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United States Department of the Interior
National Park Service

RECEIVED 2280

National Register of Historic Places Registration Form

JUG 12 2016

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

1. Name of Property

Historic name: Waterville Main Street Historic District (Boundary Increase)

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: 129-179 Main Street and 13 Appleton Street

City or town: Waterville

State: Maine

County: Kennebec

Not For Publication: N/A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

Kurt F. Mohnney, SHPO

8/8/2016

Signature of certifying official/Title:

Date

MAINE HISTORIC PRESERVATION COMMISSION

State or Federal agency/bureau or Tribal Government

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

Signature of commenting official:

Date

Title

State or Federal agency/bureau or Tribal Government

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDRY INCREASE)
Name of Property

KENNEBEC COUNTY, MAINE
County and State

4. National Park Service Certification

I hereby certify that this property is:

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

[Handwritten Signature]

9/27/16

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

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDRY INCREASE)
Name of Property

KENNEBEC COUNTY, MAINE
County and State

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

Contributing	Noncontributing	
6	4	buildings
0	0	sites
	0	structures
0		objects
6	4	Total

Number of contributing resources previously listed in the National Register 27

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/TRADE: Business
- COMMERCE/TRADE: Financial institution
- COMMERCE/TRADE: Specialty store
- COMMERCE/TRADE: Department store
- COMMERCE/TRADE: Restaurant
- SOCIAL: Meeting hall

Current Functions

(Enter categories from instructions.)

- COMMERCE/TRADE: Business
- COMMERCE/TRADE: Specialty store
- COMMERCE/TRADE: Restaurant
- SOCIAL: Meeting hall
- WORK IN PROGRESS

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

7. Description**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN: ItalianateLATE VICTORIAN: RomanesqueLATE 19TH AND 20TH CENTURY REVIVALS: Colonial RevivalLATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS: Commercial**Style**MODERN MOVEMENT: Art Deco_____
_____**Materials:** (enter categories from instructions.)Principal exterior materials of the property: BRICK; STONE: granite, sandstone, limestone, slate; METAL: steel, aluminum, cast iron, copper; TERRA COTTA; CONCRETE**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 Waterville Main Street Historic District (Boundary Increase) consists of ten buildings in downtown Waterville, Maine. The city of Waterville has a population of approximately 16,000 and is located in Central Maine, 20 miles north of the capital of Augusta. The Main Street Historic District (Boundary Increase) is centered on Main Street (which runs north-south) and also includes a short section of Appleton Street, which connects Main to Front Street. The district is linear in shape, encompassing the block north of Temple Street and two buildings on the north side of Appleton Street. These buildings are contiguous to the existing district and are of significant importance to the economic and commercial history of the Waterville downtown. The Waterville Main Street Historic District comprises an area of approximately 5.9 acres and the area of this boundary increase is approximately 1.5 acres. Six of the buildings are contributing resources, one of which was previously listed in the National Register. The four non-contributing resources are buildings that have undergone significant alterations and no longer retain sufficient historic integrity to contribute to the district. The district includes primarily brick commercial blocks. Three contributing buildings exemplify early 20th century commercial style architecture, two are in the Colonial Revival style, and one is Art Deco. The contributing properties retain a high degree of integrity of setting, location, design, association,

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

and feeling, and a substantial degree of integrity of materials and workmanship. The buildings in the Boundary Increase were not included in the Waterville Main Street Historic District nomination in 2013 because of a lack of historic integrity for six of the ten buildings. The January 2016 removal of 1960s false facades on 155 and 165 Main Street exposed two largely intact historic facades so that six of the ten buildings now contribute to the Boundary Increase area, giving it sufficient integrity for inclusion in the district.

Narrative Description

The Waterville Main Street Historic District (Boundary Increase) is a dense commercial district made up of ten buildings (six contributing). The buildings are built to the sidewalk, continuing the siting that characterizes the commercial character of the existing district. The one-way Main Street features diagonal parking with concrete sidewalks, lit by decorative street lamps on either side. Various small trees are planted on the wide sidewalks. All of the Main Street buildings contained in the Boundary Increase area create a continuous wall of buildings along the street with one free-standing building on Appleton Street. Those at the north and east edges of the district (179 Main Street and 13 Appleton Street) abut parking lots, which are natural boundaries for the Boundary Expansion area. In Waterville, this unbroken street wall is unique to Main Street and portions of the intersecting blocks on several side streets. The buildings are primarily brick masonry with flat roofs and do not rise over four stories. Urban Renewal redevelopment in the 1960's created a wide gap in the continuous street wall on the west side of Main Street, leaving no historic resources beyond the existing district on that side of the street.

27. 129 Main Street**1 Non-Contributing Building**

Before 1884
129 Main Street
MHPC No. 462-0030

129 Main Street is the last wood framed commercial building that survives on Main Street. The two-story flat-roofed building is located at the corner of Temple Street with its front façade facing west onto Main Street (photo # 0002). Temple Street intersects Main Street at an angle, creating a lot that is wider at the rear than at the front on Main Street. The building has a rectangular two story main block with a two story ell extending a single bay toward Temple Street within the triangle of land created by the angled street. A one story enclosed entry porch is located in the corner where the main block and ell meet. Although a combination of modern siding materials have been added to the building, it appears that many elements of the original Italianate trim remain underneath the aluminum siding. The first floor has four bays of storefront windows with a recessed entrance and an aluminum framed door. A projecting wood belt course with wide dentils divides the two stories. The second story is three bays of two-over-two wood windows with aluminum triple track storms. A large internally illuminated sign box (approximately 4' tall and the width of the façade) is located above the second story windows. It extends from the window heads to the aluminum-covered Italianate cornice. There is currently no lettering on the sign board.

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The south elevation faces Temple Street and is also a combination of modern materials (photo # 0014). A picture window and a small rectangular glass block window are found on the south elevation of the bump out. The second story is six bays wide, with four bays in the main block and two in the ell. The main block has two-over-two wood double-hung windows with aluminum triple track storms and the ell has two-over-one wood windows with the same type of storms.

The east elevation faces a small rear parking lot and is a combination of modern siding materials with a brick basement level. The first floor has an egress door in the first bay followed by three two-over-two wood windows. A pressure treated wood porch and steps without railings serves the door. The second story has two bays of wood double-hung windows with storms as on the other elevations. The rear of the building projects beyond the adjacent building one bay with a two-over-two window on the second story.

28. 131 Main Street

Before 1884 and 1921-1931

131 Main Street

MHPC No. 462-0029

1 Non-Contributing Building

The two-story flat-roofed commercial block building shares a continuous modern false façade with 137 Main Street (# 29) (photo # 0002). It appears that the two historic buildings had the unifying false façade installed at separate times since the brick varies slightly in color. 131 Main Street is wood framed and was built before 1878. The red tapestry brick false façade faces west on Main Street. The first floor is three bays wide with a series of arches on brick piers. The arches are in two widths, the outer two bays are wider than the central narrow arch. The central arch contains a recessed entrance with an aluminum framed door which accesses the restaurant currently occupying the space. The outer bays have arched storefront windows with brick bulkheads and sills.

The second story is three bays wide that contain one-over-one double-hung windows. Brick arches on the false façade create the appearance of arched windows in front of the historic rectangular wood windows. Molded fascia line the parapet above the flat roof.

The rear (east) elevation clearly shows a wood framed structure (photo # 0013). The utilitarian elevation is clad in clapboards with a brick basement level. The building is three bays wide with a combination of modern windows. The first floor has paired vinyl picture windows and a modern egress door. The second floor has three vinyl double-hung windows.

29. 137 Main Street

Before 1884 and 1921-1931

137 Main Street

MHPC No. 462-0029

1 Non-Contributing Building

The two-story flat-roofed commercial block building shares a continuous modern false façade with 131 Main Street (# 28) It appears that the two historic buildings had the unifying false façade installed at separate times since the brick varies slightly in color (photo # 0002). 137

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Main Street is located between the Moor Block and 131 Main Street. 137 Main Street is rectangular in shape and is deeper than 131 Main Street. It was built between 1921 and 1931. Clad in a red tapestry brick false façade, the front façade faces west on Main Street.

The first story is three bays wide with a series of arches on brick piers. The central arch has a narrower width than the outer bays. The second and third bays contain recessed entrances with aluminum framed doors which access the storefront currently occupied by the space. The outer bays contain arched storefront windows with brick bulkheads and sills.

The second story is three bays wide that contain one-over-one double-hung windows. Brick arches on the false façade create the appearance of arched windows in front of the historic rectangular wood windows. Flat metal fascia line the parapet above the flat roof.

The rear (east) elevation of 137 Main Street (photo # 0013) projects further than the wood framed structure of 131 Main Street. The south elevation of the brick structure is two stories tall. Each story has two double-hung windows with cast stone sills; the inner west bay on the first story has been infilled with plywood. A modern fire exit appears on the south elevation of the brick structure leading to a balcony which connects the two buildings. The east elevation has an exposed basement level with two infilled windows and a modern six paneled steel door in the southeast bay. The door opening is larger than the current door. The first story is four bays wide with all but one double-hung window being infilled by wood or brick. The second story is also four bays wide with one-over-one double-hung windows. All windows have concrete sills.

30. Moor Block

1905

139-141 Main Street

MHPC No. 462-0028

1 Contributing Building

Rectangular in shape, the three-story flat-roofed brick masonry Moor Block was built in 1905 in the Renaissance Revival style. The façade of the building faces west onto Main Street (photo # 0003). Full height tripartite aluminum framed storefront windows are on the first floor. The south-most bay has a recessed entryway with two modern aluminum doors, one of which accesses the retail space and the other accesses the upper stories. A retractable canvas awning extends across the storefront. A historic photograph shows that the building is largely unchanged.

The second story is two bays wide with projecting brick piers dividing the bays. Both bays have shallow tripartite "bay windows" set within the depth of the wall, with two narrow one-over-one wood double-hung windows flanking a central one-over-one window. Granite sills and splayed brick lintels are on each of the second story window openings.

A decorative brick belt course separates the second and third stories. The third story has four vinyl double-hung windows with granite sills and splayed brick lintels. Brick dentils are below a diapered brick cornice with a central brick title block that reads, "MOOR/1905." It appears as though the brick parapet has been rebuilt. Historic photos show a projecting wood cornice that

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

has been removed. A c. 1940's postcard view shows that the projecting cornice was removed by that date.

Adjacent buildings abut the north and south elevations and rise nearly as high as the meeting rails on the third story windows of the façade. The east elevation faces a parking lot and has an above grade basement level that includes a loading dock, an infilled window and a historic four-paneled wooden double-door. The first story is four bays wide. The first bay has a small double-hung window directly above the loading dock. The three remaining bays have been infilled with plywood and various kitchen venting hoods and HVAC equipment. The second and third stories have four bays of windows. The first bay on the second and third stories each has a wood two-over-two window; the remaining windows are one-over-one double-hung vinyl windows. All windows have brick arched lintels and granite sills, the exception being the outer bays of the first floor which do not have granite sills. A brick elevator overrun is located on the southeast corner.

31. Waterville Steam Laundry Building**1 Non-Contributing Building**

1913

145-147 Main Street

MHPC No. 462-0027

The Steam Laundry building was constructed as an early 20th Century Commercial style building in 1913, between two flanking commercial blocks (photo # 0003). It replaced an earlier wood-framed building destroyed by fire in 1913. The rectangular two-story flat-roofed building now has a 1960's metal paneled false façade that respects the historic fenestration pattern. The first floor has two storefronts and a recessed aluminum egress door on the north most bay that accesses the upper story. Each storefront has two large storefront windows with a central recessed modern aluminum door. The second story is eight bays wide with a symmetrical composition of large paired windows and lower casement windows.

The east elevation faces the adjacent parking lot. The rear of the building has an exposed basement level that includes a combination of loading dock doors, windows and an egress door. The first story is eight bays wide with all of the historic window openings having been infilled with brick. A metal slab door is located in the central bay. An enclosed exterior stair clad in metal siding is located on the north most bay. The third story is eight bays wide of two-over-two windows with cast stone sills and splayed brick lintels.

32. Eaton Block**1 Contributing Building**

1923

153-155 Main Street

MHPC No. 462-0026

The Eaton Block at 153-155 Main Street is a two story brick commercial block that faces west onto Main Street and is flanked by two other commercial blocks (photo # 0005). Eaton Block was constructed in 1923 and designed by Bunker & Savage in the Colonial Revival Style. Rectangular in shape, the Edith Block has a two story addition at the rear. Both portions of the building have flat roofs. The first floor consists primarily of full height storefront windows within

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

a recessed storefront. The recessed storefront is set within the historic cast concrete surround of the original storefront. Two steel columns support the structure above. There are three entrances on the front façade; two aluminum framed doors are on the north bay and double-aluminum framed door on the south bay. A hexagonal storefront window is located adjacent to the two aluminum framed doors.

The building had a 1960's century false façade removed in early 2016, revealing the historic buff tapestry brick façade. The second floor retains a high degree of integrity to the original construction with brick pilasters and cast stone capitals dividing the façade into five bays. The three central bays have large window openings with half-round fans above. In the outer bays, a single window opening is recessed slightly from the façade with a cast stone keystone. Each window has a cast stone panel above. A cast stone belt course tops the pilasters. Above the belt course, a cast stone panel displays the name "EATON" in the north bay. A similar plaque reading "1923" is in the south bay. The cornice at the top of the façade is currently covered with metal covering the original wood cornice.

The east elevation faces the adjacent parking lot and has a two story brick addition. The first floor of the addition is six bays wide. The first bay, at the southeast corner, has a metal double-door followed by four bays of infilled windows. The northeast bay has a single metal door. The south elevation has a single window with a wrought iron security grill. The east and south elevations of the second story have three bays of large Industrial 12-lite steel windows with wrought iron security grills. All windows have brick sills.

The pilasters on the façade were originally topped with cast stone urns that stood on the parapet above the cornice line.

33. Edith Block

165-167 Main Street
1906
MHPC No. 462-0025

1 Contributing Building

The Edith Block was designed by Waterville architect A.G. Bowie in the early 20th Century Commercial style and constructed in 1906. Facing west onto Main Street, the three story brick commercial block is between two flanking commercial blocks (photos # 0004, # 0005). Rectangular in shape, the Edith Block has a two story addition at the rear. Both sections of the building have flat roofs. In early 2016, the upper two stories of the 1960's false façade were removed, exposing the intact historic facade. The four bay buff brick false façade on the first floor remains, although it is expected to be fully removed in 2016.

The upper two stories are nine bays wide and separated by a belt course of corbelled brick. A wood six-over-one double hung window is located at the south end of the second floor. Remaining masonry openings were infilled with CMU block. Window openings have splayed brick lintels and cast stone sills. On the south side of the second story is a granite block located between two windows inscribed "W.T. HAINES OFFICE." Above the third story windows is a central granite title block inscribed, "EDITH BLOCK/1906." The cornice is currently covered with metal. Historic photographs appear to show a wood cornice.

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The east elevation faces an adjacent parking lot and has a utilitarian two story brick addition (photo # 0011). A change in grade between Main Street and the rear of the building places the addition's first floor level with the basement of the original block. The addition is six bays wide; the first floor has two entrances that are infilled with wood. All of the windows on the addition have been infilled with wood. The two stories of the original block visible above the addition are eight bays wide with the majority of windows having been infilled. The windows that have not been infilled are six-over-two double-hung windows.

34. Savings Bank Building**1 Contributing Building**

1903

173-175 Main Street

MHPC No. 462-0024

The Saving Bank Building is a four-story brick building with its primary façade facing west onto Main Street. Located at the corner of Main and Appleton Streets, the Savings Bank Building is a rectangular building with a granite foundation and flat roof (photos # 0004, # 0006). Designed by Manchester, NH, architect William .M. Butterfield, the Renaissance Revival style building was built in 1903. Constructed with reinforced concrete floor construction, the Savings Bank Building has a façade of tan Roman brick with limestone trim. The first floor is three bays wide with a central recessed entrance flanked by storefronts. At the entrance, Doric columns support a decorative arch filled with a tripartite transom. The doors to the building are deeply recessed behind the arch. Flanking the entrance are piers with limestone details and granite bases. The two storefronts retain elements of their historic arrangement of a wide display window and recessed entrance with full-width transom below a steel I-beam lintel, probably intended as a sign board. Both retain the square cast iron column that divided the display window and low bulkhead from the recessed entry bay. On the north storefront, the recessed bay has been infilled with a display window and the wide window divided in half to create three equal width display windows without an entry door. The south storefront retains its recessed entrance, with a modern aluminum framed glass door, and has the display window area infilled with two smaller display windows. The transoms are covered with plywood sign boards on both storefronts. The south signboard extends past the storefront and onto the adjacent brick piers on both sides and up over two-thirds of the steel lintel.

The second, third and fourth stories have eight bays of windows separated into three recessed wall bays, with three window bays flanking a two window bay at center. The wall bays are separated by buff brick piers with cast stone quoining on the outer inset wall bays. On the second story, a cast stone lintel above the windows is broken by the piers. The third story windows have segmental arched splayed brick lintels and the fourth story windows have brick half circle arches in the outer two wall bays and arch topped windows within rectangular openings below flat splayed brick keystone lintels in the central bay. All of the windows except four on the third floor and two on the fourth are wood one-over-one double hung sash. The four third floor exceptions have one-over-one vinyl replacement windows. On the fourth floor, one window has a pair of 12 lite casement sash providing access to the iron fire escape with a decorative railing that spans the façade at this level. Another window at this floor has been

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

infilled with a single lite sash. At the top of the façade, a projecting copper cornice has a row of dentils below closely spaced brackets and a crown molding.

The north elevation faces Appleton Street and is twelve bays wide divided into five sections. The first, third and fifth sections have two one-over-one windows; the second and fourth have three one-over-one windows. The first floor is clad in rusticated brick. All of the first floor windows are covered by heavy wrought iron security grilles. The first and fifth sections have a continuous cast stone sill and lintel separate the window from the transom. The central three bays have a small Composite column separating the windows. The third and fourth story windows have segmental arches; the exception being the first and fifth section on the fourth floor which have half-round arches.

Unlike the west and north elevations, the utilitarian east elevation is red brick and faces an adjacent parking lot (photos # 0011, # 0012). The partially exposed basement level has six bays; the south bay being a metal double door. The first story is six bays wide with a combination of windows. The south three bays are two-over-two with transoms, cast stone sills and masonry arches. The central bay is similar, although wider and includes an iron gate. The north windows have a diamond muntin pattern with cast stone sills and masonry arches. The second story has six bays of double-hung windows with continuous cast stone sills and masonry arches. Third story fenestration mimics the second with the exception of the continuous cast stone sills. The fourth story has six bays, five of which are double-hung windows with cast stone sill and half-round fans. A small double-hung window is located between the fourth and sixth bay.

35. Cyr Block - Professional Building 1 Contributing Building (NR #82000755)

1922

177-179 Main Street

MHPC No. 462-0022

The Cyr Block, also known as the Professional Building, was built in 1922 and designed by Portland architectural firm of William Miller and Raymond Mayo in the Art Deco style. The Professional Building is a four story, rectangular building located at the intersection of Appleton and Main Street in downtown Waterville (photos # 0006, # 0007). The building has a cast stone first story with buff tapestry brick on the upper stories of the south and west elevations, red brick on the south elevation, and modern metal cladding on the north elevation. It has a concrete and steel frame and a flat roof.

The façade facing Main Street is divided into eight bays. The first bay on the northwest corner is an entrance with double one-lite doors with a wood frame and sidelights recessed within an elaborate cast stone door surround and eighteen-lite transom (photo # 0008). The southwest bay has the same door surround with a recessed entrance and modern aluminum double-doors with aluminum sidelights. The central bays include five bays of large aluminum framed storefront windows and a recessed entrance with an aluminum door which accesses the first floor commercial space. Between the first and second story is a cast stone belt course with decorative elements separating each bay. The second, third and fourth stories are five bays wide; the outer bays project slightly creating the effect of corner towers. The outer bays have

**WATERVILLE MAIN STREET HISTORIC
DISTRICT (BOUNDARY INCREASE)**

Name of Property

KENNEBEC COUNTY, MAINE

County and State

two-over-two windows with cast stone sills. Below the upper two windows are decorative cast stone reliefs. The fenestration in the three central bays is composed of tripartite double-hung windows framed with copper clad vertical bands that run from the storefront cornice to the top of the fourth story windows and vertically ribbed copper panels set in copper frames between the first and second, and second and third, stories. These three story window bays are separated by stepped brick piers. Above the fourth story windows is a cast stone belt course that connects to the parapet capped with decorative cast stone Art Deco reliefs.

The buff tapestry brick continues onto the south elevation which faces Appleton Street. The elevation is divided into six bays, with the outer bays projecting slightly to create the effect of corner towers. The first bay of the first story on this elevation has a tripartite aluminum framed window. The next three bays contain fixed single pane windows with granite sills, splayed brick arches and twelve-lite transoms. The fifth bay contains a narrow service entrance with a flush wood door below a tall two part transom. The sixth bay, at the southeast corner, contains a single-lite door flanked by single pane sidelights below a tall arched transom. The primary entrances on the west and south elevations have decorative cast stone door surrounds with eighteen-lite transoms. The second, third, and fourth stories have the same fenestration pattern as the front façade.

The east elevation is red brick laid in common bond. The first story has six bays on this elevation, with nine bays in the upper stories. The first bay on the first story, at the southeast corner, has a tall window with an eighteen-lite transom. Window openings in the next three bays indicate a mezzanine floor on the interior, with a single eight-over-eight window set high on the wall in the first bay and two identical windows in the same position in the next two bays aligned above similar windows set low in the wall below. All of these openings have cast stone sills and splayed arch brick headers. The bay at the northeast corner has an entrance set four steps above grade, accessed by a wood porch. This entrance contains a wood door between sidelights, all of which have a wood panel below a glazed panel. There is now a large sheet metal HVAC unit mounted above the door, projecting from the location of an historic transom. On the second, third, and fourth stories, the first bay contains a two-over-one window with the following six bays containing similar windows. The eighth bay contains a door at each floor, accessing a metal fire escape. The ninth bay has windows like the others. All the windows have cast stone sills and splayed brick arches.

The north elevation has vertical metal siding with two four mullion windows on the northwest corner. The wall originally abutted the Haines Theater building, which was destroyed by fire in 1966. The north elevation is without fenestration on the upper floors. An elevator overrun is visible from the north elevation due to the sloping parapet.

The only notable alterations to the exterior of the building are the aluminum framed storefront windows and doors on the primary façade and first bay on Appleton Street. The transom area over the Main Street storefront is covered and it is not clear whether or not transom windows remain behind this covering. In 2015, a number of deteriorated cast stone elements on the first story were replaced with cast stone copies of the originals. While the color match is off, the replacement elements retain the character of the original features.

**WATERVILLE MAIN STREET HISTORIC
DISTRICT (BOUNDARY INCREASE)**

Name of Property

KENNEBEC COUNTY, MAINE

County and State

36. Elks Club**1 Contributing Building**

1913-14

13 Appleton Street

MHPC No. 462-0023

Designed by the firm of Miller and Mayo in the Colonial Revival style, the Elks Club was built in 1913-1914. Located behind the Professional Building on the corner of Appleton and Hathaway Streets, the Elks Club is largely surrounded by parking lots. The 2 ½ story brick façade faces south onto Appleton Street and is four bays wide (photo # 0010). A raised basement level shows a concrete foundation at the base. Rectangular in shape, the Elks Club has an asphalt clad hipped roof with a flattened peak.

A granite stair leads to the projecting main entrance. The recessed main entrance is fronted by a portico supported by paneled brick piers flanking cast stone Doric columns with cornice and wide dentils above. A modern aluminum door with side lights and transom is located in the entrance. A cast stone water table is located above the brick basement level and a cast stone belt course is placed below the attic story windows. Both continue around the circumference of the building. Two one-over-one vinyl replacement windows flank the portico with cast stone sills and splayed lintels with stepped keystones. The second story has four of the same vinyl double-hung windows with cast stone sills and projecting cast stone hoods in line with the upper belt course. At the attic story four historic diamond paned windows are located above the second story windows. Each sash has four panes of colored glass forming a larger diamond at the center. The attic windows have a projecting brick surround with a cast stone square at each corner. There is an overhanging eave and hipped roof. Brick quoining is found above the basement level at each corner of the building.

The east elevation faces a large parking lot. The first floor of the east elevation is ten bays wide with all of the windows except the first two bays having been infilled with brick. The outer three bays at each end of the building project from the center portion of the building approximately 10 inches, with quoining present at the bump out. These end bays are also approximately two feet taller than the central section, creating a break in the eave line. A central door has a gabled modern portico with semi-Doric columns. A metal egress door is located on the northeast corner of the first story. The second story of the east elevation is nine bays wide. Above the center entry is a large window opening with glass block infill. The remaining windows are the typical double-hung vinyl windows with cast stone sill and projecting hood. The northeast bay has been infilled. Two bays of diamond pattern attic windows are present in the outer bays.

The north elevation faces the adjacent parking area. There is no fenestration on the first floor and the three bays of windows on the second story have been infilled with brick. The attic story has four bays of windows. The two outer windows are historic six-over-one double-hung windows while the inner windows have louvered ventilation on the upper sash. All windows have cast stone sills. A brick belt course connects to the cast stone belt course on the east and west elevations.

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The west elevation is adjacent the parking lot drive from Appleton Street. Largely mirroring the east elevation, the west elevation has two outer bays which project from the center of the building. The roof eave of the center portion is in line with the outer bays on this elevation. In place of the central entrance on the east, the first floor has a hexagonal bay window with brick infilled windows. A large arched opening with a cast stone keystone, like the corresponding secondary entrance on the east, has been infilled with brick on the northwest corner. Unlike the east elevation, the attic story windows continue across the center portion of the building, corresponding with the bays below. A modern wooden fire escape stair leads to the second story where a door has been installed in a former window opening. The window openings that have not been altered on the first and second story have one-over-one vinyl replacement windows like those on the south and east elevations.

The east elevation is the most altered from its original condition, with the multiple infilled windows and replaced portico and windows. Historic images show that the original portico had a low hipped roof and was supported by two groupings of three square Doric columns at the outer corners and two engaged pilasters against the building. The window above, now infilled with glass block, originally had four mullioned fixed sash below four transom panels. This may all have been stained glass, based on an historic image. The same image shows dormer windows on the central portion of the roof on this elevation.

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

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

KENNEBEC COUNTY, MAINE

Name of Property

County and State

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

Areas of Significance (Enter categories from instructions.)

ARCHITECTURE

COMMERCE

COMMUNITY PLANNING AND DEVELOPMENT

ENTERTAINMENT/RECREATION

Period of Significance

1836-1961

Significant Dates

1922-23 Construction of Cyr Block-Professional Building

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

Cultural Affiliation

Architect/Builder

A.G. Bowie (1850-1927) Waterville, ME, architect

William M. Butterfield (1862-1932) Manchester, NH, architect

Bunker & Savage (1916- Present) Augusta, Maine, architectural firm

Miller & Mayo (William Miller 1866-1929; Raymond J. Mayo 1876-1966) 1907-1929

Portland, Maine, architectural firm

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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 Waterville Main Street Historic District (Boundary Increase) located in the City of Waterville, Kennebec County, Maine, contains six contributing and four non-contributing buildings and abuts the northern end of the existing Waterville Main Street Historic District. The buildings in the Boundary Increase were not included in the Waterville Main Street Historic District nomination in 2013 because of a lack of historic integrity for six of the ten buildings. The January 2016 removal of 1960s false facades on 155 and 165 Main Street exposed two largely intact historic facades so that six of the ten buildings now contribute to the Boundary Increase area, giving it sufficient integrity for inclusion in the district. The Boundary Increase is significant under National Register Criterion A in the areas of Commerce, and Entertainment and Recreation. As part of the most intact remaining section of the dense historic commercial center in Waterville, the Boundary Increase illustrates the typical pattern of commercial development in first floor retail spaces with office, educational, fraternal, or residential spaces above, and was a part of the hub of the city's entertainment and recreational facilities. The Waterville Main Street Historic District (Boundary Increase) is also significant under National Register Criterion C in the areas of Community Planning and Development and Architecture. The buildings comprise a visually cohesive grouping of commercial and institutional buildings primarily built between 1860 and 1931, which generally retain a high degree of historic integrity. Buildings in the Boundary Increase area are in the Italianate, Colonial Revival, Early 20th Century Commercial, and Art Deco styles. The period of significance for the architecture, 1860 –1961, represents the range of built dates for the contributing resources within the Boundary Increase area and extends to the period just prior to major changes undertaken in downtown Waterville as part of an Urban Renewal redevelopment plan which destroyed much of the commercial fabric that historically abutted the district and Boundary Increase area.

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

Areas of Significance: Criterion A
Commerce, Entertainment/Recreation

Commerce

The Waterville Main Street Historic District (Boundary Increase) is significant in the area of Commerce as part of the oldest and most intact portion of the city's historic downtown commercial district. The commercial center of Waterville was established along Main Street in the early developmental years of the village. The street is one of the five oldest in the city and is located between the residential and industrial areas of the city running parallel to the

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

Kennebec River. Starting at the west bank of the river, Main Street runs northwesterly, eventually reaching the upriver town of Norridgewock. Since the Kennebec was not navigable to shipping above Augusta (20 miles south of Waterville), this road was an important transportation route between the two towns.

As stated in the Waterville Main Street Historic District nomination, the Main Street commercial district developed over time, with a large building boom in the 1880s and 1890s encouraging new commercial construction as the development of large scale manufacturing companies brought many additional people to the area for work. This development boom affected the scale, styles, and uses of the buildings in the commercial center and largely shaped the Main Street seen today. The growth continued accommodating small businesses along Main Street but also allowed for larger department stores to take root.¹ The population in 1900 was 9,477, increasing to 11,455 in 1910 and 13,351 in 1920. The population continued to grow to 15,454 people in 1930.

By the early 20th century, Waterville had grown and capitalized more on its status in Central Maine as a small city with a metropolitan feel. "The merchants of Waterville justly pride themselves upon the metropolitan character, standing and appointments of the various establishments over which they preside, they have shown wonderful growth and development in the past few years, and today their stocks are replete with everything fashionable and seasonable, and are unsurpassed either in extent or variety."² The Federal Trust Company began in 1923 as a new type of bank under state supervision. This added to the two federal banks and one savings bank that already existed.³

The buildings within the Boundary Increase area continue the development pattern, architectural styles, and historic uses seen in the existing district. These uses included retail, banking, and services such as a laundry on the lower floors and professional offices or fraternal organizations utilizing the upper stories.

Entertainment and Recreation

The Waterville Main Street Historic District (Boundary Increase) is significant in the area of Entertainment and Recreation as the location of one of the city's fraternal organization's club house, the Elks Club, at 13 Appleton Street.

Fraternal organizations built and/or occupied numerous buildings in the Waterville Main Street Historic District during the period of significance. The list of organizations includes the I.O.O.F. (Odd Fellows) and the Knights of Columbus, both located in the Haines Building, in addition to the Masons, who still occupy their building on Common Street. Unlike the fraternal halls in the existing district, this club house did not have retail spaces on the first floor with professional offices and a meeting hall on the upper stories. The Elks occupied the entire freestanding building with a meeting hall, club rooms, offices, and function spaces.

¹ Sleeper, Frank H. *Images of America: Around Waterville*. Dover, New Hampshire: Arcadia Publishing, 1995. 50-53.

² "Retail Stores of Waterville," Board of Trade Journal, vol. XXVI, no. 5 (September 1913): 792.

³ Wood, Clair. "The Story of Waterville." *Waterville Sesquicentennial 1802-1952 Official Program*.

**WATERVILLE MAIN STREET HISTORIC
DISTRICT (BOUNDARY INCREASE)**

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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

The Waterville Main Street Historic District (Boundary Increase) is significant in the area of Community Planning and Development as it illustrates the effects that municipal planning and development had on the development of the downtown commercial district. As the city grew, planning decisions intended to encourage the establishment of manufacturing and railroad facilities in Waterville resulted in the replacement of many small-scale wood frame buildings with larger masonry structures in the last quarter of the nineteenth century. Waterville continued to foster development of the downtown commercial district through street, sidewalk, and other infrastructure improvements and the promotion and support of commerce. The impact of post-World War II era planning and development of the Interstate highway system, suburban "strip" malls and Urban Renewal programs are also evident in the Boundary Increase.

Historically, the wide open space on the west side of Main Street was largely filled with buildings, except for a wide lawn beside the now-demolished church that stood at Appleton Street west of Main Street. The buildings south of the church lawn were commercial buildings similar in size and style to those that remain. This area was cleared as part of the Urban Renewal project that constructed the Concourse parking lots and modern shopping center in the late 1960s. The gap in the street wall was created to open Main Street to the new parking lots and shopping center further illustrating the effect of planning and development decisions on the Main Street Historic District and the Boundary Increase.

The development history of Waterville's commercial downtown is detailed in the Waterville Main Street Historic District nomination and applies equally to this additional section of Main Street.

Architecture

The contributing buildings of the Waterville Main Street Historic District (Boundary Increase) embody the distinctive characteristics of downtown commercial blocks from the period of significance and although some buildings lack individual distinction, they contribute to the district as a whole through their setting, location, massing, and relationship to the street and each other. The character defining features of the boundary increase are the relationships of the buildings to each other, their massing, materials, and design. The buildings are also significant for their representation of the evolution of the commercial center with expansion and new construction throughout the period of significance. Most of the buildings follow a traditional mixed use with retail commercial space on the first floors with professional offices or residential spaces above. As in the existing district, many of the buildings of the Boundary Increase area replaced earlier wood-framed commercial or residential buildings, primarily during the last quarter of the 19th century and first quarter of the 20th century.

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

One of the characteristics of the existing district is the consistent use of brick as the primary building material. This characteristic is continued in the Boundary Increase area, with one wood-framed exception at 129 Main Street. This is the only wood-frame commercial building remaining on Main Street.

The details in the architectural design of the buildings create a cohesive district of commercial structures. None of the buildings rise over four stories, and nearly all have flat roofs, creating a sense of uniformity among the buildings. Though most storefronts have been modernized, the feeling and association of the current streetscape still gives the sense of a commercial center. The architects of five of the buildings have been identified. They are Miller and Mayo of Portland (Cyr Block/Professional Building, 177-179 Main Street and Elks Club, 13 Appleton Street), A.G. Bowie of Waterville (Edith Block, 165-167 Main Street), W.M. Butterfield of Manchester, NH (Savings Bank Building, 173-175 Main Street), and Bunker and Savage of Augusta (Eaton Block, 153-155 Main Street).

Albert Greenleaf Bowie (1850-1927) is the least known of these architects. He was born in Gardiner, Maine, where he began his career in the construction business. In 1891, he relocated to Waterville and established himself as an architect and builder. In the 1892 *Illustrated History of Kennebec County, Maine*, Bowie is credited as the architect and builder of the Gilman Block, the Ware Parlors, Canibas Club House, Thayer Block, and in Winslow of the Sampson dwelling and Tacconnet Pulp and Paper Mill, suggesting he may have been already working in Waterville for some time prior to relocating there. This is further supported by an item in the August 30, 1889 *Industrial Journal* that mentions the completion of the Mitchell Building in Waterville, designed by Bowie & Paul architects. The *Maine Register* for the same year has an advertisement for this firm, located at 102 Main Street, Waterville. In August of 1890, the firm is mentioned again in the *Industrial Journal* for another project in Waterville. In 1898, Bowie and contractor Robert L. Proctor established Proctor & Bowie Company, a contracting and design firm with a brickyard and a steam wood-working mill for building supplies, such as moldings, casings, flooring, stair work, etc. across the river in Winslow. Proctor had been mentioned in the foundation contractor in the 1889 item on the Mitchell Block. The firm incorporated in 1900, with Bowie as President and Proctor as Treasurer. In October 1900, the *Industrial Journal* reported that the firm was working on two commercial blocks, a granite culvert for the city, and a house, with an average of three car loads of lumber and granite arriving per day at their Winslow yard. By 1902, the brickyard was producing a million and a half bricks per year. By 1910, Bowie had left Waterville. The 1910 United States Census documents him as residing in Jacksonville, Florida and working as a contractor. He died in Florida in 1927.]

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

Much of the developmental history and historic context from the existing District applies to the boundary increase and may be found in that nomination Waterville Main Street Historic District nomination (NR # 12001066)..

**WATERVILLE MAIN STREET HISTORIC
DISTRICT (BOUNDARY INCREASE)**

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The wood-framed commercial building at **129 Main Street**, at the south end of the Boundary Increase area, was remodeled in 1877 from an earlier building. Its original construction date is unknown. The main block appears in its current form, as a flat roofed Italianate style building, in the 1878 Waterville Bird's Eye View print. The short ell toward Temple Street was added a short time later as a one story addition housing a harness shop. It appears in the earliest Waterville Sanborn map in 1884. The 1894 Sanborn map shows the building with a two story ell and one story side entrance porch, as it still exists.

Sanborn maps indicate that the first floor was used for a dry goods store with offices on the second floor in 1884; first floor vacant with offices above in 1889; a market with office above in 1894; a market with no indicated second floor use in 1901 and 1911; a "hair shop," florist, and photo studio in 1921; three shops in 1931; and two shops in 1944. A c. 1915 postcard view shows a very large second story window near Main Street on the Temple Street elevation and a signboard above for the photographer's studio, indicating that this use was on the second story. Such windows were typical of photo studios using daylight for their work. The large window was later removed and a window like the others on that elevation put back.

Two buildings have been combined with a unified modern façade into **131-137 Main Street**. The wood-framed building at 131-135 appears in the 1878 Bird's Eye View as a gable roofed two and a half story building. On the Sanborn maps from 1884 through 1911 it is shown to house a millinery shop. The existing shared staircase with 129 Main Street for second story access from Main Street is present from 1884. The 1921 Sanborn map shows the first floor occupied by a shoe store. The 1931 version shows that retail space divided into two shops without their specific uses identified. In 1941, one side housed a dry cleaning business and the other is only identified as a shop. A photograph from the 1950's shows the building with a flat roof and architectural details that continue the Italianate elements on 129 Main Street across both buildings with matching cornices and storefronts.

The brick building at 137 Main Street was built between 1921 and 1931, according to the Sanborn maps. A gable roofed wood-framed building stood on the site previously, as documented in the 1878 Bird's Eye View and the 1884-1921 Sanborn maps. From 1884 through 1901, the building housed a shoe shop and from 1911 through 1921, a tailor or clothing shop. After the wood building was replaced by the existing brick building, the Sanborn maps only identify the use as "shop."

Like most of the masonry buildings in the Boundary Increase area, the building at 139 Main Street, the **Moor Building**, replaced an earlier gable roofed two and a half story wood-framed commercial building with two shop spaces on the first floor. Sanborn maps document a variety of commercial uses on the site between 1884 and 1901, including a shoe store, butcher shop, dentist, barber, and lunch room. The three story Moor Building was built in 1905 and is shown to have an electrical supply shop on the first floor with offices above in the 1911 Sanborn map. A photograph taken of the fire that destroyed the wood-framed Waterville Steam Laundry building next door in 1913 shows the Messalonskee Electric Company occupying the first story of the Moor Building, with the company's name emblazoned on the retractable awning on the storefront. The electric company had, in fact, been renamed Central Maine Power Company by

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

act of the legislature in 1911.⁴ The first corporate offices of the Central Maine Power Company were located on the upper stories of the building.⁵ Waterville attorney Harvey D. Eaton and partner Walter Wyman were the co-founders of the company. A fire that destroyed the neighboring steam laundry building and several other buildings to the north did \$14,250 in fire and water damage to CMP's merchandise in the building.⁶ Sanborn maps from 1921, 1931, and 1944 show a bakery on the first floor.

On the site of the **Waterville Steam Laundry Building**, at 145-147 Main Street, a one story building and a two and a half story building, both wood-framed and gable roofed, are shown in the 1878 Bird's Eye View. According to the Sanborn maps and a 1913 photograph, these buildings housed a variety of businesses and were substantially renovated to appear as a single Italianate building prior to being destroyed by fire in 1913. The businesses included a barber shop, plasterers shop, dining room, hardware store, tin shop, harness shop, a Chinese hand laundry, and the Waterville Steam Laundry. The brick Waterville Steam Laundry Building remained in business for decades and the building was unchanged until it received a new façade, apparently in the 1960s. Uses after the steam laundry closed in 1967 included a number of retail business, a printing shop, and office uses.

The **Eaton Building** was built by Harvey D. Eaton (1862-1953), who was born in Cornville, ME and educated in Waterville at Somerset Academy, Waterville Classical Institute, and Colby University, before attending Harvard Law School and graduating in 1893.⁷ In 1899, Eaton and a friend, Walter D. Wyman, together purchased Messalonskee Electric Company in Waterville, which Wyman had been working as general manager for.⁸ Through a series of acquisitions of other small power companies over several decades, the two expanded their company until they controlled most of the power generation and distribution companies and electric railway lines in central and southern Maine. In 1922, Eaton was president of four Maine electric companies and secretary of a fifth.⁹ Eaton built the building at 153-155 Main Street in 1923, on the former site of several one story wood-framed commercial buildings. These buildings housed a number of businesses between 1884 and 1991, including a tinware store and shop, paint shop, Chinese laundry, tailor shop, and restaurant, as recorded on Sanborn maps. The buildings were destroyed in the Waterville Steam Laundry fire in 1913. The *Lewiston Daily Sun* reported on July 4, 1913, that a harness shop, studio, and barber shop were destroyed along with the steam laundry.¹⁰ The site appears to have remained vacant for a decade until the Eaton Building was built with retail spaces on the first floor and offices on the second. A two story addition was built on the rear of the building between 1931 and 1944, according to Sanborn maps from those years.

⁴ State of Maine. *Acts and Resolves Passed by the Legislature of the State of Maine, 1911* Kennebec Journal Printers, Augusta, ME, 1911, 631.

⁵ *Electrical World*, Volume 56, McGraw-Hill, New York, 1910, 1414.

⁶ *The Standard*, Volume 73, July 1, 1913 – January 1, 1914, Standard Publishing Company, Boston, 1914, 23.

⁷ Bowler, Ernest Constant. *An Album of the Attorneys of Maine: With a Portrait and Brief Record of the Life of Each*, Bethel, ME, 1902, 168.

⁸ *International Directory of Company Histories*, Volume 6, St. James Press, Farmington Hills, MI, 1992, 461.

⁹ *Street Railway Bulletin*, Volume 22, New England Street Railway Club, Boston, January 1922, 35.

¹⁰ "Threatened Business Section Waterville," *Lewiston Daily Sun*, July 4, 1913, 5.

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

The **Edith Building** was designed by Waterville architect-builder Albert G. Bowie and built in 1906 by future Maine Governor William T. Haines (1854-1919). It was named for Haines' wife, Edith S. (Hemmenway) Haines (1858-1935). The Haines family occupied the house known as the Haine's Mansion a short distance to the north, on the site of the later Cyr/Professional Building. W.T. Haines was born in Levant, Maine, and educated at the East Corinth Academy, University of Maine, Orono, and Albany Law School, NY. He moved to Waterville in 1880. He represented Waterville in both houses of the legislature and served as County Attorney, state Attorney General, and member of the Governor's Council prior to being elected governor himself in 1912.¹¹ He served as Governor from January 1, 1913 to January 6, 1915. While most sources identify William T. Haines as the builder and owner of the building, an insurance industry publication, reporting on the Waterville Steam Laundry fire in July 1913, identified Edith Haines as the owner of the building, which also suffered some fire damage.¹²

The first story of the Edith Building was occupied by a Woolworth's store and a clothing store in 1910. By 1931, Woolworth's occupied the entire first floor and stayed there into the 1970's. The upper stories contained professional offices and for some time housed Morgan's Business College, which exists today as Thomas College. A block of granite built into the second story of the façade identifies that the office of W.T. Haines was located in the building at one time. The 1944 Sanborn map records a bowling alley using a portion of the second story. A two story addition was added to the rear between 1931 and 1944, according to Sanborn maps from those years.

The **Savings Bank Building** was Waterville's largest office building when built in 1903. The site was previously part of a large lot with a dwelling facing onto Appleton Street east of where the new building was built. According to Sanborn maps, the house stood until sometime between 1931 and 1944. The architect, William M. Butterfield, grew up in Waterville and established his practice in Manchester, NH as an adult. He maintained ties with Waterville and designed several buildings there. Sanborn maps document that the Savings Bank occupied the north half of the first floor, overlooking Appleton Street, with a music store occupying the other storefront in 1921 and 1931. By 1944, both storefronts were in retail use, but the types of stores were not recorded on the Sanborn map. A c. 1920 photograph shows fabric awnings on both storefronts while a photo taken c.1930 shows a large fixed wood or metal canopy extending the width of the building and depth of the sidewalk, hanging from rods or cables attached to anchor bolts in the piers at the second story.

The **Cyr Block – Professional Building** was built on the site of the Haines Mansion, a 19th century residence that was occupied by the family of William T. Haines after he moved to Waterville in 1880. The 1878 Waterville Bird's Eye View print shows that the Italianate style house existed before Haines resided there. Sanborn maps show the house standing in 1901 and demolished in 1911, with the lot vacant. The Haines family had moved on before Mr. Haines served as Maine Governor from 1913 to 1915. The Haines Theater was built on the north half of the lot in 1917, followed by the Cyr Block – Professional Building in 1922-23. The

¹¹ Whittemore, Edwin Carey. *The Centennial History of Waterville, Kennebec County, Maine, 1802-1902* Waterville, ME, 1902, 484.

¹² *The Standard*, Volume 73, July 1, 1913 – January 1, 1914, Standard Publishing Company, Boston, 1914, 23.

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

National Register nomination for the Cyr Block-Professional Building notes that it was one of the earliest prominent buildings in the city built by a member of the Franco-American community. Canadians of French ancestry immigrated to Waterville in large numbers to work in the mills in the second half of the nineteenth century. The building contained three retail spaces on the first floor with professional offices above.

The **Elks Club House** at 13 Appleton Street was built of brick in 1913 in the Colonial Revival style. Sanborn maps indicate that the site was previously occupied by a wood-framed residential building, demolished for the construction of the Elks building.

9. Major Bibliographical References

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

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WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

KENNEBEC COUNTY, MAINE

Name of Property

County and State

Whittemore, Edwin Carey. *The Centennial History of Waterville, Kennebec County, Maine, 1802-1902*. Waterville, ME, 1902, 484.

Wood, Clair. "The Story of Waterville." *Waterville Sesquicentennial 1802-1952 Official Program*.

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository: _____

Historic Resources Survey Number (if assigned): SEE INVENTORY

10. Geographical Data

Acreeage of Property 1.5 acres

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: _____

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

4. Latitude:

Longitude:

Or**UTM References**

Datum (indicated on USGS map):

NAD 1927 or

NAD 1983

1. Zone: 19

Easting: 449929

Northing: 4933333

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

The Waterville Main Street Historic District (Boundary Increase) includes the resources on the east side of Main Street extending from the boundary of the existing Waterville Main Street Historic District at the corner of Temple and Main Streets north to take in 179 Main Street and the adjoining property at 13 Appleton Street as shown on the attached Boundary Increase map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the Waterville Main Street Historic District (Boundary Increase) includes the historic resources that document the development of Main Street between 1860 and 1931, consistent with the existing district, and retain sufficient integrity for inclusion in the district. These were not included in the original district boundary due to the number of facades that had been covered after the period of significance. The removal of these false facades from two significant buildings, exposing largely intact historic facades, extends the integrity of the existing district sufficiently to include these ten additional resources. Parking lots abutting 179 Main Street and 13 Appleton Street create a logical boundary for the increase area.

11. Form Prepared By

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 city or town: Augusta state: Maine zip code: 04330
 e-mail: scotthanson@sutherlandcc.net

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

Name of Property

KENNEBEC COUNTY, MAINE

County and State

telephone: 207-620-6291date: June 3, 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.)

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: Waterville Main Street Historic District (Boundary Increase)

City or Vicinity: Waterville

County: Kennebec State: Maine

Photographer: Scott Hanson and Kendal Anderson

Date Photographed: April 2016

**WATERVILLE MAIN STREET HISTORIC
DISTRICT (BOUNDARY INCREASE)**

Name of Property

KENNEBEC COUNTY, MAINE

County and State

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

All digital images are labeled as follows:

ME_KennebecCounty_WatervilleMainStreetHD(Boundary Increase)_#.tif

0001. Looking north on Main Street with the end of the existing Waterville Maine Street Historic District at right.
0002. Looking east at 131 (#28), 137 (#29) and 129 Main Street (#27).
0003. Looking east on Main Street at the Waterville Steam Laundry building (#31) and the Moor Block (#30).
0004. Looking northeast on Main Street at the Savings Bank Building (#34), Edith Block (#33) and Eaton Block (#32).
0005. Looking east on Main Street at the Edith Block (#33) with the Savings Bank Building (#34) and Eaton Block (#32) on either side.
0006. Looking northeast at the Professional Building (#35) and Savings Bank Building (#34) on the corner of Main and Appleton Streets with Edith Block (#33) at far right.
0007. Looking northeast at the Professional Building (#35) and Savings Bank Building (#34) on the corner of Main and Appleton Streets.
0008. Detail of the northwest entrance on the front façade of the Professional Building (#35).
0009. Looking southeast from Main Street.
0010. Looking northwest on Appleton Street at the Elks Club (#36) with the Professional Building (#35) behind.
0011. Looking southwest from Appleton Street at the rear of the Main Street buildings.
0012. Looking west from Appleton Street towards Main Street.
0013. Looking west at the rear of 129 Main Street (#27), 131 Main Street (#28), 137 Main Street (#29) and the Moor Block (#30).
0014. Looking northwest from Temple Street showing the south elevation and partial rear of 129 Main Street (#27).

**WATERVILLE MAIN STREET HISTORIC
DISTRICT (BOUNDARY INCREASE)**

Name of Property

KENNEBEC COUNTY, MAINE

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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.).

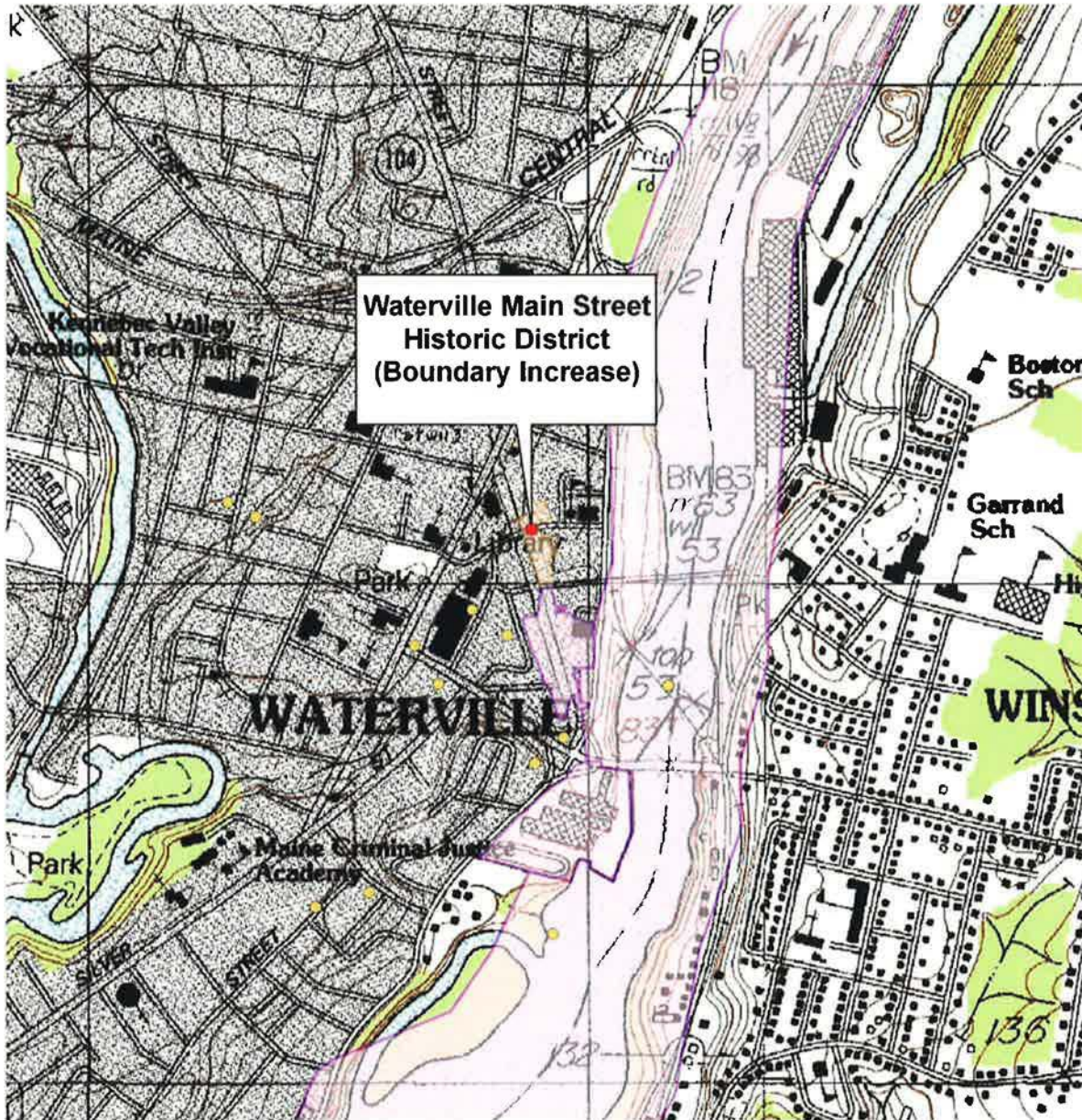
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form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

WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

KENNEBEC COUNTY, MAINE

Name of Property

County and State



Waterville Main Street Historic District (Boundary Increase)

Kennebec County, Maine

UTM 19 / 449929 / 4933333

NAD 83

11 July 2016

500 0 500 1000 1500 2000 ft

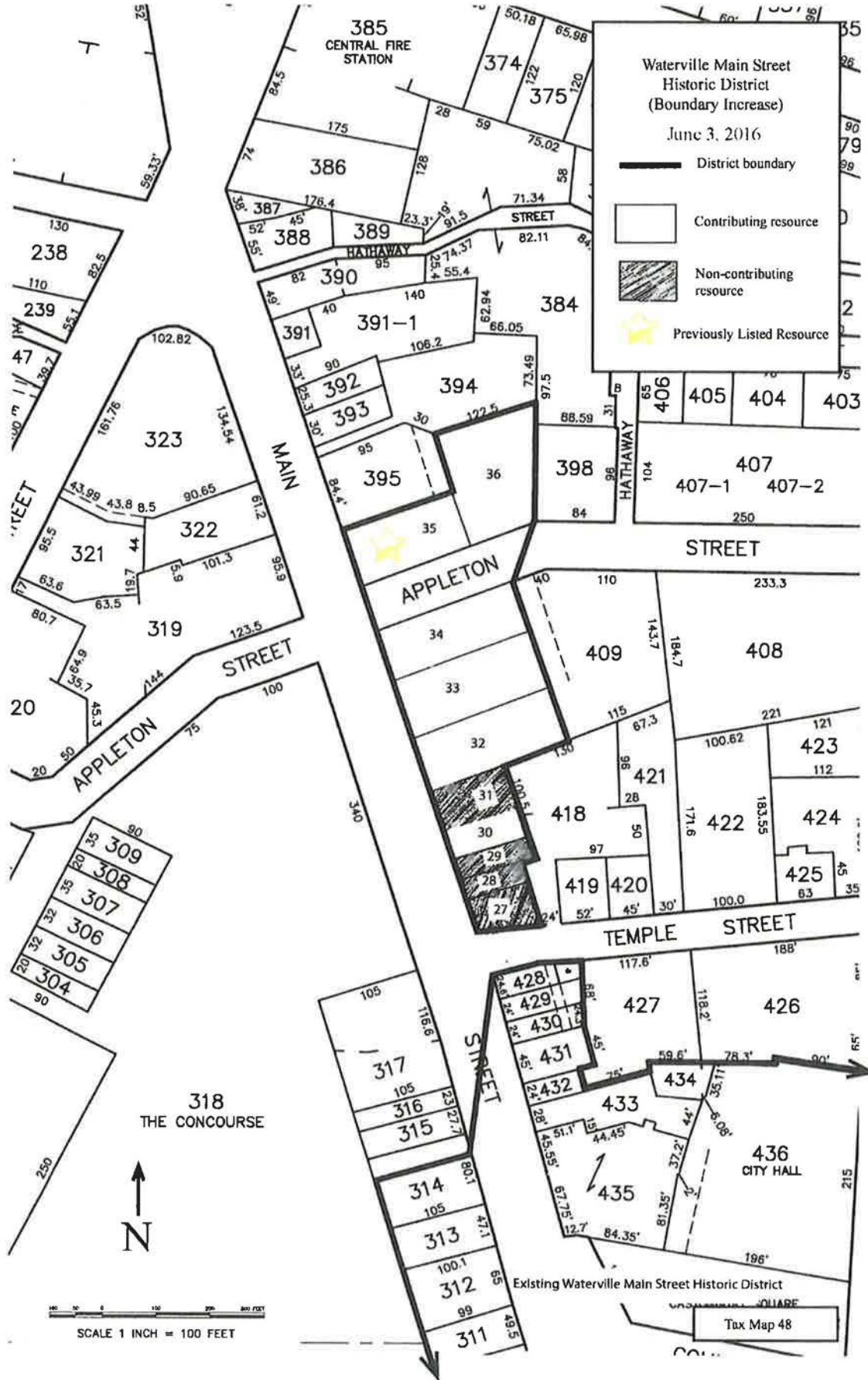


WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

KENNEBEC COUNTY, MAINE

Name of Property

County and State



WATERVILLE MAIN STREET HISTORIC DISTRICT (BOUNDARY INCREASE)

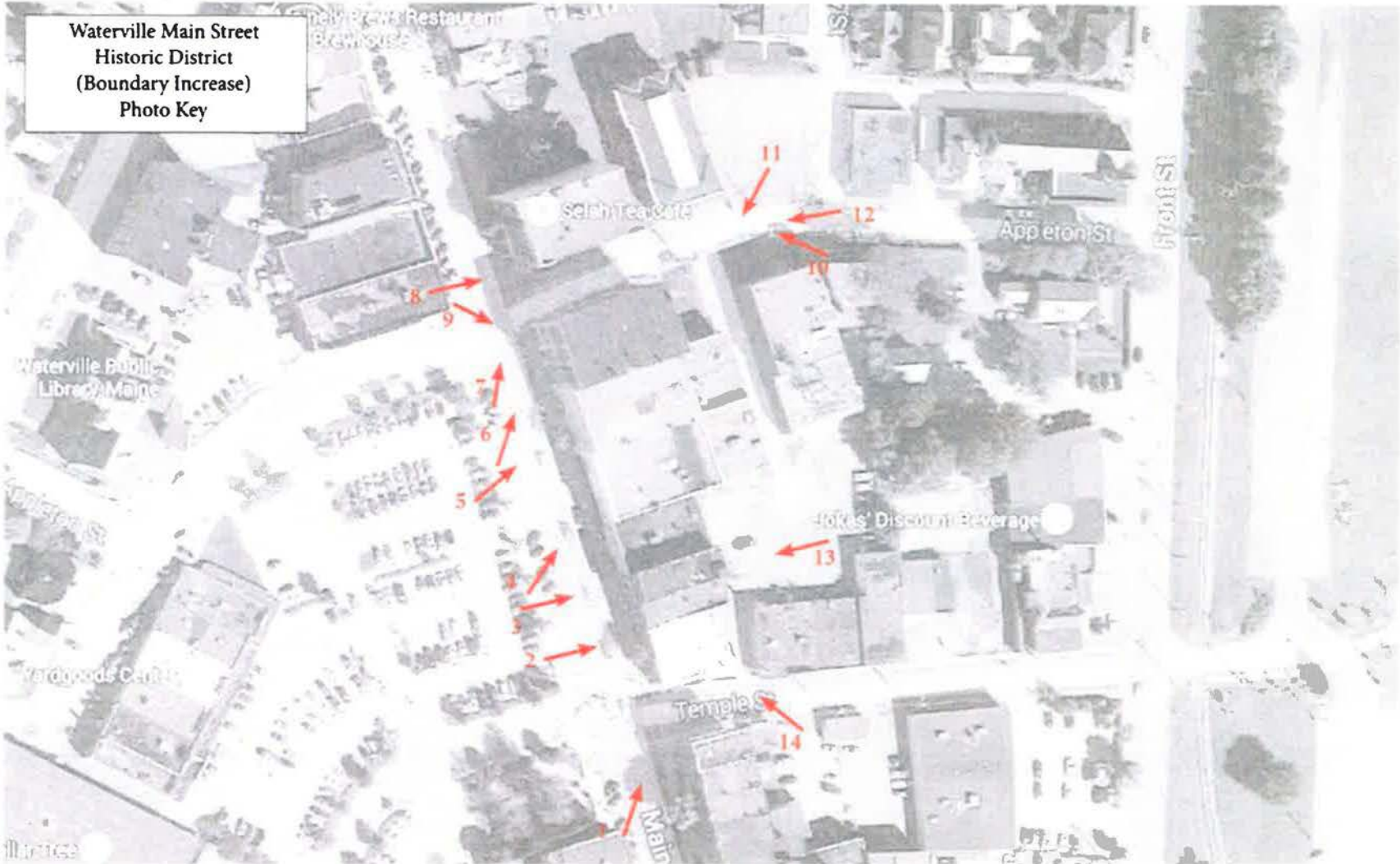
Name of Property

KENNEBEC COUNTY, MAINE

County and State

June 3, 2016

**Waterville Main Street
Historic District
(Boundary Increase)
Photo Key**



Numbers correspond to photo log and arrows indicate direction of camera.





Piz

Amici's Cucina

Amici's Cucina

SPARROWS
CLOUDBERRY





THAI
BISTRO

THAI
BISTRO

Artista's
HAIR & NAIL SALON
873-6811
Waterville, Maine

Artista's
HAIR & NAIL SALON
873-6811
Waterville, Maine

Waterville House of Pizza

FREE
DELIVERY
873-4300

Ami's Cucina



THE BISTRO
Amen

EXPOS
VTA TRUCKERY
CARDS

4X4



EDITH BUILDING
1910



2 HOUR PARKING
MONDAY THRU FRIDAY
8AM - 6PM

Judy's

EDITH



ton



Selah lea

DR. PRUITT

Judy's

THE
LAW OFFICE OF
DANIEL J.
BERNIER

Selah Tea
CAFF

177 Main

Selah Tea
CAFF

DO NOT
ENTER

Water





NO LEFT TURN

Yellow pedestrian crossing sign

Judy's

Yellow pedestrian crossing sign

Yellow arrow sign











A two-story building with yellow horizontal siding and white horizontal siding on the ground floor. It features several windows, including a small dormer on the roof. A utility pole with multiple wires and transformers stands in front of the building.

A brick building with a red awning and a red car parked on the street. The building has a fire escape and a green dumpster. A utility pole with multiple wires and transformers stands in front of the building.

STOP FOR RED

NO PARKING

NO PARKING

Handwritten graffiti on a brick wall.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Waterville Main Street Historic District **B1**

MULTIPLE NAME:

STATE & COUNTY: MAINE, Kennebec

DATE RECEIVED: 8/12/16 DATE OF PENDING LIST: 9/02/16
DATE OF 16TH DAY: 9/19/16 DATE OF 45TH DAY: 9/27/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000675

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: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9/27/16 DATE

ABSTRACT/SUMMARY COMMENTS:

*local level
architecture, commerce, Cpt D. & recreation
1836-1961*

RECOM./CRITERIA *As C*

REVIEWER *W. Deane*

DISCIPLINE *Historic*

TELEPHONE _____

DATE 9/27/16

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

AUG 12 2016 KIRK F. MOHNEY
DIRECTOR

Nat. Register of Historic Places
National Park Service

8 August 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 three (3) new National Register nominations for properties in the State of Maine:

Waterville Main Street Historic District (Boundary Increase), Kennebec County
Fives Court, Oxford County
Robinhood Free Meetinghouse, Sagadahoc County

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

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.