

PK 14117

STATE: Maine
COUNTY: Cumberland
FOR NPS USE ONLY
ENTRY DATE MAY 2 1974

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

1. NAME

COMMON:
Cumberland Mills Historic District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: *Both sides of Presumpscot River bet. railroad tracks and Warren Avenue*
~~Various~~

CITY OR TOWN: Westbrook

CONGRESSIONAL DISTRICT: 1st: Hon. Peter N. Kyros

STATE: Maine

CODE: 23

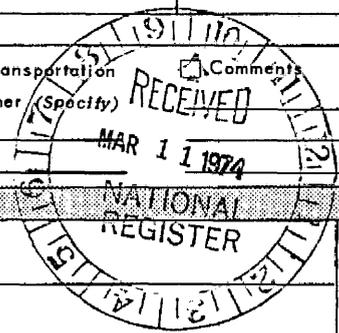
COUNTY: Cumberland

CODE: 005

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)

Yes:
 Restricted
 Unrestricted
 No



4. OWNER OF PROPERTY

OWNER'S NAME: Various

STREET AND NUMBER:

CITY OR TOWN: Westbrook

STATE: Maine

CODE: 23

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Cumberland County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Portland

STATE: Maine

CODE: 23

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: None

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:

STATE:

CODE:

SEE INSTRUCTIONS

HB
ZNP
01957076
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STATE:
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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Cumberland Mills Historic District is Maine's best surviving example of a nineteenth century planned industrial community. Its buildings range from Squire Lewis's Federal Period farm house of the pre-industrial period to a Queen Anne style meeting hall for workers. Architecturally, the most distinguished structures in Cumberland Mills date from the 1870's. During that decade, Samuel D. Warren employed Maine's leading late nineteenth century architect, John Calvin Stevens I (1855-1940) of Portland to design an important group of houses and buildings.

Born in Boston in 1855, Stevens moved to Portland with his parents at the age of two in 1857. He graduated from Portland High School in 1873 and that year entered the office of the prominent Portland architect, Francis Henry Fassett. During the 1870's, Stevens rose rapidly in Fassett's firm from being office boy to chief draftsman. In 1880 he became Fassett's junior partner and was given the responsibility for much of the firm's design work. Stevens immediately departed from Fassett's emphasis on the High Victorian Gothic and began to plan in the newer Queen Anne. A prolonged stay in Boston during the early 1880's exposed the younger architect to the latest trends in American architecture.

In 1880, John Calvin Stevens I designed Queen Anne style mill workers housing for the Forest Fibre Company in Berlin, New Hampshire. These were published in the American Architect and Building News for December 4, 1880. The following year he probably planned the series of individual Queen Anne worker's cottages for S. D. Warren on Brown Street in Cumberland Mills. These were followed in 1882 in Cumberland Mills by three of Maine's most elaborate Queen Anne structures, the Warren Block at Main and Cumberland Streets, a community hall; The William L. Longley House, a residence for the S.D. Warren Company agent, and the John E. Warren House, a residence for S. D. Warren's son.

In 1883, Stevens began to experiment with the new shingle style being fostered by Henry Hobson Richardson and William Ralph Emerson. The next year Stevens left Fassett and went into practice for himself. That year he designed his own home in Portland with a Colonial gambrel roof sheathed in wood shingles. This design was published in the American Architect and Building News for December 20, 1884, and Stevens began to receive commissions for similar gambrel roof homes. With these designs Stevens made an important move toward the geometric discipline of the shingle style. In his classic work The Shingle Style, Vincent Scully explained the meaning of what Stevens had done: "The house becomes one sculptural unit, three-dimensional but contained. The varied equilibriums of the cottage style are resolved into a single unity, and while there is still an indication of the movement of various spaces within the main volume, they are all eventually drawn in under one sheltering roof."

In 1886, S.D. Warren commissioned John Calvin Stevens I to design a

(See Continuation Sheet)

SEE INSTRUCTIONS

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input checked="" type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input checked="" type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

The early story of the S. D. Warren Company and its success was largely the story of its founder, Samuel Dennis Warren. His career in the paper industry began at the age of fifteen when he started working for his uncle's firm, Grant and Daniell, Boston paper dealers. In 1853, this firm branched out into paper manufacture, and Warren and Daniell purchased a mill and its water privilege at Congin Falls, Maine for \$28,000 in 1854. This town would later be called Saccarappa, and then Westbrook. By 1867, Warren had bought out his partners and the firm became simply the S. D. Warren Company. Warren remained active in determining the policies of the firm until his death in 1888.

The Cumberland Mills complex at Westbrook occupied an enviable position on a site where the Presumscott River fell 20 feet. In 1870, it was estimated that the annual production was worth over a million dollars. Warren had early on recognized that rag pulp was rapidly being superseded by wood pulp and had put his firm to experimenting with the manufacture of paper made from the new source. As a result, the Forest Fibre Company in Yarmouth was purchased and began producing three tons of pulp a day. Warren had caught the new revolution at just the right time. He made his decisions with intelligence and foresight, yet moved slowly enough so that the firm could meet any adversity. From 1870 on, the mills grew in size, especially as the new wood pulp paper lowered prices and increased demand.

During the business depression of the 1870's, the firm stayed prosperous. By 1877, there were seven paper machines running at Cumberland Mills, and production was 15 tons a day. Even with this growth, employees were forced to take two pay reductions, but apparently their steady employment prevented any labor problems.

The secret to the S. D. Warren Company's success beyond slow, sustained growth was an enlightened attitude for its time toward its employees. Warren was public spirited and paid fair wages for his time, seventy-five cents a day in 1854 and a dollar a day by the Civil War. In 1869, the firm gave a building site to a local church and contributed \$5,000 to the building fund. Workers did find themselves under some restrictions. They were forced to live in company housing (boarding houses), unless they lived at home. Failure to abide by the regulations in the boarding houses was cause for dismissal. Most of the employees lived in

(See Continuation Sheet)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Scully, Vincent C., The Shingle Style, New Haven, 1955

Smith, David C., History of Papermaking in the United States, New York, 1970.

Stevens, John Calvin and Cobb, Albert Winslow, Examples of American Domestic Architecture, New York, 1889.

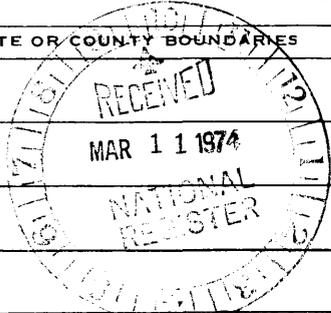
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	43 ° 41' 22"	70 ° 21' 08"		° ' "	° ' "	
NE	43 ° 41' 07"	70 ° 20' 48"				
SE	43 ° 40' 49"	70 ° 21' 13"				
SW	43 ° 41' 00"	70 ° 21' 34"				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **110 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Earle G. Shettleworth, Jr. & James H. Mundy**

ORGANIZATION: **Maine Historic Preservation Commission** DATE: **December, 1973**

STREET AND NUMBER: **31 Western Avenue**

CITY OR TOWN: **Augusta** STATE: **Maine** CODE: **23**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name James H. Mundy
 Title State Historic Preservation Officer
 Date March 4, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

AR Montross

Director, Office of Archeology and Historic Preservation

Date 5/2/74

ATTEST: [Signature]
 Keeper of The National Register

Date 5-1-74

**NATIONAL REGISTER OF HISTORIC PLACES
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7. DESCRIPTION

street of Shingle style workers cottages. Located off Brown Street, the new project was built that year and appropriately named Cottage Place. Two types of houses were erected, a gambrel roof style and a gable roof style. There were more gambrel roof cottages and they were handsomely styled miniature versions of the more elaborate houses which Stevens had been creating since 1884.

John Calvin Stevens I believed in the value of good design in every commission he undertook, and his mill housing at Cumberland Mills reflects this. When he and his partner Albert Winslow Cobb (1858-1941) published Examples of American Domestic Architecture in 1889, they illustrated the Cottage Place project and wrote the following:

The chief establishment at Cumberland Mills is the great paper mill - the largest in the world. A survey of this establishment and its surroundings reveals the prime cause of the superiority of its manufactured projects: the operatives are so treated that they are glad while they are doing their work. Under the beneficent management of the mill proprietors, homelike cottages have been built, and a system of rents and payments established which encourages the operatives to acquire and control their homesteads. A public building, containing a good library and large concert hall, has been erected. School and church accommodations are ample. A pretty feature of summer-time here is the rich bloom of flowers about the pretty cottages; their gardens are a glory of color.

Here is an example suggesting the solution of certain social problems. In all the history of Cumberland Mills there is no record of a strike.

John Calvin Stevens I is recognized as a major American architect of the late nineteenth century. His designs for S. D. Warren at Cumberland Mills include some of his finest Queen Anne style work as well as a significant adaptation of his popular gambrel roof house form of the Shingle style period. During the 1880's, the social concern of S. D. Warren and the skill of John Calvin Stevens I combined to fashion an industrial environment of lasting value.

The following are important buildings within the Cumberland Mills Historic District:

1. The Lewis-Warren House, Cumberland Street, was built in 1806 by Major Archelaus Lewis. Squire Lewis, as he was called, purchased the property in 1804 and moved his family to the house five years

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7. DESCRIPTION

1. Cont.

later. Here he resided and carried on farming and lumbering. S. D. Warren had acquired the property by 1871. The brick house was originally of the Federal style with two and a half stories. Such Federal features as the doorway and window treatment survive. However, in the mid-nineteenth century the roof was remodelled in the Italianate style with a pronounced overhang ornamented by a pair of brackets. In addition, a central Italianate dormer was placed on the front of the roof. Further remodelling was done during the early twentieth century in a Colonial Revival manner by John Calvin Stevens I. The portico dates from this renovation.

2. The S. D. Warren Company Paper Mills

3. S. D. Warren Workers Housing, Cumberland and Brown Streets. These cottages are the earliest workers housing in the district. Two single and two double houses on Cumberland Street and two on Brown Street were built between 1871 and 1879. All eight of these homes are direct adaptations of "Design V- A Working-Mans Model Cottage", which is found in The Architecture of Country Houses by Andrew Jackson Downing, first published in 1850. Like the Downing design, the Cumberland Mills cottages are of wooden construction, stand a story and a half and have a central gable on the facade. Architectural trim consists of a horizontal molding over each window supported by brackets and a series of simple brackets on the overhang of the roof.

4. S. D. Warren Workers Housing, Brown Street. This series of identical Queen Anne cottages was probably built in 1881 from designs by John Calvin Stevens I while in the partnership of Fassett and Stevens. Each house is of wood construction and has two stories with clapboarding on the first and shingling on the second. The most distinctive architectural feature is the picturesque irregular roofline.

5. S. D. Warren Boarding House, Brown Street. The building is a large stark two and a half story wooden structure which probably dates from the beginning of S. D. Warren's operation in the 1850's.

6. The John E. Warren House, Cumberland Street. The Warren House was built in 1882 for S.D. Warren's son John from designs by

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7. DESCRIPTION

6. Cont.

by John Calvin Stevens I while in the partnership of Fassett and Stevens. The Warren House is one of the most sophisticated Queen Anne style residence in Maine. There is a varied surface treatment of clapboarding and shingling with a decorative carved date plaque. Ornamental brickwork is found on the chimneys. The strong emphasis of the triangular roof form foreshadows the unifying geometric simplicity of Steven's Shingle style work.

7. The William L. Longley House, Cumberland Street. The Longley House was built in 1882 for S.D. Warren's mill agent from designs by John Calvin Stevens I while in the partnership of Fassett and Stevens. The Longley House numbers among the most elaborate Queen Anne style homes in Maine. There is a varied surface treatment of clapboarding and shingling as well as a picturesque arrangement of porches and gables. Over the main entrance and on the side chimney are richly detailed terra cotta panels, including one inscribed with the date of 1882.

8. Cottage Place, was laid out by S. D. Warren in 1886 to extend from Brown Street to Cumberland Street. That year Warren built twelve shingle style workers cottages at random intervals along this curving road. Two plans were provided by John Calvin Stevens I. From them, nine gambrel roof houses and three gable roof ones were erected. The quality of design in the homes, especially the gambrel roof type, reflect Stevens' sensitivity to the project. Their pleasant nature setting and placement shows Warren's desire to create a humane environment for his employees.



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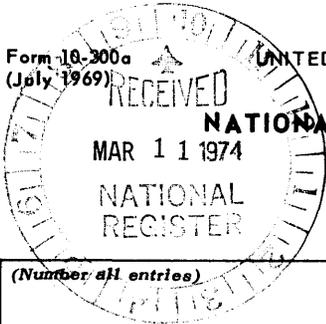
7. DESCRIPTION

The Cumberland Mills Historic District is bounded and described as follows:

Beginning at a point which is at the intersection of latitude 43° 41', 22" and longitude 70° 21', 08"; thence southeasterly crossing the Presumpscot River to a point which is at the intersection of latitude 43° 41', 07" and longitude 70° 20', 48"; thence southwesterly to a point which is at the intersection of the center line of Cumberland Street and Main Street. Thence northwesterly along the center line of Cumberland Street to a point at the intersection of Cumberland Street and the Presumpscot River; thence southwesterly and parallel with Main Street to a point on the Maine Central Railroad tracks; thence northwesterly along said Railroad tracks crossing the Presumpscot River 1200' ± to a point on said Railroad tracks; thence northeasterly to the point of beginning.

There are 110 acres ± enclosed within the above described boundaries.





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8. SIGNIFICANCE

company housing, which by 1881 was furnished with running water. There was in addition a library and a public reading room paid for by the company. In 1883, Warren testified before a Senate Labor Committee that the firm owned 150 houses with rents from \$75.00 to \$200.00 a year. Electricity was provided in some at \$35.00 a year; water cost \$10.00. A public hall was erected in Westbrook with part of the money coming from the company. In 1889, the firm began work on a sewerage system for its property. S. D. Warren loaned money to employees for purchase of homes, payments of bills or even for the education of their children.

Newspapers constantly held this company up as an example to others during the troubled times of strikes in the seventies and eighties. By 1891, S. D. Warren even had a profit sharing plan, designed to increase wages and decrease the employees fear of the introduction of new machinery.

There are three basic areas of significance to the S. D. Warren Historic District:

1. Industry - The S. D. Warren Company was one of the earliest and most successful producers of wood pulp paper in the State of Maine. Warren was the first to recognize the benefits of slow and sustained growth yet growth in advance of the rest of the industry. Warren recognized at an early date that the future of the industry lay in rapid transition from rag pulp to wood pulp. The Warren Company was the first in Maine to experiment with soda pulp; doing so as early as 1875.
2. Urban Planning - The S. D. Warren Historic District is the finest example in Maine of good urban planning in the area of its industrial plant. The architecture, layout, and construction of the company housing give the present visitor the sense of time and place which arises from being placed within an unusual example of planned company housing from the last quarter of the 19th century.
3. Social-Humanitarian - A great deal of the early success of the S. D. Warren Company can be attributed to its excellent employer-employee relationships. By the standards of his time, Warren was far advanced in this aspect of industrial development as he was the others.