apartments, two per floor. They were used as mill housing and generally built between 1870 and 1920. Unlike the two-family flats and four-family houses, they were mostly an urban form.¹²

Bangor was Maine's third largest city in the late nineteenth and early twentieth centuries, but had not developed the population density to warrant the construction of purpose-built apartment houses in the late nineteenth century. In addition, it did not develop a large manufacturing base that would have required large numbers of worker housing until late in the nineteenth century. An earlier multi-family building type, the rowhouse, ubiquitous in large cities, was also never built in Bangor in large numbers, with only two sets of them built in Bangor, both in the 1890s.¹³

By the end of the nineteenth century, Bangor had developed some industry that fostered the construction of about a half-dozen wood frame triple-deckers, double triple-deckers, and small (two or three-story) apartment buildings in the years surrounding the turn of the twentieth century. By 1910, Morse and Company, a lumber mill, was the city's largest employer. The mill made wooden sash, doors, molding and other construction material, from the logs that were floated down the Penobscot River from timberlands in northern and western Maine. Morse's mills were located on the Kenduskeag Stream, which bisects the city as it flows into the Penobscot River. Other smaller companies grew during this period, most dependent on the lumber industry, including foundries and lumber mills, or that grew out of it, such as boots and shoe factories. These manufacturing enterprises attracted employees who needed housing for themselves and their families. The triple-deckers and other apartment buildings that were built during this time were mainly located near these newer industries. Victor Hodgins, the Colonial Apartments' architect, was responsible for the design of both of the triple-deckers and the double triple-decker on Spring and Center Streets in Bangor, all of which were within easy

¹² Lynn Elliot, "Massachusetts Triple-Deckers," *Vernacular Houses, Old-House Journal* 22, no. 7 (1994): back page; Herbert and Jan Jennings, *American Vernacular: Buildings and Interiors, 1870-1960* (New York: W. W. Norton & Company, Inc., 2009), 225-228; Joyce K. Bibber, *What Do We Call It? A Guide to Maine Houses* (Portland, ME: Center for Real Estate Education, n. d.), 12; Eig and Hughes, E3; Massey and Maxwell, 29; Schwenk, E3. Eig and Hughes, and Schwenk state that the apartments in double triple-deckers are connected by a stair hall, but this doesn't seem to be the case in Bangor.

¹³ Lawrence C. Allin and Richard W. Judd, "Creating Maine's Resource Economy, 1783-1861," in *Maine: The Pine Tree State from Prehistory to Present* (Orono, ME: University of Maine Press, 1995), 270-271; Abigail Ewing Zelz and Marilyn Zoidis, *Woodsmen and Whigs: Historic Images of Bangor, Maine* (Virginia Beach, VA: The Donning Company, 1991), 17-18; 25; 32-35, 42-43; *The Story of Bangor: A Brief History of Maine's Queen City* (Bangor, ME: Bookmarc's Publishing, 1999) 38-51; Thompson, *Bangor, Maine, 1769-1914*, 449-450; Wright, 24-40; 148-149; Bibber, 11; Gottfried and Jennings, 221-222.

COLONIAL APARTMENTS

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walking distance to the Morse and Company mills. These three buildings were constructed in 1911 or 1912, following a great fire in the city that destroyed this part of the town. Many of the small apartment buildings are located nearby on Center Street and Broadway. A second double triple-decker in Bangor, the Catelle Block, was built in 1908 on Main Street.¹⁴

Bangor also had a number of an earlier type of multi-family housing—double houses, constructed throughout the nineteenth and into the twentieth centuries. A number of high-style double houses were designed in the 1830s by local architects as for families that grew wealthy in Bangor's first lumber boom. Double houses are semidetached houses, generally two or three stories tall, with each unit taking up half the building. Unlike two-family flats, the building is divided vertically rather than horizontally, so its residents occupy each floor of their half of the building. While some early twentieth-century versions, called "End-to-End Double Houses," looked like single-family houses, nineteenth century double houses—also referred to as "twin houses"—are generally mirror images of each other with separate entrances, many times side-by-side in the center of the house. Two of the finest double houses in Bangor were the Edward Kent-Jonas Cutting Double House on Penobscot Street and the John A. Poor-Moses Appleton Double House on High Street, both designed in the Greek Revival style by prominent local architect Charles G. Bryant. The Poor-Appleton House was located on the site where the Colonial Apartments now stand and formed the eastern end of another, much larger apartment building, also called the Colonial Apartments, when they were built in 1910 (designed by Newman and Harris of New York). This building was destroyed in a fire in 1918. Its granite foundation remained, though, and continues to serve as the foundation of the Colonial Apartments now on the site.¹⁵

The original Colonial Apartments had fifty-nine apartments and formed an L-shaped building with entrances on High and Union Streets. It originally fit the model of an apartment hotel, with a cooperative kitchen and dining room on the top floor. It was built in 1910, but had trouble attracting tenants and by 1913, the bank had foreclosed on it. Three years later, under new ownership, E. C. Hodgins, Victor Hodgins' brother, was hired to remodel the apartments to include kitchenettes in an effort to make them more desirable. The building burned down two years later, to be replaced the following year by the extant Colonial Apartments. The new building retained the earlier building's footprint on the eastern portion that faced High Street, along with its foundation from the Poor-Appleton Double House.¹⁶

¹⁴ Vickery, 14-18; Zelz and Zoidis, 33-35; Thompson, *Bangor, Maine, 1769-1914*, 432, 449-451. Deborah Thompson, *Survey of Structures Aged Fifty Years or Older in Bangor, Maine* (Bangor, ME: Historic Preservation Commission, City of Bangor Code Enforcement, 1987), 1:33, 37, 329, 350; 2:11; 3:44.

¹⁵ Zelz and Zoidis, 17-18; 25; Bibber, 11; Gottfried and Jennings, 223-224. The term "End-to-End Double House" is from Gottfried and Jennings. Some notable double houses in Bangor are the John Wilkins-John Fiske Double House; the Moses and Amos Patten Double House (1826); Edward Kent-Jonas Cutting Double House (1833, by Charles G. Bryant); The Calvin and Rufus Dwinal Double House (1835, by Charles G. Bryant); the Cyrus S. Clark Double House (1836, by Charles Bryant); the George W. Brown-Dexter Mason Double House (1830); Thomas G. Brown Double House (1836, attributed to Andrew Maxfield) Dominicus Parker-John G. Brown House (1834-35, attributed to Charles Bryant); the Jonas Veazie Double House (1834, architect unknown), Thompson, *Bangor, Maine*, 44-46, 51-53, 56-59, 61-63, 67-68, 120-121, 128-134, 451-452; "The Finest Apartment House in State, Here," *Bangor Daily News*, 6 October 1908.

¹⁶ Thompson, *Bangor, Maine*, 451-452.

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Victor Hodgins (1870-1954), the Bangor architect who had been hired to design the new Colonial Apartments after the fire, was very prolific, designing a number of types of buildings in a variety of styles. He began working in Bangor in the 1890s after moving from the Midwest. He worked with assorted partners until 1901, when he set up his own practice. While much of his work was in the greater Bangor area, he also designed a number of buildings in northern and eastern Maine and did some work in Canada. His Maine commissions included residences, churches, schools, auditoriums (including the renowned Bangor Auditorium), commercial buildings, clubhouses, and a hotel. In addition to the Colonial Apartments and the three triple-deckers on Spring and Central Streets in Bangor, Hodgins designed at least four other apartment houses, though not all of them were built.¹⁷

The Colonial Apartments can be classified as a double triple-decker. Like double triple-deckers, it has three-story porches on its front and rear elevations. Moreover, it has two apartments per floor, which are accessed either through an interior stair hall at the front of the building or via an exterior staircase on the rear porch. However, the Colonial Apartments has an understated elegance and massing that mark it as a more refined and imposing building than the earlier structures. Hodgins' use of the corner pilasters, the symmetry of the closely spaced double doors on the façade, and careful attention to details, such as the wood panels above the paired windows on the side elevations, as well interior details, such as the Colonial Revival mantels in each living room, make it a more sophisticated building than the other double triple-deckers in Bangor. The Colonial Apartments are further distinguished from the other purpose-built apartment buildings in Bangor because the other apartment buildings in the city have all lost most of their integrity of materials, design, and workmanship.

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

9. Major Bibliographical References

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

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¹⁷ "Victor Hodgins, Well known Local Architect, is Dead," *Bangor Daily News*, 8 February 1954; "Victor Hodgins Drawings," "Drawings by Victor Hodgins, Architect," "List of Known Commissions in Maine," from Victor Hodgins file at Maine Historic Preservation Commission.

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PENOBSCOT COUNTY, ME

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COLONIAL APARTMENTS

Name of Property

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Zelz, Abigail Ewing, and Marilyn Zoidis. *Woodsmen and Whigs: Historic Images of Bangor, Maine*. Virginia Beach, VA: The Donning Company, 1991.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): _____

COLONIAL APARTMENTS

Name of Property

PENOBSCOT COUNTY, ME

County and State

10. Geographical Data

Acreage of Property 0.245

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 517811 | Northing: 4960571 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

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

The boundary of Colonial Apartments is shown as the red line on the accompanying map entitled "Colonial Apartments, 51-53 High Street, Bangor, ME." The boundary includes the residential lot that includes the Colonial Apartments building, corresponding to City of Bangor Tax Assessment Map 42, Lot 74A.

COLONIAL APARTMENTS

Name of Property

PENOBSCOT COUNTY, ME

County and State

Boundary Justification (Explain why the boundaries were selected.)

This lot has historically been part of Colonial Apartments since its construction in 1919.

11. Form Prepared By

name/title: Sara K. Martin, Architectural Historian
organization: Sara K. Martin, Architectural Historian
street & number: 75 Leighton Street
city or town: Bangor state: Maine zip code: 04401
e-mail: skm.arch.hist@hotmail.com
telephone: 207-944-3732
date: July 3, 2012

Additional Documentation

Submit the following items with the completed form:

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

COLONIAL APARTMENTS

Name of Property

PENOBSCOT COUNTY, ME

County and State

Photographs

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

Photo Log

Name of Property: Colonial Apartments

City or Vicinity: Bangor

County: Penobscot

State: Maine

Photographer: Sara K. Martin

Date Photographed: March 29, 2012

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

- 1 of 8. Exterior, east façade, camera facing west.
- 2 of 8. Exterior, north and west elevations, camera facing southeast.
- 3 of 8. Exterior, west elevation, camera facing east.
- 4 of 8. Exterior, south elevation and east facade, camera facing northwest.
- 5 of 8. Interior, first floor: view of staircase to apartments on southern half of the building, camera facing west.
- 6 of 8. Interior, second floor: view of kitchen, camera facing southwest.
- 7 of 8. Interior, second floor: view of fireplace mantel in living room, camera facing north.
- 8 of 8. Interior, third floor: view of built-in cabinet in closet, camera facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Colonial Apartments
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MAINE, Penobscot

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

REFERENCE NUMBER: 12001067

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12/19/12 DATE

ABSTRACT/SUMMARY COMMENTS:

*Architecture & Social history
1919-1940
Local level*

RECOM./CRITERIA ARC

REVIEWER W. B. ...

DISCIPLINE Hist.

TELEPHONE _____

DATE 12/19/12

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

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



COLONIAL APARTMENTS; PENOBSCOT CO., ME



COLONIAL APARTMENTS; PENOBSCOT CO., ME



COLONIAL APARTMENTS; PENOBSCOT CO., ME



COLONIAL APARTMENTS; PENOBSCOT CO., ME

40FB



COLONIAL APARTMENTS: PENOBSCOT CO., ME

50F8



COLONIAL APARTMENTS; PENOBSCOT CO., ME

60FB



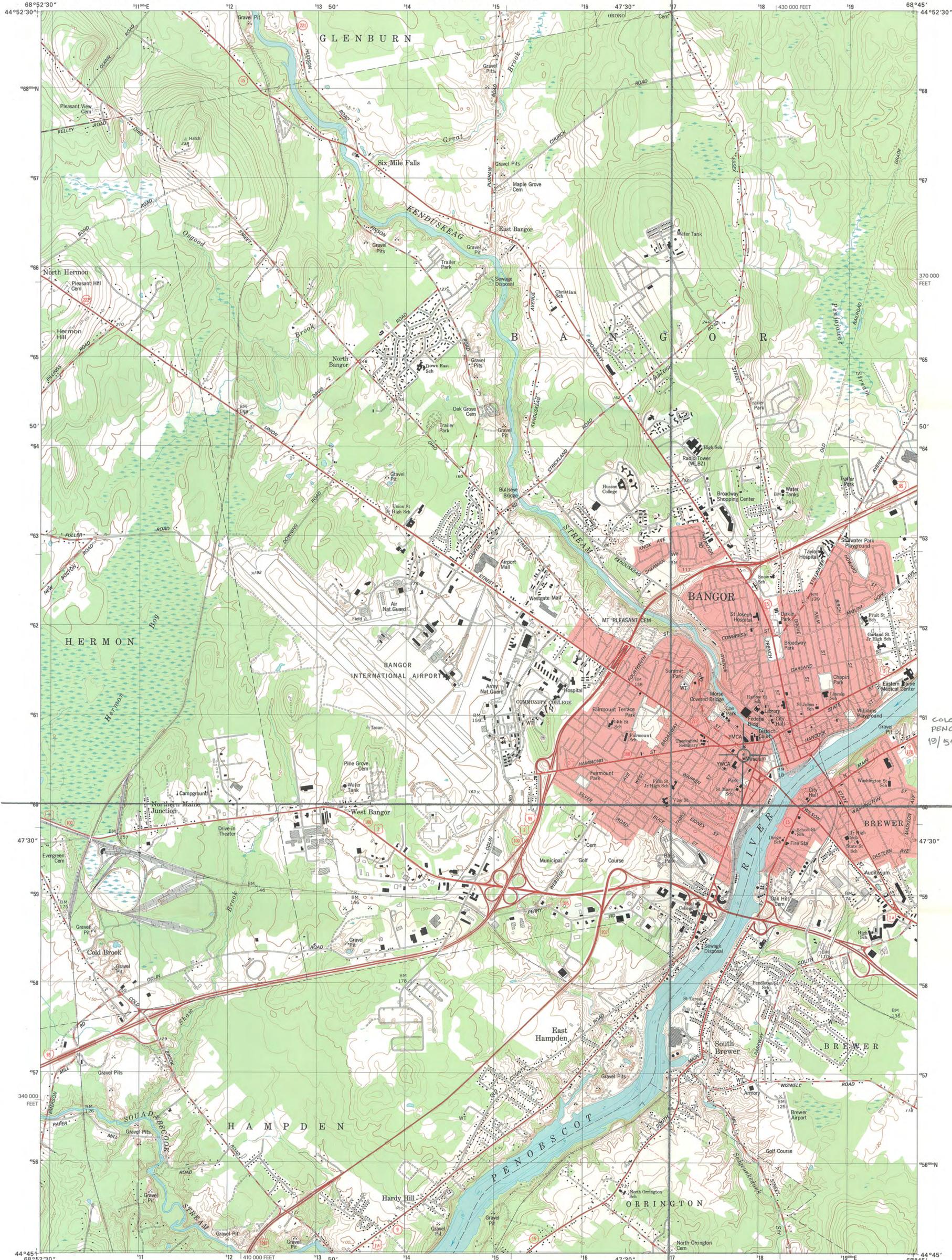
COLONIAL APARTMENTS; PENOBSCOT CO., ME

70FB



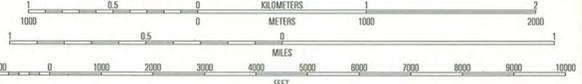
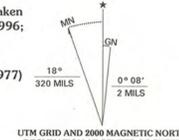
COLONIAL APARTMENTS; PENOBSCOT CO: ME

8098

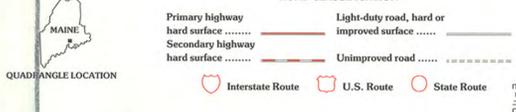


COLONIAL APARTMENTS
PENOBSCOT CO., ME
19/517811/4960571

Produced by the United States Geological Survey
Topography compiled 1973. Planimetry derived from imagery taken 1988 and other sources. Photinspected using imagery dated 1996; no major culture or drainage changes observed. Survey control current as of 1975. Boundaries verified 2000
Selected hydrographic data compiled from NOS chart 13309 (1977) This information is not intended for navigational purposes
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Maine coordinate system, east zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid, zone 19
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software



SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048
DEPTH CURVES AND SOUNDINGS IN FEET-DATUM IS MEAN LOWER LOW WATER
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
THE MEAN RANGE OF TIDE IS APPROXIMATELY 13.1 FEET



1	2	3	1 Kennebec
4	5	2 Pushaw Lake	3 Old Town
6	7	4 Hermon	5 Veazie
8	8	6 Snow Mountain	7 Hampden
		8 Brewer Lake	

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

BANGOR, ME
1996
NIMA 7273 IV SE-SERIES V811





PAUL R. LEPAGE
GOVERNOR

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

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

31 October 2012

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

To Whom It May Concern:

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

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

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

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.