NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1.	Name	of I	Prop	erty

historic name _	Hamblen I	Development	Historic Distr	ict		
other names/si	te number					
2. Location			· · · · · · · · · · · · · · · · · · ·			
street & numbe	er <u>188-208</u> Danforth	Street			$\underline{N}/\underline{A}$ not for publicatio	n
city or town	Portland				N∕∕A vicinity	
state	Maine code	ME_ county	Cumberland	code _	_005 zip code _04102_	_
3. State/Feder	ral Agency Certification		·····			
Grequest Historic Place Mationall Signature of Maine State of Fee	gnated authority under the Nat for determination of eligibility r ces and meets the procedural does not meet the National y statewide I locally. (for the statewide I locally. (for the property reservant on, the property reservant meets reservant meets reservant meets reservant for the property reservant meets res	neets the documer and professional re Register criteria. I See continuation s Zure tion Commis	atation standards for regisequirements set forth in 3 recommend that this prosheet for additional comr	stering properties in 36 CFR Part 60. In perty be considered ments.)	the National Register of my opinion, the property I significant	
Signature of	f certifying official/Title		Date			
State or Fed	deral agency and bureau					
4. National Pa	rk Service Certification					
hereby certify that entered in Se determined National Se determined National	at the property is: the National Register. se continuation sheet. d eligible for the Register se continuation sheet. d not eligible for the Register. rom the National	A 	Signature of the Keepe	er Inter Satis	od in the Date of A	ction
	lain:)					

MB No. 10024-0018

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NATIONAL

REGISTER

Hamblen Development Historic District Name of Property ,

County	and	State

5. Classification		· · · · · · · · · · · · · · · · · · ·	<u> </u>	
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count.)		
🖾 private	L building(s)	Contributing	Noncontributing	
D public-local	K district	9		buildings
public-State public-Federal	☐ site □ structure			•
			0	•
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)		-	tributing resources pr	
N/A		4		
6. Function or Use			· · · · · · · · · · · · · · · · · · ·	
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from		
Domestic/Single	e Dwelling	Domestic/	Single Dwelling	
Domestic/Multiple Dwelling		Domestic/1	Multiple Dwelling	
	······			
7. Description		6 Blokeviele		
Architectural Classification (Enter categories from instructions)		* Materials (Enter categories from	instructions)	
Greek Revival		foundation <u>Bri</u>	ck	
		wallsBri	ck	
		roof <u>Asp</u>	halt	
		other		

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

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

□ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- □ A owned by a religious institution or used for religious purposes.
- □ **B** removed from its original location.
- \Box **C** a birthplace or grave.
- D a cemetery.
- **E** a reconstructed building, object, or structure.
- □ **F** a commemorative property.
- □ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibilography

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

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 # ______

Cumberland, Maine County and State

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

1835-36

Significant Dates

1835

1836

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Primary location of additional data:

- **K** State Historic Preservation Office
- □ Other State agency
- □ Federal agency
- Local government
- □ Other

Name of repository:

Hamblen Develo Name of Property	pment Historic District	<u>Cumber1</u> County and Sta	and, Maine	
10. Geographical	Data			
Acreage of Proper	ty Approximately 1.5			
UTM References (Place additional UTM r	eferences on a continuation sheet.)			
1 1 9 3 9 8 Zone Easting 2 4 Verbal Boundary 1	0 7 0 4 8 3 3 3 8 0 Northing	4 🛄 🛯	asting Northing	
(Describe the boundarie	es of the property on a continuation sheet.)			
See map. Boundary Justifica (Explain why the bound	ation aries were selected on a continuation sheet.)			
11. Form Prepare	d By		· · · · ·	<u> </u>
name/title	Kirk F. Mohney, Architectural Hist	orian	10 / · · · · · · · · · · · · · · · · · ·	
organization	Maine Historic Preservation Commis	sion_date	April, 1992	
street & number	55 Capitol Street, Station #65	telephone	207/287-2132	
city or town	Augusta,	state <u>Maine</u>	zip code 04333-006	5
Additional Docum				
Submit the following ite	ms with the completed form:			

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner		
(Complete this item at the request of SHPO or FPO.)		
name		
street & number	telephone	
city or town	state zip code	

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Hamblen Development Historic District
Section number __7 Page _2___

Cumberland, Maine

The Hamblen Development Historic District is comprised of a group of two double houses, a four-unit rowhouse, and a single dwelling located in one city block. Constructed of brick, the three-story, three-bay buildings are uniform in their Greek Revival styling and setback. At the rear of each block, and in a number of cases the side, is a small fence enclosed yard. The district contains nine (9) contributing resources, four of which (188-194) are already listed in the Register.

Located along the south side of Danforth Street between Clark and Brackett Street, the Hamblen Development is a striking enclave when compared to its immediate neighbors. To the south, for example are a mix of modest nineteenth century frame residences many of which have been altered. Bordering the block to the west are two small commercial enterprises as well as a modern housing development. Frame and brick single and multi-family houses are located to the north of the district and to the east. In addition, to the northeast of the Hamblen Development is the boundary of the Spring Street Historic District (N.R. 4/8/70). However, the subject area remains isolated from this existing National Register district.

With the exception of two instances of Italianate style remodeling, the buildings in the Hamblen Development are remarkably alike. The repetition of the basic three-story, three-bay unit utilizing a side entry and gable parallel to the street results in a very uniform streetscape. This is enhanced by the placement of the interior end chimneys, the thin cornices, and the tall basements which necessitate the use of high stoops of wood or granite. Thus, despite the presence of the open spaces between the double and single houses, the visual character of the group is very much that of a Variations do exist, however. Chief among them is the Italianate row. alterations to 206-208 which resulted in a more pronounced cornice decorated with console brackets. Broad Italianate overdoors were also added to 196-198 and the modest Greek Revival door surrounds replaced. Four of the nine units have remained unpainted, whereas the others are a white or cream color.

Inventory List

1. 188 Danforth Street 1835 (N.R. 7/21/83)

Eastern-most of the units in the Hamblen Block, this building is also one of the most intact. Its front elevation has a symmetrical fenestration pattern consisting of a pair of long six-over-six double-hung windows and the side entry on the first story; a trio of six-over-six-over-six windows in the second story; and three small threeover-three double-hung sash in the third story. Two similar windows are located in the basement level immediately below the water table. The entrance is reached by a flight of wooden steps,

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and is composed of a six-panel door flanked by narrow, full length sidelights and framed by pilasters and an entablature. The building's exposed east side contains two widely spaced windows on each story and a single unit in the attic. A pair of interior end chimneys symmetrically located forward and back of the roof ridge, and an extension of the brick endwall forms a short parapet at the corners. An L-shaped rear addition to this unit consists of a two story section with a porch along the east side and a three-story block at the rear whose gable roof mimics that of the original. The symmetrical fenestration pattern employed here, as on the rear elevation of the 1835 portion, utilizes segmentally arched six-over-six windows.

The original occupant of 188 Danforth Street is believed to have been James R. Dockery who, in the 1866-67 <u>Portland Directory</u>, appears as a sea captain.

2. 190 Danforth Street 1835 (N.R. 7/21/83)

One-Ninety Danforth Street matches its neighbor to the east with minor variations. These include the replacement two-over-two double-hung sash on the first story and the elimination of the short parapet. The balance of the windows and the entrance are identical to 188. A short ell and a narrow, full height, frame addition with a shed roof are located at the rear.

Deed research indicates that this unit was acquired from the Hamblens by Alfred Dow "...with the house now building..." for \$3,000 on August 3, 1835.

3. 192 Danforth Street 1835 (N.R. 7/21/83)

This unit is similar to 188 and 190 in its overall characteristics. Alterations to the front elevation include the substitution of two-over-two windows on the first story (the second floor windows were like these but they have been restored to six-over-six) and an Italianate style two-panel door in place of the original and its sidelights. In addition, and unlike 190, the short parapet separates this block from 194 Danforth.

4. 194 Danforth Street 1835 (N.R. 7/31/83)

Completing the four block rowhouse erected in 1835, 194 Danforth Street is, like the opposite end, virtually intact on the exterior. Alterations to

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the standard configuration include the replacement one-over-one windows on the third story and two small skylights. On the west endwall, the fenestration varies from 188 in its more random pattern reflecting the interior stair location.

Caleb Adams, whom the deed refers to as "Gentleman", acquired this block on August 5, 1836 for \$3,800.

5. 196 Danforth Street 1836

A year after completing the rowhouse group as the first development in the block, Eli and Joseph Hamblen erected a double house of which this is the eastern half. The basic three-bay, side-hall configuration of the rowhouse was retained in this pairing, as well as similar overall dimensions. Α number of changes were, however, made. Chief among these were the shortened second story windows resulting in a double-hung as opposed to a triple-hung configuration. Two-over-two windows now occupy these openings. Additionally, the small parapets on the side elevations were eliminated and the cornice made more pronounced. It is uncertain whether the granite steps are original, or part of the Italianate remodeling of the entrance and the introduction of a very substantial, bracketed overdoor. Projecting from the middle rear of the double house is a one-story brick ell. In addition, a wooden deck is located on the back slope of the roof in front of a dormer set below the slope.

6. 198 Danforth Street 1836

The twin mate of 196 Danforth, this block varies now only in its unpainted brickwork, including the ell. Like its neighbor, the house has two-over-two replacement units and the Italianate doorway.

7. 200 Danforth Street 1836

The lone single brick house in the district, 200 Danforth Street was erected in the second phase of the development. Like its contemporaries, it employs the three-bay, three-story block with a side entrance. Principal variations include the use of triple rather than double-hung windows on the first story, and an entryway that includes a shallow projecting vestibule (recently reconstructed from a 1924 photograph), above which is a six-oversix window. This window is longer than the other two on the second story. The third story windows are arranged in a six-over-three pattern. Granite steps leading up to the door are also recent additions to the property. The

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fenestration pattern on the rear elevation is undisturbed with the exception of a newly installed broad gable roofed dormer.

8. 206 Danforth Street 1836

Two-Hundred-Six Danforth Street is the eastern half of the second double-house in the district. In standard fashion, it is a three-bay, threestory unit with an entry coupled with its neighbor such that a central configuration is achieved. The existing fenestration pattern consists of three-pane basement windows, six-over-six double-hung windows on the first story, and six-over-threes on the third story. A modest bracketed overdoor of apparent recent date shelters a two-leaf Italianate door set within a Greek Revival surround. These doors are contemporary with the broad cornice decorated with console brackets, and a side bay window, all of which are midnineteenth century alterations. A notable surviving feature on the facade is the decorative ironwork grill that is located below the second floor windows. Decorated with anthemions, this feature is believed to have originally existed on most if not all of the brick houses in the district. If so, this would mimic the similar treatment employed on the Park Street Row (N.R. 2/23/72) built in 1835. At the rear of this unit is a two-story wing whose shallow gable roof parallels that of the main block.

9. 208 Danforth Street 1836

The facade of this unit of the double house is virtually identical to its neighbor with variations occurring in the absence of an overdoor, lost grillwork (evidence is clear that it existed), and the use of wooden rather than granite steps. This unit features a three-sided bay window on its west endwall where there is a symmetrical fenestration pattern of widely spaced windows. The rear elevation features a three-story porch and a long twostory brick ell with a cornice that matches the one on the main block.

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Constructed in 1835 and 1836, the Hamblen Development Historic District is significant as a well preserved group of Greek Revival brick dwellings erected by three members of the Hamblen family. The nine properties consist of a four-unit rowhouse (already listed in the Register), a pair of double houses, and a single detached residence. This cluster of architecturally unified buildings represents not only the relatively rare occurrence in Maine of such developments in general, but also the efforts of an enterprising family. For these reasons the district meets criteria A and C.

The Hamblen development, particularly in its combination of elements, represents an unusual surviving example of real estate speculation in Maine during the second quarter of the nineteenth century. Although the tradition of erecting blocks of uniform housing units was a well established one elsewhere, especially in major urban areas, the practice was late in coming to Maine. In fact, it was not until the mid-1830s that the first of these undertakings was organized in the State. The most ambitious of any of them was that of the Park Street Proprietary Row (N.R. 2/23/72). Development of this block of twenty, four-and-a-half-story brick rowhouses was undertaken by a company organized for the purpose. Financial difficulties quickly overtook the shareholders, however, and late in 1835 the rowhouses, with interiors unfinished, were sold at auction.

At the same time that the Park Street Row was being erected, the brothers Eli, Joseph, and Nathaniel Hamblen commenced their own speculative real estate venture with the construction of the Hamblen Row (N.R. 7/21/83). This four unit three-story, brick rowhouse forms the eastern half of the present district. This effort was followed in 1836 by the erection of the two rowhouses and single dwelling that comprise the balance of the group. Unlike the formal, organized shareholders' company responsible for Park Street Row, the Hamblen's appear to have financed their project alone. The limited biographical information on the family indicates that the brothers referred to themselves as "house, sign, and fancy painters." Although the full extent of their real estate activities in Maine has not been researched, they apparently relocated in 1838 to a farm in the nearby town of Scarborough and then East Boston in 1840. According to his obituary, Joseph Hamblen continued his building activities there. Although they may have been responsible in some way for other developments in Portland, the city block between Brackett and Clark Streets which they improved in 1835 and 1836 is unquestionably their most significant undertaking.

In Portland, the housing developments such as Park Street Row and the Hamblen blocks depict the westward expansion of the city during the midnineteenth century. Although there may have been other speculative ventures in this period that produced the type of unified architectural statement that is visible in these two blocks, they do not survive.

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Two additional early rowhouse groups in Maine are worthy of mention as a point of reference to the Hamblen Development. The first is the Samuel True Block in Bangor, erected in 1835-36. Although now substantially altered, the three-story brick building contained four units organized in the fashion of double houses in that paired entrances were utilized rather than individual ones. A second example, known simply as the Row House (N. R. 7/16/70), was built in Hallowell about 1840. The five-unit group is unusual not only for its existence in a non-urban setting, but also for its frame construction.

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Beard, Frank A. National Register Nomination for the Hamblen Block, Portland, Cumberland County, Maine. 1983.

Briggs, John W. National Register Nomination for The Row House, Hallowell, Kennebec County, Maine. 1970.

Briggs, John W. and Shettleworth, Earle G., Jr. National Register Nomination for the Park Street Row, Portland, Cumberland County, Maine. 1971.

Hamblen Block Building File. Greater Portland Landmarks, Incorporated. Portland.

Pancoast, John E. and Shettleworth, Earle G., Jr. Portland Historic Resources Inventory. Augusta, Maine: Maine Historic Preservation Commission. 1976.

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The boundary is drawn to embrace the city lots historically associated with the buildings that constitute the subject district.

