

SCHLOTTERBECK & FOSS BUILDING

CUMBERLAND, MAINE

Name of Property
**United States Department of the Interior
National Park Service**

County and State

436

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.

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MAY 26 2016

Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Schlotterbeck & Foss Building
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: 117 Preble Street
City or town: Portland State: Maine County: Cumberland
Not For Publication: N/A Vicinity: N/A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>Kurt F. Mohnney</i>		5/23/2016	
Signature of certifying official		Date	
MAINE HISTORIC PRESERVATION COMMISSION			
State or Federal agency/bureau or Tribal Government			
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.			
Signature of commenting official:		Date	
Title		State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

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

[Handwritten Signature]

7/11/16

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	
1 _____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
1 _____	0 _____	Total

Number of contributing resources previously listed in the National Register None

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/PROCESSING/EXTRACTION: manufacturing facility

- _____
- _____
- _____
- _____
- _____
- _____

Current Functions

(Enter categories from instructions.)

Vacant

- _____
- _____
- _____
- _____
- _____

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: Concrete; Walls: Brick and Cast Stone; Roof: Rubber and Stone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Schlotterbeck & Foss Building is a five story rectangular concrete-framed masonry factory and office building located at 117 Preble Street, Portland, Maine. A one story boiler house is attached to the building at the northeast corner of the east elevation. The exterior is clad in buff brick with a cast stone first story and cast stone lintels, sills, and Art Deco style ornament on the upper stories. It was designed by John Calvin Stevens and John Howard Stevens, with structural design work by Webster & Libby, and constructed in 1927. The building retains a high degree of historic integrity.

Narrative Description

The rectangular building is placed on the site with its long side aligned with Kennebec Street, placing its entrance façade at an angle to Preble Street. This alignment was likely chosen due to the need for a siding from the railroad line on Kennebec Street, which would have been more difficult to achieve with a rectangular building if the façade had been aligned with Preble Street. This placement of the building on the site creates an area of lawn around the west and south sides of the building. An ornamental iron fence is located along Preble

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Street with an opening at the walk to the main entrance. A driveway on the Elm Street side provides truck access to the loading dock. The building sits on a concrete foundation with a cast stone raised basement that rises approximately 5' above average grade. A granite course is located between the foundation and the cast stone. On the principal façade, there are four one-over-one windows in the raised basement, one at either side of the stairs at the main entry and one centered in each of the flanking bays. The paired wood doors each have two panels below a single glazed panel and are reached by a flight of three granite steps. A metal canopy suspended from chains protects the entrance. The building sets back from Preble Street with a brick walk extending from a gate in the wrought iron fence to the entrance, bisecting the lawn. A parking area is located on the south side of the building, with an additional paved area providing access to the loading dock on the east elevation. The former location of the railroad siding on the north side of the building is now paved for parking but is a separate lot owned in common with the lot the building is on.

The primary façade of the Schlotterbeck & Foss Building faces west onto Preble Street and is divided into three structural bays by brick clad concrete columns. The central bay steps out the depth of the columns and has the double-door main entrance centered on the first story. A flat canopy extends over the steps between the door and a transom above. A one-over-one double-hung window covered by a storm window with transom is located to either side of the door. Throughout the building, original wood windows with transoms remain with modern storm windows on the exterior, somewhat obscuring the appearance of the original windows. The outer bays of the first floor have three one-over-one windows in each bay. The cast stone extends to the second story window sills on the center bay, creating a "sign board" for applied bronze letters spelling out "Schlotterbeck & Foss Co". In the center bay, there are three windows at each of the next three stories, separated vertically by cast stone panels. The two-over-two center windows are slightly wider than the flanking one-over-one windows, which match those on the first floor. On the top-most story, a single two-over-two window is centered in the bay, with a flanking cast stone ornamental panel at each side. A single two-over-two window is centered in the outside bays on the four top floors. Flush cast stone bands separate the top story from the stories below and from the parapet above. A row of cast stone rondels appears between the lower cast stone band and the top story window sills, which continue as a thinner band around the top story. The parapet is extended up approximately one foot on the center bay, with additional ornamentation. A roof-top flag pole is located at center on this bay. At either corner of the façade, the structural columns extend above the parapet with stepped pyramidal caps. Art Deco style ornament appears on each column at the top story.

The north elevation is divided into five bays by projecting engaged columns. As on the façade, the first story is cast stone with buff brick above. On the first story, the western-most bay (adjoining the façade) has three windows like those around the corner on the façade. The three central bays contain large tripartite windows with six-over-six sash and exterior storms.

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The eastern bay contains two windows like the three in the western bay. On the second story, the center bay contains large one-over-one casement windows flanked by one-over-one double hungs. The center third and fourth floor windows are side hinged to also function as freight doors. A steel hoist beam extends from the building above the center of these openings and was used to lift materials from a now-removed railroad siding to the upper stories. Above the second story are modern replacement windows in the central bay. The end bays of the elevation contain two one-over-one tripartite windows on the second through fourth stories with cast stone panels between the windows vertically. The westernmost bay contains the two windows on floors two through four with a single window on the top floor. The easternmost bay has two windows on each floor, including the fifth story. As on the façade, the projecting columns have stepped pyramidal caps and the columns nearest the ends of the building have the same ornamentation at the top story as those on the façade.

The south elevation is identical to the north except for the central bay, which is the location of the building's interior stair tower. This interior use is reflected on the exterior by an entry door at ground level on the west side of the center bay below several windows that are located at stair landings between floors. On the east side of the same bay, a single window is located at each floor.

The one-story boiler house that extends easterly from the building at the northeast corner of the east elevation is buff brick with three steel framed windows of twelve panes each on the north elevation. On the east elevation there are two pair of mullied steel frame windows of fifteen panes each. The southern elevation contains a single door, one twelve-panel steel framed window and one nine pane window of the same type. The boiler house roof is covered in modern rubber roofing.

The three bay east elevation of the building faces Elm Street. In addition to the boiler house, a loading dock is located on this elevation, with a flat canopy hanging from chains that are anchored into the structural columns at the second story. In addition to two doors into the first story, this elevation contains a door to the basement and one opening directly into the freight elevator. The second through fourth floors have a consistent fenestration pattern with a single window at each floor in the outside bays and a mullied set of three double-hung windows with transoms in the center bay. The top story has a single window in each bay and is not ornamented like the top story of the façade on the opposite end of the building.

An elevator over-run rises above the roofline near the southeast corner of the building and a chimney for the boiler room extends above the roof of the main block adjacent to the boiler room location. The roof is tar and gravel.

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The exterior of the building is virtually unchanged from the architects 1926-27 drawings, with the addition of storm windows.

Interior

The first floor of the building has offices in the west half of the building and open space for shipping in the rear. A stair tower at the northeast corner and one at the center of the south elevation extend from the basement to the fifth floor. The upper floors of the building are largely open with some subdivided offices, restrooms and storerooms on each floor. Except for the office and laboratory spaces on the first floor, the interior is primarily painted concrete floors, ceilings, and columns with painted brick walls. The large round columns have mushroom capitals. Historic wood bead board lockers are located in several areas. The office spaces have a combination of plaster walls and historic stained wood and glass partitioning. Historic schoolhouse type light fixtures remain in the offices; one fixture has a paddle fan and may be historic as well. Modern fluorescent light fixtures are used in the remainder of the building. Other than the modern light fixtures, the interior is virtually unchanged from the time of construction.

The office area plan features a public lobby at the top of the entrance stairs with a roughly symmetrical arrangement of offices on either side of the stairs along the west end of the building. Individual offices are separated by dark stained, naturally finished oak framed partitions with wood and glass panels. Exterior walls and several partitions are plastered above oak wainscoting. Modern carpeting covers the floor in the office area. Original schoolhouse style light fixtures remain in this area. Except for minor alterations in the original advertising department space along the north elevation and the addition of carpeting, the office area remains largely as built in 1927.

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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.)

Industry
Architecture

Period of Significance

1927-1966

Significant Dates

1927

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

N/A

Cultural Affiliation

N/A

Architect/Builder

Stevens, John Calvin (1855-1940)

Stevens, John Howard (1879-1958)

Webster & Libby, Architects and Engineers (firm dates 1919-1940)

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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 Schlotterbeck & Foss Building at 117 Preble Street in Portland, Maine is significant under Criterion A, for Industry on the local level between 1927 and 1966; and under Criterion C, Architecture, as a rare surviving industrial building by Maine's most-noted architect John Calvin Stevens and a rare example of the Art Deco style of architecture in Portland. The less-well-known Portland architectural and engineering firm Webster & Libby played an important role in designing the building. The building was constructed for the food processing and pharmaceutical manufacturing operations of the Schlotterbeck & Foss company and continued in that use by the same company until 2015. The period of significance extends from the year of the building's completion until fifty years before the present. Throughout that period, the building remained largely unchanged and continued in the same use by the same company.

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

Criterion A: Industry

The Schlotterbeck & Foss Building was built to accommodate an expansion in production by a food products and pharmaceuticals manufacturer in 1927-28. The company was established as a retail druggist/apothecary at 501 Congress Street, Portland, by German immigrant Augustus George Schlotterbeck (1844-1921) in December 1866. Schlotterbeck was joined by Charles S. Foss (1859-1934) in 1887.¹ By 1889, the company had three pharmacies in greater Portland.² It was incorporated as Schlotterbeck & Foss Company in February 1892.³ While still under the sole ownership of Augustus Schlotterbeck, the company began to produce and market prepared medicines, like "Schlotterbeck's double or concentrated effervescent solution of citrate magnesium," trademarked in October 1897.⁴ Unlike so-called "patent medicine" manufacturers, Schlotterbeck & Foss appears to have targeted their advertising to medical professionals in medical journals and not to the general public in popular publications.⁵

At the same time Schlotterbeck & Foss was successfully marketing its medicines to physicians nationally in the late-nineteenth century, they began also to produce flavoring extracts for cooking. In October 1892, the Boston Retail Grocers Association and Massachusetts Charitable Mechanics' Association co-sponsored a "Food and Health

¹ *Journal of the American Pharmaceutical Association*, Volume VI, No. 4, April 1917. p. 339.

² *Pharmaceutical Record* Vol. 9, September 16 1889, New York, p. 287.

³ *Journal of the American Pharmaceutical Association*, Volume VI, No. 4, April 1917. p. 339.

⁴ *The Commissioners of Patents' Journal*, 1880. Vol. 1 – January to June, Great Britain Patent Office, London, England, 1880, p. 767.

⁵ "Balm of America: Patent Medicine Collection," Smithsonian Institution National Museum of American History website exhibit at: http://ahm.si.edu/collections/object-groups/balm-of-america-patent-medicine-collection?ogmt_page=balm-of-america-history, accessed June 6, 2015.

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Exposition" in Boston. The company's extracts were awarded a Gold Medal for "Purity and Superiority" at the exposition, as mentioned in a full-page advertisement in *Mrs. Lincoln's Boston Cook Book: What to Do and What Not to Do in Cooking*, published in 1903.⁶ It appears that the company's medicines were always marketed as "Schlotterbeck's" and their food extracts as "Foss'." It is possible that the food extract business was started after Foss joined Schlotterbeck in the business in 1887 and that Charles Foss was primarily responsible for this side of the business.

The company's expansion into the food extracts business was timely, as the patent medicine industry was soon to come under intense scrutiny and eventually become highly regulated. Newspapers and magazines had profited greatly from the advertising of patent medicine manufacturers and few had been willing to look critically at the source of those revenues. At the end of the nineteenth century, several magazines began to reject such advertising and some undertook investigative reporting on the industry in the early twentieth century, leading to widespread public concern about such medications. In February 1906, serious efforts were underway to pass legislation to regulate the industry at the federal and state levels of government.

For more than twenty years, Congressional efforts to protect the safety of food and drugs had been stymied by industry associations and others with influence in the government, but the tide had shifted and President Theodore Roosevelt signed the Pure Food and Drugs Act, on June 30, 1906. As passed, the law did little to limit the ingredients of patent, or proprietary, medicines but did require that they be labeled with accurate information, including the names of any dangerous drugs they contained. Complete information was not required beyond a list of particular drugs⁷, but any other information included had to be accurate.⁸ Weaknesses in the law were partially addressed in a 1912 amendment and finally in 1938, a stronger Food, Drug, and Cosmetics Act required drug labeling to include all ingredients and prohibited false and misleading claims about products.⁹ A result of increased public awareness of the potential dangers of proprietary medicines was an interest in scientifically and independently testing such medications and reporting the results in medical journals. A number of Schlotterbeck's patent medicines were included in this testing and reporting and were shown to be ineffective at best. Not surprisingly, advertising for Schlotterbeck & Foss' proprietary preparations seems to cease shortly after the publication of these articles and it appears the company's focus shifted to increasing the production of food flavoring extracts around this time.

⁶ Lincoln, Mary J. *Mrs. Lincoln's Boston Cook Book: What to Do and What Not to Do in Cooking*, Boston, 1903, p. 582.

⁷ The 1906 law required manufacturers to label their products if any of the following ingredients were present: alcohol, morphine, opium, cocaine, heroin, eucaïne, chloroform, cannabis indica, chloral hydrate, or acetanilide.

⁸ Young, p. ?

⁹ "Balm of America: Patent Medicine Collection," Smithsonian Institution National Museum of American History website exhibit at: http://ahm.si.edu/collections/object-groups/balm-of-america-patent-medicine-collection?ogmt_page=balm-of-america-history, accessed June 6, 2015.

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The same forces that were driving concerns about medications were also responsible for increased scrutiny of food products in the following decade, including extracts, and Schlotterbeck & Foss products in this category also appeared in published reports. The testing of their food products produced more positive results. Charles S. Foss' son, Clifton Macy Foss, joined the company following his graduation from Harvard University in 1907 and was in charge of the manufacturing department by 1913.¹⁰ By that point, the business had expanded onto Brown Street, behind the 501 Congress Street building where Schlotterbeck started the business in 1867. In January 1893, it was reported in a pharmaceutical trade journal that Schlotterbeck & Foss, Portland, Me., have enlarged their store space to meet an increase in business.¹¹ An item in the *American Druggist and Pharmaceutical Record* in 1893 reported that "Augustus G. Schlotterbeck, of Schlotterbeck & Foss, of Portland, has purchased the house formerly occupied by Locke and will have alterations made to fit the same as a laboratory."¹² This was likely one of the six three-story brick row houses on Brown Street behind 501 Congress Street. The address for Schlotterbeck & Foss was listed as 36-38 Brown Street by 1905.¹³ In 1903, the company owned the two row houses closest to their Congress Street store and in 1904 hired Portland architect Frederick A. Thomson to combine them into a 3 ½ story, ten-thousand square foot, brick office, laboratory, and factory building. The residential façade was removed and the front wall moved out approximately six feet, to the edge of the sidewalk, with a new commercial facade.¹⁴ The Thompson drawings survive in the collections of the Maine Historical Society.

The company employed twenty-six people in 1913-14, twenty of whom were female. They were by far the largest company producing extracts and medicines in Cumberland County. Of the eight other firms in the same business, the next largest was H.H. Hay & Sons, which employed only six people producing extracts.¹⁵ The company remained in the Brown Street location until building their new building at Preble, Kennebec, and Elm streets in 1927. The buildings at 499-503 Congress Street and 36-38 Brown Street were demolished for the construction of the Maine Savings Plaza complex of modern office buildings in 1974.

Augustus G. Schlotterbeck died at 80 years old in January 1921. In 1926, his widow, Annie F. Schlotterbeck, was president of the company and Clifton M. Foss, vice-president and clerk. Charles S. Foss was treasurer and manager.¹⁶ Annie F. Schlotterbeck (1858-1941) appears as president of the company in Portland directories through 1930. The Schlotterbecks had no children and the company came entirely under the ownership of the Foss family after the retirement of Mrs. Schlotterbeck. Clifton Foss' son, Richard Foss, joined the company in

¹⁰ Harvard College Class of 1907. *Secretary's Report No. III, 1907-1913*. New York, 1913, p. 115

¹¹ *Pharmaceutical Record and Weekly Market Review*, Volume 15, No. 1, New York, January 5, 1893, p. 10.

¹² *American Druggist and Pharmaceutical Record*, Vol. XXIII, July to December 1893, New York, 1893. p. 173.

¹³ *Meyer Brothers Druggist*, Volume 26, Issue 10, October, 1905, St. Louis, MO, p. 107.

¹⁴ *The Industrial Journal*, May 1905.

¹⁵ Second Biennial Report of the Department of Labor and Industry of the State of Maine 1913-1914, Waterville, 1915, p. 26.

¹⁶ *Proceedings of the National Wholesale Druggists Association Fifty-Second Regular Meeting*, Volume 52, New York, 1926, p. 374.

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1940, eventually becoming president and running the company until his retirement in 2003.¹⁷ The company was sold out of the family following Richard Foss retirement. It remains in business in 2016.

By the time the present building was designed by Portland's leading architects, John Calvin Stevens and John Howard Stevens, in 1926-27, the Schlotterbeck & Foss Company was primarily a food-products company. The building was built for the processing and manufacture of food products on the upper four floors with pharmaceutical manufacturing in the basement. The offices and shipping department were on the first floor.¹⁸ Stevens had designed Charles S. Foss' Colonial Revival style home at 18 Beacon Street in the Deering Highlands section of Portland in 1899. Stevens also designed a garage for the property in 1914. The Schlotterbeck's Stick Style house at 243 State Street had been designed by Steven's mentor, Francis H. Fassett in 1879, while Stevens was working with Fassett. The site for the new five-story building was purchased from the Portland Terminal Company and had been the location of the second Portland and Rochester Railroad passenger depot, which ceased operation in 1900. The area was then developing as a modern industrial and warehousing district on the filled mudflats of Back Cove. The Schlotterbeck and Foss building was one of several large masonry buildings that replaced the smaller-scaled wooden industrial and residential buildings of the previous generation.

A *Portland Evening Express* article from April 1927 documents the company's reasons for constructing a new building, stating, "Erection of the new laboratory is made necessary by the rapid expansion of the Schlotterbeck & Foss Co. business, which has left the veteran manufacturing concern greatly cramped in its present Brown Street headquarters." The article notes that the company's production capacity had trebled since their first expansion onto Brown Street but that the existing facility was, "entirely inadequate for the volume of business ... at present time." At that time, the company employed, "approximately 75 employees, and has shipped out as high as 150 gross of vanilla in a day, irrespective of its shipments of other extracts and of emulsions."¹⁹

The new building was 37,345 square feet, more than three times the size of the Brown Street building, and was located with space for trucks to load off the street and direct rail access, a point noted in the *Evening Express* article. The Brown Street site was on a narrow downtown street without access for rail or easy loading of trucks. The company moved into the building at 117 Preble Street in early 1928 and continued to produce its products in the building until 2015. In recent years, these products included chef sauces, artisan salsas, cooking sauces, meat condiments, seafood condiments, specialty spreads, salad dressings,

¹⁷ "Feature Obituary, Richard Foss, 96, co-owner Schlotterbeck & Foss Co.," *Portland Press Herald*, December 21, 2003, np.

¹⁸ "Schlotterbeck & Foss New Laboratory To Be A Five Story Structure," *Portland Evening Express*, April 8, 1927, 1.

¹⁹ "Schlotterbeck & Foss New Laboratory To Be A Five Story Structure," *Portland Evening Express*, April 8, 1927, 1.

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and desert sauces.²⁰ The company's offices have relocated to Westbrook, Maine and manufacturing and warehousing is now located on Canco Road in Portland.

Criterion C: Architecture

The Schlotterbeck & Foss Building is significant at the local level as an outstanding example of industrial architecture which represents a type, period, and method of construction typical of the 1920s. It is also significant as the only major Art Deco style building by the John Calvin Stevens and John Howard Stevens architectural firm. It also has significance for its innovative use of new technology (in 1927) for supporting a large masonry building on filled land with composite wood and concrete pilings.

The building designed for Schlotterbeck & Foss by John Calvin Stevens, John Howard Stevens, and engineer Walter H. Webster in 1926-27 featured a reinforced concrete frame with buff brick walls and cast stone ornament. A single course of granite was used at the base of the cast stone cladding on the first story. Art Deco style detailing was incorporated into the main entrance and the tops of the concrete columns that support the exterior walls of the building. The interior housed office spaces and shipping on the first floor and utilitarian production spaces on the upper stories, using gravity to assist in the production process from floor to floor. A loading dock and boiler house extended from the east end of the building, toward Elm Street. The *Portland Evening Express* reported while the building was under construction, "Although convenience and utility will be the major factors considered in the erection of the new building, the ornamental aspect of the structure will be by no means neglected. It will be attractive in architecture, and provision will be made for landscaping features."²¹ The article goes on to describe a large lawn area, shrubbery, and an ornamental iron fence as landscape features. A landscaped lot was an unusual feature for an industrial building in the area as most buildings were built to the lot lines, according to Sanborn maps of the neighborhood.

The building was designed so the production process occurred from the upper floors to the lower. In some parts of the process, gravity was used to move products from floor to floor via chutes. The architectural drawings include the machinery and chutes, showing the architect's involvement with laying out this functional aspect of the building's design. The *Portland Evening Express* reported in 1927, that the top floor was occupied by the laboratory for research related to product development and testing of raw materials for production, under the direction of Clifton Foss. The fourth floor was used for storage of vanilla beans and the first steps in the vanilla extract production process, including the mixing tanks and wood casks for aging the extract. The third floor was used for the remainder of the manufacturing process for vanilla and other flavoring extracts. The second floor was devoted to labeling and bottling,

²⁰ <http://www.schlotterbeck-foss.com/our-products/>, accessed June 25, 2015.

²¹ "Schlotterbeck & Foss New Laboratory To Be A Five Story Structure," *Portland Evening Express*, April 8, 1927, 1.

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which was an entirely mechanized process. Packing the bottles in pasteboard boxes was done by hand. The second floor also contained the women's restroom and an office for the supervisor. The first story offices included spaces for the advertising department. Shipping was from the first floor as well. "Medical preparations" were manufactured on the basement level in facilities that included an "emulsion room."²²

Rare surviving John Calvin Stevens industrial building in Portland

The John Calvin Stevens firm is primarily noted for its residential, commercial, and institutional buildings. The number of industrial buildings by the firm was small by comparison and few of these buildings survive with any degree of historic integrity if they survive at all. The Schlotterbeck & Foss Building was one of the firms most architecturally distinguished industrial buildings and is possibly the least changed.

John Calvin Stevens (1855-1940) was Maine's leading architect for many decades. After graduating from Portland High School, he trained in the office of Portland architect Francis H. Fassett and became partner in the firm of Fassett and Stevens in 1880. In 1884, Stevens established his own firm and soon had a national reputation as a designer of Shingle Style cottages. Later in his career, Stevens became a leading designer in the Colonial Revival style. In 1904, Stevens' son, John Howard Stevens, became his father's partner in the firm. As the twentieth century advanced, the firm produced work in a number of different styles, including Romanesque Revival, Tudor Revival, Arts & Crafts and Beaux Arts.

Research into John Calvin Stevens designed industrial and manufacturing buildings in Portland by Sutherland Conservation & Consulting documents eighteen projects, dating from 1885 to 1936 (See Appendix 1). Three of these projects were alterations or additions to existing buildings by other architects. Of the remaining fifteen buildings, seven have been demolished and six have been significantly altered for new uses. Only the A. S. Hinds Laboratory on Forest Avenue, built in 1920, and the Schlotterbeck & Foss Company building remain substantially as built on the exterior. The Hind's Laboratory interior has been modified for conversion into an apartment building with retail spaces on the first floor. Only the Schlotterbeck & Foss building remains essentially as built on the interior and exterior. Looking at Portland industrial buildings beyond the work of John Calvin Stevens alone, the 1924 tax records show sixty-five purpose-built "factory" buildings in Portland, as identified on the records. Only thirteen of these buildings are standing in 2016 and most are significantly altered.

In addition to representing a little studied aspect of Stevens' career, the Schlotterbeck & Foss Company building is a rare example of the Art Deco style of architecture in Portland. The style was never common in the city and only a handful of examples survive in 2016, including

²² "Schlotterbeck & Foss New Laboratory To Be A Five Story Structure," *Portland Evening Express*, April 8, 1927, 1.

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the New England Telephone & Telegraph Building at the corner of Forest and Cumberland Avenues, the former Woolworth's store at 540 Congress Street and the former Overland Shoe Store building at the corner of Oak and Congress Streets.²³ Of the four, the Schlotterbeck & Foss Building retains the greatest degree of interior and exterior integrity. The Schlotterbeck & Foss Building is the Stevens firm's only major example of Art Deco architecture in Portland.

Involvement of Webster & Libby, Architects and Engineers

The Portland architectural and engineering firm Webster & Libby was involved as "associate engineers" on the design of the Schlotterbeck & Foss Building.²⁴ Drawings in the John Calvin Stevens drawing collection at Maine Historical Society and records at the Portland Building Inspections Department document that the "associate engineers" played a large role in the design of the building, producing all of the original structural drawings. A schedule of drawings by Webster & Libby in the collection lists numbers S-1 through S-27, including plans for all floors, sections, elevations, roof plan, and plans for pilings, columns, beams, stair details, etc. These are dated April 8, through May 24, 1927, including revisions. All of these drawings are labeled "John Calvin Stevens – John Howard Stevens, Architects, Webster & Libby, Engineers," except the schedule of drawings, which is only labeled Webster & Libby. A note on the schedule records that they were delivered to the Stevens firm on June 1, 1927.

Exterior elevation and interior detail drawings by the Stevens firm are all dated April 21, 1927 or later with updates through September 9, 1927. Unlike the blueprints from Webster & Libby, these drawings are labeled only "John Calvin Stevens – John Howard Stevens, Architects." These include refinements to the floor plans, placement of production machinery, window details, and details of the wood and glass office partitions. The only drawings in the collection by the Stevens firm that predate the Webster & Libby plans are colored renderings of the exterior of the building, done in 1926.²⁵ This suggests that the Stevens firm determined the overall size and fenestration pattern for the building and then turned it over to a firm with greater expertise in the design and construction of industrial buildings to develop the structural drawings for the building. A letter in the Portland Building Inspection Department records states:

These plans and the specifications accompanying the same, covering the erection of the new laboratory for Schlotterbeck & Foss Co., Portland, have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc., required by the building code of the City of Portland.
Webster & Libby, Engineers

²³ Hanson, Scott. and Deb Andrews. *Congress Street Historic District Designation Report and District Resource Inventory*, Portland, ME, 2009.

²⁴ "Schlotterbeck & Foss New Laboratory To Be A Five Story Structure," *Portland Evening Express*, April 8, 1927, 1.

²⁵ There is also a color-coded Stevens drawing of site borings, dated August 1926, that is copied from a Webster & Libby blueprint with an earlier date.

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[signed] Walter H. Webster²⁶

The Building Inspections Department records indicate that the City inspectors had serious concerns about the construction of such a large masonry structure on the filled land at Preble and Kennebec Streets. Unfortunately, the surviving records and correspondence is fragmentary and it isn't possible to follow the discussions that took place in any detail. The *Portland Evening Express* reported while the building was under construction that, "To overcome the difficulties of erection of such a massive building on low-lying damp land, it was found necessary to lay a pile foundation. This is a composite piling which is partly wood and partly concrete. The work was done by the Raymond Concrete Pile Company of New York."²⁷ A letter from the H. A. Mohr, New England Manager of the Raymond Pile Company, to Warren McDonald, Inspector of Buildings, Portland, Maine, dated April 4, 1927, is in response to McDonald's "request to furnish you with a Photostat of a city building regulation permitting loading of 20 tons or more on our composite pile." The company replied that they did not have such information available, but were sending an affidavit listing the clients, locations, architect's or engineer's names, and pile loadings at 20 tons or more, to show that what was planned for the Schlotterbeck & Foss building "is not unusual practice." The attached affidavit from Paul D. Case, Secretary of the Raymond Pile Company, listed eight buildings with pile loadings from 20 to 30 tons located in several eastern and Midwestern states.²⁸

An illustration of the Raymond Composite Pile and its installation appeared in *Sweet's Architectural Catalogue, Fifteenth Annual Edition*, in 1915. It shows a lower section of tapered wood pile that is driven nearly all the way into the ground. A tapered steel sleeve, or shell, with a spiral reinforcing rod on the interior was then slipped over the projecting part of the wood pile above ground. A "special driving core" was then inserted into the steel shell and the combined wood and steel sections driven into the ground until the wood was fully below the subsurface groundwater level and the steel is nearly flush with the grade. The "special driving core" was then removed and the steel shell filled with concrete to form the upper section of the pile. The steel shell remained in the ground.²⁹

The Raymond Pile Company of New York and Chicago published a book titled *Raymond Concrete Piles and Special Concrete Work* in 1926 to advertise their reinforced concrete piling system. Three projects in Portland were listed as having used their piles, two of the three, the Hannaford Brothers Warehouse and the T.A. Huston Bakery, were credited to Webster & Libby.³⁰ The Huston Bakery was entirely designed and engineered by the firm. The

²⁶ Walter H. Webster, undated letter, microfilm copy in record for 107-121 Preble Street, City of Portland, Maine, Building Inspection Department records, 398 Congress Street, Third Floor, Portland, ME.

²⁷ "Schlotterbeck & Foss New Laboratory To Be A Five Story Structure," *Portland Evening Express*, April 8, 1927, 1.

²⁸ H. A. Mohr, New England Manager of the Raymond Pile Company, to Warren McDonald, Inspector of Buildings, Portland, Maine, letter dated April 4, 1927, microfilm copy in record for 107-121 Preble Street, City of Portland, Maine, Building Inspection Department records, 398 Congress Street, Third Floor, Portland, ME.

²⁹ Sweets Catalogue Service, Inc. *Sweet's Architectural Catalogue, Fifteenth Annual Edition*, New York, 1920, 15.

³⁰ Raymond Pile Company. *Raymond Concrete Piles and Special Concrete Work*, New York, 1926, 47.

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Hannaford Brothers Warehouse was designed by John Calvin Stevens and it appears that Webster & Libby did the engineering work, as on the Schlotterbeck & Foss Building.

According to reports in *The Banker & Tradesman*, Webster & Libby also designed additions to the Cushman Bakery building, across Elm Street from the Schlotterbeck & Foss Building, in 1927-28. They would do additional work to expand that bakery in 1932 as well as design three homes for members of the Cushman family. The same publication reports the firm designing a factory for Winslow & Co. in 1927. Reference to this project is also found in the December 1, 1927 issue of *American Machinist*, where it was reported, "Winslow & Co., Inc., Forest Ave., manufacturers of machinery, plans reconstruction of factory recently destroyed by fire. Estimated cost \$250,000. Webster & Libby, 11 Exchange St., Archts."³¹ Except for the residential projects, these were all large masonry buildings built on filled land. This specialized area of engineering may have been something the firm was recognized for, and the reason they were involved with the Stevens firm in designing the Hannaford and Schlotterbeck & Foss buildings.

Other Portland buildings designed by the firm included a large showroom and garage for the Nash automobile company between Cumberland Avenue and Portland Street at Alder Street and a restaurant at 92 Oak Street. Both of these buildings survive with exterior alterations. The Cushman Bakery building survives with minimal exterior changes. The Huston bakery was completely re-clad in contemporary materials when it was rehabilitated to become the University of Southern Maine library in the 1990s. Projects by the firm outside Maine included a bakery in East Cambridge, Massachusetts³² and a maple sugar candy factory in St. Johnsbury, Vermont.³³

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

Augustus Schlotterbeck was born in Birstein, Germany, in January 1844 and immigrated with his family to the United States at the age of ten. After attending school in Springfield, MA, Schlotterbeck apprenticed with a New York City pharmacist. He moved to Portland, Maine in February 1865, taking a position running the retail department of the H. H. Hay pharmacy. Schlotterbeck left Hay to start his own apothecary/pharmacy in 1866. The Maine Pharmaceutical Association was formed in Schlotterbeck's drug store on July 23, 1867, with Schlotterbeck as Corresponding Secretary. Schlotterbeck became a prominent Mason in Portland and donated significantly to the construction of the Masonic Temple building at 415

³¹ *American Machinist*, Vol. 67, No. 22, McGraw-Hill, New York, December 1, 1927, 882h.

³² *Cambridge Tribune*, Volume XLIII, Number 19, 10 July 1920, 2.

³³ *The Bridgeman's Magazine*, Vol. XX No. 1, January 1920, Indianapolis, IN, 97.

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Congress Street. He was Chair of the building committee and his portrait hangs in the temple's grandest space, the Corinthian Hall.³⁴

Charles S. Foss joined the firm in 1887.³⁵ Foss was born in the Deering section of Westbrook, ME, the son of Alexander and Susan Foss. U.S Census records, Civil War era I.R.S. records, and city directories indicate that his father worked in the hotel and liquor business, apparently running taverns or hotels in the greater Portland area. The State of Maine's *Annual Reports of the Various Public Officers and Institutions for the Year 1878* includes a list of the "Names of persons who have passed examination and hold certificates authorizing them to engage in the business of Apothecaries." Charles S. Foss and Augustus G. Schlotterbeck appear side by side on the list among the nine men listed in Portland.³⁶ By 1889, the company had pharmacies at 501 Congress Street, Woodford's Corner, and at Knightville in South Portland and were keeping the stores open all night.³⁷ The business was incorporated as the Schlotterbeck & Foss Company in 1892.

Research indicates that the majority of Schlotterbeck and Foss' medications, like their *Mistura Helonin Composition*, were intended for the treatment of female health issues related to menstruation such as *Dysmenorrhoea* (pain during menstruation), *Amenorrhoea* (the absence of a menstrual period in a woman of reproductive age), and *Menorrhagia* (an abnormally heavy and prolonged menstrual period at irregular intervals).³⁸ Other advertised Schlotterbeck & Foss medicines included *Mistura Hydrostatis Composition* for gastro intestinal catarrh; *Mistura Glyconin Composition* for struma and scrofulosis (enlargement of the glands in the neck); *Syrup Mangani Composition* for amenorrhoea; *Liquor Hyopphosphitum* for neurasthenia and insomnia; and *Syrup Phospho-chloride of Iron* for chlorosis (iron-deficiency anemia especially of adolescent girls) and senility.³⁹

In an ad in the July 17, 1895 edition of *The Sanitary Inspector - A Monthly Journal Devoted to Personal and Public Hygiene*, published by the Maine State Board of Health, the company made a point to say about their products, "The above preparations are in no sense Patent Medicines. There are NO descriptive circulars, NO directions in regard to dose, NO recommendations with or upon them, but are intended for physicians' use only. These preparations can be obtained though any apothecary, as the same are kept in stock by the leading wholesale druggists." Patent medicines originated in late-seventeenth century England, when "letters patent" were issued to inventors of remedies for various illnesses. These medications became available in America early on and eventually would be produced here as well. Few American formulations were ever patented and by the 1890s, "patent

³⁴ <http://www.portlandmasonic.com/history.html>, accessed June 24, 2015.

³⁵ *Journal of the American Pharmaceutical Association*, Volume VI, No. 4, April 1917. p. 339.

³⁶ *Public Documents of Maine: Annual Reports of the Various Public Officers and Institutions for the Year 1878*, Augusta, 1878, p. 16.

³⁷ *Pharmaceutical Record* Vol. 9, September 16 1889, New York, p. 287.

³⁸ *Boston Medical and Surgical Journal*, advertisement, Boston, June 26, 1890, p. 8

³⁹ *The Chicago Medical Recorder*, Vol. V XIII, January – June, 1900, Chicago, advertisement, p. 21.

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medicine” was a generic term for pills, powders, salves, solutions, compounds, and other treatments marketed to address health concerns.⁴⁰ The defensiveness of the Schlotterbeck & Foss advertisement suggests an awareness that patent medicines were coming to be considered suspect by some people.

Many of the “medicines” sold in this completely unregulated market were useless at best and deadly at worst. An on-line exhibit by the Smithsonian Institution National Museum of American History notes that, “Before the beginning of federal drug regulation in 1906, patent medicine manufacturers made any therapeutic claims for their products that they wished. In addition, patent medicines often contained dangerous levels of alcohol, opium, and other narcotics, potentially addictive and deadly ingredients that were not revealed to the consumer. Unscrupulous manufacturers greatly exaggerated the curative powers of their remedies, selling them as “panaceas” or ‘cure-alls.’”⁴¹ In addition to the “home remedies” turned into consumer products like Lydia E. Pinkham’s Vegetable Compound for “female complaints” and outright quackery masquerading as science, there were medicines like Schlotterbeck & Foss’ made by qualified pharmacists and marketed directly to the medical profession rather than the general public.

James Harvey Young’s *The Toadstool Millionaires: A Social History of Patent Medicines in America before Federal Regulation*, published by Princeton University Press in 1961, is the seminal work on the history of patent medicines. The development of companies like Schlotterbeck & Foss is described in it:

The old days of simple prescribing were fast passing as the manufacturing of medicines became a major American business, and physicians of the best intent had a hard time deciding what was good and what was spurious. In the 1870's they were confronted with a host of new products to assay. The "ethical" proprietary made its appearance, a non-secret packaged product, unpatented but sometimes bearing a distinctive copyrighted name, prepared in the laboratory of a reputable pharmaceutical manufacturer. These medicines were primarily elegant preparations of standard formula -- elixirs, pills, syrups -- aimed at performing essentially the same roles as the official preparations of the *Pharmacopoeia*.

While seemingly more legitimate and safer than “quack” medications, these products also caused concern to some:

⁴⁰ “Balm of America: Patent Medicine Collection,” Smithsonian Institution National Museum of American History website exhibit at: http://ahm.si.edu/collections/object-groups/balm-of-america-patent-medicine-collection?ogmt_page=balm-of-america-history, accessed June 6, 2015.

⁴¹ “Balm of America: Patent Medicine Collection,” Smithsonian Institution National Museum of American History website exhibit at: http://ahm.si.edu/collections/object-groups/balm-of-america-patent-medicine-collection?ogmt_page=balm-of-america-history, accessed June 6, 2015.

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"Far more iniquitous [than the maker of ordinary patent medicines]," warned a Philadelphia physician in 1892, "and far more dangerous to society is the wily manufacturer that advertises 'to the profession only.' Whether he ostentatiously holds secret the composition of his nostrum, or whether with pretended frankness he describes it with an appellative that means nothing, or publishes a formula that cannot be carried out, his object is the same; he seeks to make the physician's the hand whereby he may reach pockets shut from the coarser methods of the Warners, the Pinkhams, and the Jaynes [three of the most popular patent medicine manufacturers]."

Schlotterbeck & Foss also began to produce flavoring extracts for cooking. In 1892, the company took part in the Boston Retail Grocers Association and Massachusetts Charitable Mechanics' Association's "Food and Health Exposition" in Boston. An article about the exposition published in *New England Magazine*, it was noted that this, "was one of the grandest and most successful affairs of the kind ever given in this country. Its importance cannot be overestimated in calling the attention of the people to the necessity of using only pure goods for food purposes, and in awakening an interest in their manufacture and use, both in hygienic and economical respects. It was the first exhibition of the kind ever given in New England, and marks an important step in the advancement of the public health and thereby its larger prosperity."⁴² In that same article, the extracts produced by Schlotterbeck & Foss received substantial praise:

There is no ingredient used in the chemistry of the kitchen, or, more plainly speaking, the cooking department, regarding which greater care should be exercised than in the matter of flavoring extracts. Many a good feast has been spoiled and the hostess chagrined by the use of inferior flavoring with otherwise admirable dishes.

It gives us, therefore, much pleasure to confidently recommend the Foss extracts prepared by Schlotterbeck & Foss, the well-known manufacturing chemists and druggists of Portland, Me. This firm ranks very high, and for years has held marked prominence in the business. Their goods are second to none in the market and are known all over the country, being prepared with the utmost skill and care, and on the most exact chemical principle.

The vanilla manufactured by them is made from the finest quality of Mexican vanilla bean, and it takes over one year to prepare this particular extract; the firm offer one thousand dollars to anyone who can detect any adulteration in their goods.

⁴² McBride, Marion A. "The Food and Health Exposition," *New England Magazine, An Illustrated Monthly*, Series Vol. V, September 1891 – February, 1892, Boston. p. 17.

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The lemon, almond, rose, and orange are perfect reproductions of the choice fruit from which they are made. Every bottle of extract is guaranteed to suit the most enlightened cook, and all dealers are authorized to refund the money in every case where the purchaser has reason to be dissatisfied with the articles presented by the firm, as they make only one quality of extract, and that is of full strength and choice flavor.

The Foss extracts formed an attractive feature of the extensive exhibit of Messrs. Cobb, Bates & Yerxa on the platform of the Grand Hall, and the free dispensing of ice-cream flavored with their extracts was constantly attended by throngs of eager visitors who were earnest in praise of the superior productions of this enterprising Portland establishment.⁴³

A full-page advertisement in *Mrs. Lincoln's Boston Cook Book: What to Do and What Not to Do in Cooking*, published in 1903, reads, "In any of the valuable receipts in this book where fruit flavoring is called for, the very best results will be obtained by using Foss' Pure Flavorings Extracts. Why? Because of their absolute purity; of their delicate flavor; of their unusual strength. They are used by many of the leading teachers of cookery, and are also used at the Boston Cooking School, where the aim is always to secure the Purest and Best articles of food."⁴⁴ The 1892 award was still being mentioned in an advertisement in Fannie Merritt Farmer's *The Boston Cooking-School Cook Book* in 1921. The ad notes that, "These Extracts used and always recommended by Miss Fannie M. Farmer," and asks "Isn't this sufficient?"⁴⁵

The American patent medicine industry came under journalistic scrutiny shortly after 1900. One of the first magazines to establish a policy of rejecting advertising from patent medicine companies in the 1890s was the *Ladies Home Journal* which followed this up with articles critical of the industry starting in 1904.⁴⁶ The following year, *Collier's* magazine took on the issue with six months of editorials, cartoons, and articles building up to a major expose by investigative journalist Samuel Hopkins Adams, who had spent months researching the piece. The first installment of Adam's "The Great American Fraud" was published on October 7, 1905. He wrote:

Gullible America will spend this year some seventy-five millions of dollars in the purchase of patent medicines. In consideration of this sum it will swallow huge quantities of alcohol, an appalling amount of opiates and narcotics, a wide

⁴³ McBride, p. 21.

⁴⁴ Lincoln, Mary J. *Mrs. Lincoln's Boston Cook Book: What to Do and What Not to Do in Cooking*, Boston, 1903, p. 582.

⁴⁵ Farmer, Fannie Merritt. *The Boston Cooking-School Cook Book*, Boston, 1921, p. 659.

⁴⁶ Young, James Harvey. *The Toadstool Millionaires: A Social History of Patent Medicines in America before Federal Regulation*, Princeton, NJ, 1961, p. ?.

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assortment of varied drugs ranging from powerful and dangerous heart depressants to insidious liver stimulants; and, far in excess of all other ingredients, undiluted fraud. For fraud, exploited by the skilfulest of advertising bunco men, is the basis of the trade.

Following passage of the Pure Food and Drugs Act in 1906, independent testing of patent medicines for safety and effectiveness was begun and the results published. Some of the early and significant efforts in this area included a number of Schlotterbeck & Foss products. In 1915, *The Journal of the American Medical Association* included a monthly section titled "Propaganda for Reform." The publication described the content of the section, writing, "In This Department Appear Reports of the Council on Pharmacy and Chemistry and of the Association Laboratory, Together with Other Matter Tending to Aid Intelligent Prescribing and to Oppose Medical Fraud on the Public and on the Profession." In the December 19, 1915 issue, under the headline, "Mist. Helonin Comp." it was reported:

"The only available information in regard to the composition of Mist. Helonin Comp., [manufactured by] Schlotterbeck and Foss, is a statement in a circular that the active ingredients are helonin, senecin and avenin and the statement on the label that it contains 45 per cent. alcohol. The alcohol content is that of strong whiskey. The practically inert drugs asserted to be contained in it would not in the least interfere with its use as a cordial. On the basis of the information supplied by the manufacturer, Mist. Helonin Comp. may be classified as an objectionable and worthless nostrum—unless we regard the alcohol as of value."⁴⁷

Other Schlotterbeck & Foss products came under scrutiny the following year. Under the headline, "The Hypophosphite Fallacy" the *Journal* published a report of the Council on Pharmacy and Chemistry, stating, "The Council has adopted the following report and authorized its publication." After declaring, "the introduction of hypophosphites into medicine was due to an erroneous and now discarded theory as to the cause of tuberculosis of which one Dr. J. F. Churchill of London, and later of Paris, was the promulgator and propagandist," the report outlined how and why the theory had been discredited, concluding, "There is no justification for giving hypophosphites for the sake of their phosphorus content. For various reasons, however—partly from force of habit and partly because of the power of advertising—many physicians still prescribe hypophosphite preparations, and consequently, they are still included in the Pharmacopeia and in textbooks on materia medica and therapeutics. They are put out in the form of "specialties" and of proprietary preparations, and are lauded extravagantly by the manufacturers of the latter." The researchers concluded that normal dietary sources of phosphorus provide all that is needed in a more direct and reliable manner,

⁴⁷ *Journal of the American Medical Association*, "The Hypophosphite Fallacy," December 18, 1915, Chicago, p. 2186.

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noting that "half a glass of milk contains more available phosphorus than three large doses of hypophosphites of 15 grains each, as great a dosage as is usually given."⁴⁸

Proprietary preparations containing hypophosphite from eight manufactures were tested in the laboratory and the results along with an analysis of claims made by the manufactures were published in the report. Schlotterbeck's Solution Hypophosphites of Lime and Soda was included in the testing with the following reported results:

The Schlotterbeck & Foss Co., Portland, Maine, the manufacturers, say of their preparation : "This solution contains 30 grains of the combined Hypophosphites of Lime and Soda to the ounce. It contains No Sugar, No Acid and it is Perfectly Neutral." "Indications for use—Galactostasis, Imperfect Metabolism, Neurasthenia, Nervous Dyspepsia, Insomnia, Convalescence, Acetonuria, Cyclic Vomiting in Infants, Diabetes, Starvation, Deficiency of Lime, Mother's Teeth during Pregnancy, Dentition of Infants, Rachitis, Furunculosis, Vomiting of Pregnancy, Obesity." "Migraine is often caused by conditions for which this Solution is one of the most satisfactory remedies." "In Insomnia due to advancing age, it will often act as a hypnotic. Of the hypophosphites the Schlotterbeck & Foss Company say : "If 'damning it with faint praise' on the part of some of the leading medical authorities, or utterly condemning it as useless, on the part of others, would kill a medicine, the Hypophosphites would long since have disappeared as medicinal agents. Negative testimony in regard to the value of a drug does not settle anything." Of their own preparation they say: "When we get the results that ought to follow the administration of Hypophosphites, we have proved that Schlotterbeck's Solution enters the system unchanged. This Solution is primarily a blood and nerve tonic and chemical food." Schlotterbeck's Solution of Hypophosphites of Lime and Soda is a semi-secret preparation marketed under claims that are both unwarranted and misleading.⁴⁹

Finally, the article reported that, "The Council endorsed the conclusions of the work of Dr. Marriott referred to above, and voted: (1) that the therapeutic use of hypophosphites ... is irrational; (2) that the merits of each hypophosphite salt submitted for consideration under the foregoing exception must be judged individually, and (3) that [Schlotterbeck's Solution and four others] are ineligible for inclusion in New and Nonofficial Remedies," and "of these preparations, all are in conflict with Rule 10; [Schlotterbeck's Solution and four others], are in conflict with Rule 6; [Schlotterbeck and two other] preparations are also in conflict with Rule 1."⁵⁰ The rules referenced were established by the Food and Drug Commission created by the

⁴⁸ *Journal of the American Medical Association*, "The Hypophosphite Fallacy," September 2, 1916, Chicago, p. 760.

⁴⁹ *Journal of the American Medical Association*, "The Hypophosphite Fallacy," September 2, 1916, Chicago, p. 761.

⁵⁰ *Journal of the American Medical Association*, "The Hypophosphite Fallacy," September 2, 1916, Chicago, p. 762.

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1906 law which charged the commission with adopting, "rules regulating minimum standards of strength, purity and quality of food and drugs."⁵¹

Concerns about the safety of food products led to testing and reporting in that industry as well. Schlotterbeck & Foss fared far better in this area. In a Vermont Board of Health *Bulletin* from 1905, several Schlotterbeck & Foss extracts are included in a report on laboratory testing results and while several are noted as having less than standard concentrations of extract, they are all labeled accurately as to content.⁵² A 1917 report from the Maine Agricultural Experiment Station at the University of Maine included a number of Schlotterbeck & Foss extracts which had been purchased from retailers in Lewiston, Gardiner, Augusta, and Fairfield in the fall and winter of 1915-16. The results showed: Foss Pure Orange Extract with "about forty percent above standard strength"; Hall Brand [manufactured by Schlotterbeck & Foss] Extract Checkerberry only one-fifth standard strength but "All samples above claimed content"; Foss Pure Extract Checkerberry and Foss Pure Extract Peppermint, "Above standard"; Hall Brand Extract Lemon, one-sixth standard strength but, "Up to claimed strength."; and "Foss Pure Extract Lemon. "Nearly double standard strength." Only Hall Brand Extract Peppermint, One-fifth standard strength had, "One sample one-seventh standard strength. Other samples one-fifth standard strength."⁵³

In 1916, the *National Association of Retail Druggists Journal* reported the sale of the original Schlotterbeck & Foss store where their extract business was first developed. They noted that the druggist H. H. Hay had occupied the building after Schlotterbeck & Foss, and then Speare's Pharmacy purchased it in 1915. A confectionary company from Massachusetts bought the building and planned to renovate it for their retail operation.⁵⁴ This suggests that Schlotterbeck & Foss ceased their retail pharmacy operation at 501 Congress Street within a few years after building their new building behind it on Brown Street in 1904.⁵⁵

Webster & Libby, Architects and Engineers

The firm was established by Walter H. Webster and Herman B. Libby, former employees of Moulton Engineering. *The American Contractor*, trade publication reported in their January 18, 1919 issue, "The engineering firm, Webster & Libby, takes the place of the Moulton Engineering Company, 534 Congress Street, Portland, Maine. Mr. Moulton has opened the Moulton Engineering Company at Worcester, Massachusetts."

⁵¹ United States Public Health Service. *State Laws and Regulations Pertaining to Public Health Adopted During the Year 1915*, Washington, DC, 1915, p. 500.

⁵² Vermont. State Board of Health. *Bulletin*, Volumes 6-10, September 1, 1905, Brattleboro, VT, pgs. 32, 55, 57, and 77.

⁵³ Maine Agricultural Experiment Station. *Annual Report of the Maine Agricultural Experiment Station, Issues 246-257*, University of Maine, Orono, 1917, pgs. 27-35.

⁵⁴ National Association of retail druggists Journal, Vol. 22, 1916, Chicago, Page 32

⁵⁵ The dated plans for this 1904 building, by Portland architect Frederick A. Thomson, are in the collections of the Maine Historical Society.

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Walter H. Webster (1876-1940) was born in Lakeport, NH and appears to have had no formal education in engineering or architecture. U.S. Census records show that in 1900 he was a laborer in the Laconia Car Company railroad car shops in Laconia, NH, and in 1910 a draughtsman in an engineering firm in Milton, NH. The Portland *City Directory* for 1918 documents that he was vice-president of the Moulton Engineering Company at 534 Congress Street, Portland by that date. The owner of the company, Seth A. Moulton, had been chief engineer in the I.W. Jones firm in Milton, NH, before coming to Portland in 1909, as junior partner in the firm of Sawyer & Moulton, consulting engineers. In 1914, Moulton became sole owner of the firm, which was renamed Moulton Engineering.⁵⁶ It seems likely that Moulton and Webster had become acquainted in Milton, NH prior to 1909.

Herman B. Libby (1890-1967) was born in Portland, son of R. Cutler Libby, a partner in the Turner Barker insurance company.⁵⁷ Libby grew up on Munjoy Hill and graduated from Portland High School before studying architecture at Pratt Institute in Brooklyn, NY. He graduated in 1912 and then worked as an architectural draftsman for the Atlantic Terra Cotta Company in New York City before returning to Portland.⁵⁸ Upon his return to Portland in 1915, he went to work for Moulton Engineering.⁵⁹ The 1918 Portland *City Directory* records him as a "draughtsman" in the year before he and Walter Webster took over the Moulton firm's business in Portland. Libby would later serve multiple terms on the Portland School Board and City Council, including two terms as Mayor. In 1934, Libby's father died and the younger Libby left the firm of Webster & Libby to become a partner in the Turner Barker insurance company, taking his father's place.⁶⁰ The engineering firm was incorporated as Webster & Libby, Inc., retaining Libby's name, in 1934 and continued under the same name with Walter Webster as president and treasurer until Webster's death in 1940.⁶¹

Development of Bayside industrial district

Like much of the Bayside neighborhood, the area in which the Schlotterbeck & Foss building stands was created by filling the mudflats of Back Cove on the northwest side of the Portland peninsula. Impetus for this effort came with the arrival of the York & Cumberland (later Portland & Rochester Railroad in 1850. The railroad line was built on a piling trestle across the mudflats to a filled depot site at the foot of Myrtle Street. Over time, the trestle was buried in fill, creating Kennebec Street with the rail line in the street right of way. Building sites were created along the rail line as additional fill was added on both sides of the new street, attracting industrial and warehousing uses.

⁵⁶ Hatch, Clinton Lewis. *Maine: A History – Volume 4*, New York, 1919, 277.

⁵⁷ Hatch, 245.

⁵⁸ Moranz, Col. Jack. Clipping from *Portland Evening Express*, August 15, 1935:

<https://www.facebook.com/PortlandMaineHistory1786ToPresent/photos/a.987742217956871.1073741838.124967760900992/987756274622132/?type=3&theater>, accessed December 9, 2015.

⁵⁹ Herbert, Richard A. *Modern Maine: Its Historic Background, People, and Resources*, New York, 1951, 102.

⁶⁰ Hebert, 102-103.

⁶¹ Portland City Directory, 1939.

SCHLOTTERBECK & FOSS BUILDING

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Test borings done on the site of the Schlotterbeck & Foss building in 1926 show that the site had been filled with a combination of brick, ash, and "misc. fill" to a depth of approximately five and a half feet above the natural deposits of sand and clay.⁶² It is widely believed that rubble from the Great Fire of 1866 was used to fill in this area and the fill materials found in the test borings would be consistent with that source of brick, ash, and miscellaneous fill materials. In 1879, the Portland & Rochester Railroad abandoned the depot at Myrtle Street and began running into the Grand Trunk depot at India Street. A small new depot was built on the future Schlotterbeck & Foss site to serve passengers on who preferred a Bayside location for departing or arriving in the city.⁶³

The 1896 Sanborn map shows the Portland and Rochester Railroad depot on the future site of the Schlotterbeck & Foss building. The buildings east of the site were primarily residential. The land between Somerset and Kennebec Streets was occupied by Jerome Rumery and Co.'s lumber mill and yard. South of the Portland and Rochester Railroad Passenger Depot, at the intersection of Preble and Lincoln (now Lancaster) Streets was the C. H. Bucknam Furnace Manufacturers. On the opposite corner of Preble and Lincoln Streets, was the Union Carriage Company, with its wood yards and blacksmith buildings. Continuing south on Preble Street there were a variety of small businesses, including a cement pipe manufacturer, livery stable, laundry, marble cutting shop, blacksmith shop, and harness manufacturer.

Between 1896 and 1909 the businesses developed and lots were divided, with minimal alterations made to the surrounding residential buildings. The Portland & Rochester RR depot was abandoned in 1900, when the Boston & Maine Railroad took over that railroad, and all trains on the line began to use Union Station on St. John Street. According to the 1909 Sanborn Map, the land on which the Jerome Rumery and Co. operated in 1896 had been divided to house additional companies by that date. The corner lot at the intersection of Somerset, Kennebec and Preble Streets was occupied by W. Burrowes Builder, with various buildings for storage and production. Jerome Rumery & Co. remained in the central lot located between Somerset and Kennebec Streets. East of that was the Berry-Clark Co. Store Fixtures, which had numerous buildings for lumber storage, cabinet making, offices and wood sheds. Where the C. H. Bucknam Furnace Manufacturer Company had been located in 1896, the Cobb & Webster Carpenter Shop was located by 1909. The Union Carriage Company on the corner of Lincoln (Lancaster) and Preble Streets had changed to the Locke and Yorks Carriage Company in 1909. The cement pipe and livery stable remained.

The 1924 Portland tax records show the former railroad depot had been demolished on the future Schlotterbeck & Foss site, which was vacant at that date. These records also document that a number of wood industrial buildings had been replaced by larger masonry

⁶² Drawings Webster & Libby and by John Calvin and John Howard Stevens, July and August, 1926, in the JCS drawing collection at Maine Historical Society.

⁶³ Maine Board of Railroad Commissioners. *Annual Report for 1879*, Augusta, Maine, 22.

SCHLOTTERBECK & FOSS BUILDING

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structures between 1909 and 1924. Construction of the Schlotterbeck & Foss building and additions to the Cushman Bakery plant in the late 1920s and early 1930s continued this redevelopment trend. The 1945 Sanborn map shows the major changes by that date. North of the Schlotterbeck & Foss Company where the Jerome Rumery and Co. was located in 1896 had been dramatically altered, with Cedar Street no longer connecting to Somerset Street. The block between Somerset, Kennebec, Elm, and Chestnut streets was occupied by the concrete and brick buildings of The Great Atlantic & Pacific Tea Company and the Atlantic Storage & Warehouse Inc. The brick Cushman Baking Company filled the block between Kennebec, Elm, Lancaster, and Cedar Streets with the brick H.J. Heinz Company, filling the next block to the east. On the corner of Preble and were a wood building labeled "Contractor's Equipment" and a brick garage for the Cushman Baking Company on the site of their earlier wood stable. The plot of land on the corner of Preble and Oxford Streets had a large building dedicated to garage services, a neon sign shop and an auto sales building. Automobile parking is also evident on the 1945 Sanborn map.

9. Major Bibliographical References

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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 # _____
- recorded by Historic American Landscape Survey # _____

SCHLOTTERBECK & FOSS BUILDING
Name of Property

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Primary location of additional data:

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

Name of repository: Maine Historical Society, Portland, Maine

Historic Resources Survey Number (if assigned): 357-1072

10. Geographical Data

Acreage of Property 0.7

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: 398171 | Northing: 4834926 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |

SCHLOTTERBECK & FOSS BUILDING
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4. Zone: Easting: Northing:

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

The boundary of the nomination coincides with the property depicted on the City of Portland tax map number 33, lot E001.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the property are those that have been historically, and are currently, associated with the Schlotterbeck & Foss building.

11. Form Prepared By

name/title: Scott Hanson
organization: Sutherland Conservation & Consulting
street & number: 295 Water Street, Suite 209
city or town: Augusta state: Maine zip code: 04330
e-mail: scotthanson@sutherlandcc.net
telephone: 207 620-6291
date: January 12, 2016

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.)

SCHLOTTERBECK & FOSS BUILDING

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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: Schlotterbeck & Foss Building

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Matthew Corbett, Sutherland Conservation & Consulting

Date Photographed: October 15, 2015

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

All digital image labeled as follows: ME_CumberlandCounty_Schlotterbeck&Foss_#.tif

- 0001. View northeast of the front façade facing Preble Street.
- 0002. View northwest from Elm Street showing rear elevation with projecting one-story boiler house at right.
- 0003. Detail of the main entrance facing Preble Street with historic signage above.
- 0004. View west at the front stair to the primary entrance on Preble Street.
- 0005. View southwest in the office lobby space on the first floor with front entrance doors at right.
- 0006. View west in a typical office space adjacent to the primary entrance.
- 0007. View south in a typical production space on the upper floors with stair tower at right.
- 0008. View east in a typical production space showing mushroom columns.
- 0009. View east on the fifth floor showing stair to the rooftop access at left and freight elevator at right.

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.

SCHLOTTERBECK & FOSS BUILDING

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Figure 1

Manufacturing Building	Address	Date	Note	1924 Record?	Construction/siding
A.H. Berry Shoe Factory	13-15 Lowell Street	1910	Extant	Y	Brick
Casco Paper Box Company Building	68 Cross Street	1902	Demolished	Y	Brick & mill construction/brick
Edward T. Burrowes Screen Factory	11-13 Spring Street	1885-88	Demolished	Y	Mill construction/brick
Hannaford Brothers Warehouse	17 Cross Street	1919-20	In association with Webster and Libby, Engineers; Altered	Y	Reinforced concrete & steel/concrete & brick
Portland Packing Company	26 York Street	1918	Alterations	Cannot find	Unknown
Rienzi Bottling Company Block	62 Cross Street	1896	Demolished	Y	Brick & mill construction/brick
Stockwell Cement Company	Commercial Street	1906	Alterations	Cannot find	Unknown

Other Industrial Building	Address	Date	Note	1924 Record?	Construction/siding
A.S. Hinds Laboratory	331-337 Forest Avenue	1920	Extant	Y	Reinforced concrete/tapestry brick
Aurelius S. Hinds Laboratory	20 West Street	1904	Extant/Altered	Y	Mill construction/brick
Burnham and Morrill Storehouse	East Deering	1918	Extant/Altered (assumed)	Y	Wood frame/shingled
Burnham and Morrill Storehouse Addition	13-19 Franklin Street	1889	Addition	Y	Unknown
Clark and Chaplin Ice Company Office and Sheds	Merchants Wharf	1889	Demolished	Y	Frame/siding
Cushman Bakery Alterations	107 Elm Street	1936	Alterations	Post 1924	Unknown
E.L. Watkins & Co. Laundry	604 Forest Avenue	1924	Demolished	Y	Brick & mill construction/tapestry brick
Main Motor Carriage Company Garage (and second story addition)	43 South Street	1906 (1909)	Demolished	Cannot find	Unknown
Schlotterbeck and Foss Laboratory	117-19 Preble Street	1927	Extant	Post 1924	Unknown
Thomas Laughlin Company Forge, Shop and Entrance Gates	143-151 Fore Street	1905	Demolished	Y	Brick & mill construction/brick
Thomas Laughlin Company Machine Shop	143-151 Fore Street	1910	Extant/Altered	Y	Brick & steel frame/brick & concrete

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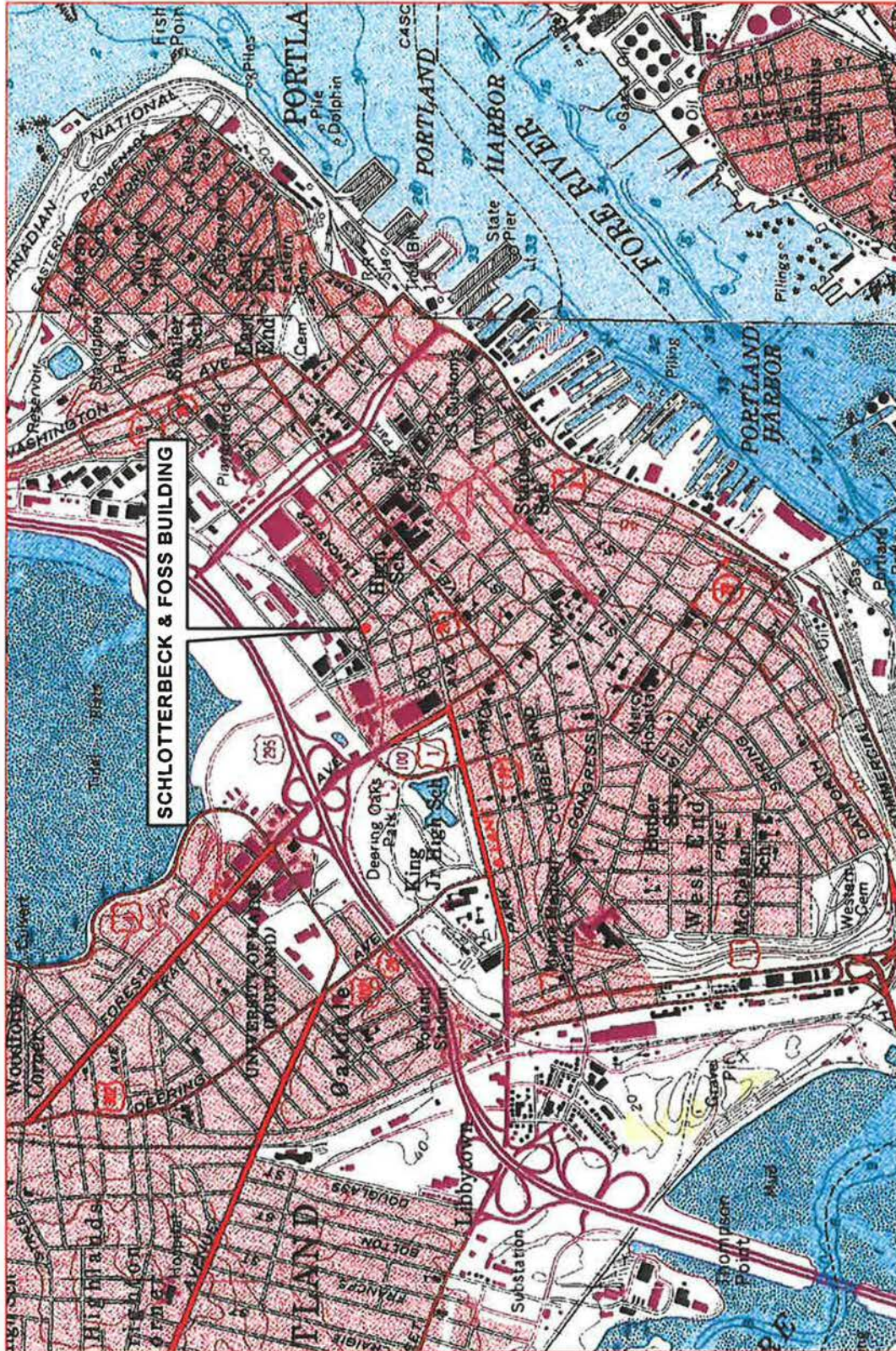
7	Demolished/Altered
8	Extant
3	Alterations and unknown

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SCHLOTTERBECK & FOSS BUILDING



SCHLOTTERBECK & FOSS BUILDING
Cumberland County, Maine
UTM's 19 / 398171 / 4834926





SCHLOTTERBECK & FOSS CO.



FOSS

Schlüterbeck & Foss Company

PINE TREE
WASTE
888
857-0800

Two people standing on the sidewalk.

SCHLOTTERBECK & FOSS CO.











EXIT



Right-to-Know
Information
Station
Material
Safety
Data
Sheets







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Schlotterbeck and Foss Building

MULTIPLE NAME:

STATE & COUNTY: MAINE, Cumberland

DATE RECEIVED: 5/26/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/11/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000436

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 7/11/16 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA A+C
REVIEWER Lionel DISCIPLINE Historic
TELEPHONE _____ DATE 7/11/16

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.



PAUL R. LEPAGE
GOVERNOR

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

RECEIVED 2280

MAY 26 2016

KIRK F. MOHNEY

Nat. Register of Historic Places
National Park Service

DIRECTOR

23 May 2016

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

Dear Mr. Loether:

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

Elizabeth Ann Seton Hospital, Kennebec County
Schlotterbeck and Foss Building, Cumberland County
John E. L. Huse Memorial School, Sagadahoc County
Eastport Historic District Boundary Increase, Washington County

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 2.

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.