

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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: Jordan, F. M., House
Other names/site number: 18 Laurel Avenue
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: 18 Laurel Avenue
City or town: Auburn State: Maine County: Androscoggin
Not For Publication: N/A Vicinity: N/A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

	<u>11/10/14</u>
Signature of certifying official/Title:	Date
MAINE HISTORIC PRESERVATION COMMISSION	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

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

For Eason H. Beall
Signature of the Keeper

12-29-14
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only **one** box.)

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>2</u>	<u>2</u>	Total

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

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- DOMESTIC / Single dwelling
- DOMESTIC / Multiple dwelling
- DOMESTIC / Secondary structure

Current Functions

(Enter categories from instructions.)

- DOMESTIC / Multiple dwelling

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7. Description

Architectural Classification

(Enter categories from instructions.)

VICTORIAN / Second Empire

Materials: (enter categories from instructions.)

Principal exterior materials of the property: The F. N. Jordan House has wood shingle siding, and a granite foundation. Roof coverings include slate shingles, tar and gravel and asphalt shingles. It also has a brick chimney and wooden decorative elements including a front porch and cornice.

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

Located on a hill elevated above the Androscoggin River, the F. M. Jordan House is one of Auburn, Maine's great Second Empire homes. The two-story frame building with central tower, Mansard roof, ornate detailing and well-apportioned interior was built for Jordan, a local entrepreneur, in 1881. The architect was a young William Sumner Frost, a partner in the firm of Peabody and Stearns in Boston, and the builder was a distant relative, Charles A. Jordan, a celebrated son of the city. Although the building and its carriage shed was converted into apartments in about 1940, the house retains its overall design characteristics, original materials and workmanship, setting, feeling, location and association.

Narrative Description

Laurel Hill is the name given to a neighborhood in Auburn, Maine that was developed and built between 1850 and 1890. Located on a bluff, the hill is bound by the Androscoggin

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River to the east, the Little Androscoggin River to the south, the southern end of Main Street and the Little Androscoggin River dog leg to the west, and the tracks of the former Grand Trunk Railroad to the north. Main Street pre-dates the development of the neighborhood, which includes Newbury Street, Laurel Street and Laurel Avenue. The latter street spans the crest of the hill and runs roughly north to south. At the highest point of this ridge is the F. M. Jordan House. Today the neighborhood is a mixture of single family homes and multi-unit residences, and while many of the houses have been altered over time, those on Laurel Ave still exhibit clear expressions of the Italianate, Second Empire and Queen Anne architecture characteristic of the development period. Within this grouping the F. M. Jordan House stands alone as one of the city's most elaborate example of Second Empire architecture.

Designed by the noted architect Charles Sumner Frost in 1881, and constructed by the owner's relative Charles A. Jordan, the F. M. Jordan house is a Mansard roofed Second Empire style building with a four story central tower, slate roofing shingles, an ample porch on the façade fronting prominent bay window. The building faces west toward Laurel Street, and a now slightly more than full-width two-story ell extends to the east. A carriage house, now housing three apartments is situated immediately east of the ell. A two-story exterior back staircase is affixed to the rear of the ell and connects via framing to the carriage house. The house and former carriage house share a 1.02 acre lot with another dwelling which is located at the southwest end of the property. This building, which appears to have been erected as a single-massed Colonial-Revival style house, has been much altered and is not within the bounds of the nominated property. The driveway shared by both buildings is north of this second house and leads to a paved parking area at the east end of the lot. At the front edge of the property is a low stone retaining wall, made of long, polished slabs of granite. This wall extends from the northern property line to the driveway and is broken in two locations. The southernmost of the breaks is marked by flanking, knee-height, pyramidal-topped granite pillars that lead to a paved walkway between the sidewalk and the parking area, and the other, centered on the façade, curves to form the cheek walls of the lower part of the building's stone entry staircase. The house is located close to the north line of the property and is separated from the adjacent property's driveway by shrubs and small trees. The east line of the property is wooded, and the elevation decreases not far beyond the parking area. There are three mature maple trees on the lawn behind the retaining wall: one is located in front of the northwest corner of the house; the second is at the southwest corner of the house; and the third is adjacent to the driveway.

In overall dimensions the main section of the house measures 36 by 44 feet and has an eight-foot wide front porch that mimics the plain of the first floor façade (two bay windows separated by a central entrance). The ell is twenty-four feet deep and at the east end is 50 feet wide with a six foot by ten foot projection extending past the remainder of the south elevation of the ell at the southwest corner. The two story, hip roof ell faces south with an overall length of 51 feet and a width of 24 feet. The connecting staircase in the late 20th century is six feet wide and 25 feet long. The walls of the house and the third floor of the tower are clad in painted shingles without corner boards and the foundation is granite, except under the porch which is finished with vertical boarding.

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The façade of the house is the most ornate elevation. It is composed of three bays on each floor and on the second floor the center bay projects past the slate-shingled Mansard roof to form the base of a square tower. The tower also has a slate Mansard roof with bands of fish-scale and rectangular shingles. Both the roofs of the tower and that of the house have dormers: one on each side of the tower and one to either side of the tower on the main roof. The plane of the front wall varies. On the first floor two broad window bays project under the porch. On the second floor the tower bay projects north of the main wall and on the third floor/roof level this projection is more pronounced. As mentioned earlier, the full-width front porch bows westward in front of the bay windows and as a consequence appears to recede at the center. In combination these design features serve to enhance the prominence of the tower.

The straight-sided mansard roof is cantilevered forward of the second story walls on a prominent, wide cornice ornamented with a dense run of moulded major and minor consoles springing from a wide frieze, and a dentil band runs through the interspaces. The cornice breaks into an open pediment at the center of the tower. The upper curb of the main mansard roof also has a thick wooden cornice and the line of this cornice continues to form another wide, bracketed cornice at the lower edge of the tower roof. On this feature the cornice is broken into open pediments on the north, south and west elevations, directly below each of those three dormer windows. Another wooden cornice functions as the curb between lower and upper planes of the tower roof.

On the second floor each of the three window bays contains a pair of long and narrow windows. In the center bay these are two casement windows, set behind a wood frame casement storm window. In the first and second bays are replacement sash windows with one-over-one sash that share an architrave. The trim on the outer windows is minimal and relatively non-descript, but the center window is capped by a heavy and elaborate hood supported on consoles. At roof level a dormer window flanks each side of the central tower. Over the one-over-one dormer windows is a full pediment, supported on modillions. The bases of the windows have decorative scrolls to either side.

The porch has full-height, rectangular porch supports between which is a two-rail balustrade with turned balusters. The bases of the supports are decorated with shield-shaped panels and the tops feature a moulded entablature. The porch supports intersect wooden spandrels, over which is another moulded cornice supported on less prominent consoles. The cornice detail is repeated under the porch, at the porch ceiling/front wall intersection, and engaged, rectangular columns that match the porch supports flank the front entry. The two-leaf front doors are black walnut and each leaf has an arched window. Surmounting the doors is an elliptical glass transom window. The doors and window are set in and arched surround of figured, unpainted wood, probably also black walnut. In front of the doors is a broad stoop of white marble. Each of the projecting window bays has six facets containing elongated one-over-one vinyl window sash. Under each facet is a recessed panel. The porch is roofed with tar and gravel.

The side and back elevations of the Jordan House are less ornate than the façade, but certain features carry through, including the cornice work, the decorative surrounds on the

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dormer windows, the wall cladding and the slate roof. The north elevation has a two window bays on each floor in the main house and two more in the ell. Each window contains a one-over-one sash set in a simply moulded architrave. In addition, two dormer windows with pediments and scroll bases are located on the roof. On this elevation the ell wall is flush with the wall of the main house, but the cornice of the ell does not contain brackets. The ell has an essentially flat roof covered with tar and gravel.

On the south elevation the fenestration is similar to the north elevation with regard to the number of windows, but the types of windows differ somewhat, as do their location. The easternmost bay of the main house has a wide, six-sided bay window. This projecting unit has a broad cornice supported by scroll brackets, and wooden pediment located over the center pair of sash. The roof of the projecting bay is covered with painted, probably galvanized, metal. Above the bay window on the second floor the one-over-one sash present on the remainder of the elevation was replaced with two tall and narrow, one-over-one windows sharing a frame. (These match the second floor windows on the façade).

On this side of the house only one-half of the ell wall is flush with the main building; the other half of the wall projects approximately six feet towards the south. Each bay of the ell contains a one-over-one sash on each floor. Although the roof of the ell is still flat, on this elevation the decorative cornice continues and wraps around the back of the ell.

The rear of the building contains two windows flanking each side of a central door. This door accesses a back hallway that leads to the back door of the apartments on each floor. Affixed to the back wall of the ell, and also to the west wall of the former carriage house, is a two-story wooden staircase, and back porches with balustrade railings. The staircase also leads to the roof of the ell, and across it to the location of a former dormer that has been made into an exit door. To either side of this door is another dormer that matches those on the front and sides, minus the scroll base. A tall brick chimney with decorative brick panel sides emerges from the mansard roof between the exit door and the south dormer. A second chimney is more or less centered on the north half of the building's roof.

Interior

The interior plan of the Jordan house is relatively straightforward. There is an entry vestibule separated from a wide central hallway by another set of black walnut doors. There are four doors in the hall that open into four major rooms – one in each corner of the main house. A fifth door, at the end of the hall leads into the back hall of the ell. On either side of the central hallway is one apartment unit on each floor (total of six units). Those on the first and second floors contain two large rooms in the main house, and in the ell there is a kitchen, bathroom and either two or three bedrooms. The third floor apartments contain only rooms in the main house, as the ell does not continue at this level. For the most part the apartments are mirror images of each other, however in the northern rooms the fireplace is on the wall that divides the front room from the back room while on the southern side the fireplace is located on the back wall of the back room. On this side of the building, on the first floor a pair of wide, sliding pocket doors separates the two rooms.

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In the main section of the house most of the original finishes, materials and hardware are intact. The walls are plaster with wide, complex crown moulding and low, painted and paneled wainscot. Each of the first floor rooms have plaster modillions in the center of the ceilings. The floors in each of these rooms are hardwood, and the interior trim in the south rooms is varnished, while that in the north half is painted. The central hall has black walnut paneled wainscot; the wide staircase, railings and double doors into the front parlors (and between the two south rooms) are also of black walnut. Many of the doors retain stamped brass eschusions and hinges. The carved and faceted newel post appears to be a mixture of walnut, cherry, mahogany, and a burl, perhaps of walnut. The rooms on the south have cherry paneling and trim, and the back room on the north side is finished with ash, and in this room, which was originally the dining room, the wainscot is higher than in the rest of the rooms on this floor. The dining room contains a built-in corner china cupboard. The floors are of narrow figured hardwood, and were originally covered with a custom made carpet.

In addition to the corner cupboard there are three beautiful fireplaces on the first floor. It is likely that originally none of these were painted (the dining room fireplace and mantle was said to be of ash), but currently only the fire place and mantel in the south apartment is unpainted. The fireplace surround in the front north apartment and in the south apartment are matching, classically themed units with tall columns, a mantle supported on modillions, composite moulded swags on the frieze boards, and a large mirror. The firebox in the south apartment is lined with patterned metal panels and the front of the firebox is trimmed with glazed, ceramic tiles. In the north front parlor both the firebox and front are covered with a marbleized tile of unknown material. The surround in the former dining room complex, angular and less classically oriented, but it also contains a large mirror, metal panels, a clay tile hearth and hand painted tiles on the front of the fire box depicting rural scenes.

The front vestibule has a tiled floor and marble thresholds. In this small room the ceiling is frescoed with a design of dogwood and butterflies. According to a long description of the house that was published in 1881, the frescoes were painted by the Hartwell Brothers (probably George G. Hartwell and Alexander Hartwell) and additional frescoes were painted on the ceilings upstairs and downstairs.

The back rooms of the Jordan House appear to have been constructed around 1940. Here the walls are plaster, and the floors are of tile, but there is none of the extensive woodwork or decorative features found in the main house. However, the carpenters completing these rooms did put in an unusual detail: the door ways leading out of the kitchens do not have a flat header; rather a decorative shape suggesting a rounded step-pyramid is cut out of the wall above each of these doorways. The same details are found in the carriage house apartments, and suggest that both buildings were remodeled at the same time.

Only the first floor rooms could be visited during the preparation of this nomination. However photographs provided by the owner indicate that one of the apartments has a marble fire place surround, inscribed in gold, and another retains an un-painted Eastlake-style surround in oak. The third floor rooms are quite simple, and the side "walls" are slanted inward, reflecting the mansard roof.

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There is a large basement under the main part of the house, and the dimensions of the original ell appear to be reflected in the basement walls. The basement has a cement floor, three generations of steam boilers, a brick-walled storage room with wooden shelves, and a small enclosed room that contains in its ceiling the remains of a dumbwaiter. The cellar is reached via an external staircase that is set within the stair porch on the back of the house. The cellar of the carriage shed can be reached via the same set of stairs.

Carriage House/Apartments

The former carriage house of F. M. Jordan is a two story building with a hip roof with asphalt shingles, brick foundation and a two-story, one bay front porch situated under a cross-gable pediment. Like the main house, this building has painted shingle siding, and the broad, overhanging roof is supported by wooden brackets – although many fewer than are found on the adjacent building. The footprint of the building is 47 by 24 feet, and the façade faces south towards the parking area. Approximately ten feet appear to have been to the east side of the building at some point and this section of the building has a flat roof.¹ The west wall of the former Carriage House is attached to the wooden exterior staircase on the ell of the main house.

The front elevation of the former Carriage House is four bays wide. The first and third bays, as counted from the west, contain paired one-over-one windows set in a shared architrave on each floor. The second bay is fronted by a two story porch with latticework railings, and a door on each floor. The fourth bay has a door on the first floor, fronted by a set of concrete steps, and a single one-over-one window. The south elevation has two window bays on each floor and an exterior, wooden staircase to the second floor. The north elevation was covered by foliage and could not be seen.

The only access to the interior of the former Carriage House was at basement level. Like the main house, the basement has a cement floor. A rolling, wooden door spilt the basement into two unequal sections. The smaller section, at the far east end of the building has whitewashed walls and ceilings. A portion of the larger space has a wooden ceiling; it is not known now if the entire room was finished at one point in time. Three apartments were installed in the carriage house around 1940. From 1902 to 1922 the building was classified as a stable or barn on the Sanborn Fire Insurance Maps, but in 1922 part of the building was designated as a garage.

¹ The Sanborn fire insurance map for 1922 revised 1950 show that the east wall of the former carriage shed have moved much closer to the property line than was previously depicted. However, comparison with earlier Sanborn maps does not indicate that the overall proportions of the building have changed.

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8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

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

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Areas of Significance (Enter categories from instructions.)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

COMMERCE

ETHNIC HISTORY

Period of Significance

1881-1964

Significant Dates

1881

1919

C. 1940

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

Jordan, Francis M. (1824-1903)

Cultural Affiliation

Eastern European/Jewish

Architect/Builder

Frost, Charles Sumner (1856-1931)

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Statement of Significance Summary Paragraph

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

The F. M. Jordan House is a beautiful Second Empire style house located in a quiet neighborhood in Auburn, Maine. The building was built in 1881 by the well-known local builder, C.A. Jordan, to plans by the architect Charles Sumner Frost, then of Boston. F. M. Jordan was an entrepreneur who owned a large saw mill in Lewiston and was the head of the Lewiston Aqueduct Company, which provided water to the growing city starting in the 1860s. Now divided into apartments, the physical evolution of the property paralleled a neighborhood that underwent a significant change in demographics from mill owners to working class immigrants during the first half of the twentieth century. The F. M. Jordan House is eligible for listing in the National Register of Historic Places under Criterion C, as a property with architectural distinction, and as the earliest known Maine property by a noted architect. The house also has significance under Criterion B for its association with F. M. Jordan who was a locally significant person in the areas of commerce and city planning and development. Finally, the property is significant under Criterion A, in the area of ethnic history for the manner in which it illustrates the cultural and physical evolution of the neighborhood in the 20th century. The period of significance starts in 1881, when the building was constructed, and ends in 1964, fifty years before the present.

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

Criterion C: Architecture

The F. M. Jordan House is a good example of wood frame Second Empire architecture in an urban setting. This ornate building exhibits many of the characteristics of the style, including a Mansard roof with dormer on the steep lower slopes, moulded cornices on the upper and lower ridges of the roof, brackets under the eaves, and a prominent tower with windows on each side. Furthermore, the wooden details, including the brackets, scrolls, pediments, pediments, and interior woodwork are expertly crafted by a known carpenter, Charles A. Jordan, who had built a Second Empire house, with tower, for himself just the year before (NR# 74000147). The F. M. Jordan House is the first known commission by architect Charles Sumner Frost (1856-1931), who designed several significant buildings in Maine before gaining national recognition for his work in the greater Chicago area.

The Second Empire Style or French Mansard Style, rose to popularity just before the Civil War, as architects taking their grand European tour became familiar with the architecture of France during the reign of Napoleon Bonaparte III. In Maine, the earliest example is probably the William A. Blake House (NR# 72000077) in Bangor, by Calvin A. Ryder and

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Enoch Fuller, 1857. This building is a good example of the most common and straightforward variation of the style: symmetrical, massed, two-story with a concave Mansard roof. A similar but later example (1869) is the Sargent-Roberts House, (NR# 96001476) in the same city. Another notable example is the 1875 George L. Little House, designed by the Indiana architect George Trenham, which has a tower on one side of the façade (Kennebunk HD, NR# 74000324). Another variation of the style is that of a massed building with a central tower, for example the Governor Bodwell House in Hallowell (in the Hallowell Historic District, NR# #70000076), also constructed in 1875.² Both the F. M. Jordan House and the Charles A. Jordan House (NR# 74000147) are examples of this style, but both were also built as the style was waning in popularity. Interestingly, both Jordan Houses have a full-width front porch – the others only had entry porches or side porches – perhaps this indicates an awareness of the emerging Queen Anne Style on the part of either the architect or the builder.

While there are other examples of Second Empire architecture in Auburn, including residences and commercial and institutional buildings, the F. M. Jordan House drew attention and praise even before it was completed. The *Lewiston Evening Journal* published an extensive description of the house, calling attention to its fine woods, hand-painted frescoes, and well appointed interior.

F. M. Jordan, esq., of Auburn is now putting the finishing touches on what is one of the most elegant homes in Maine. Mr. Jordan's residence commands a wide view up and down the river from its site on Laurel Avenue. The architecture of the house is of the square, old English style, that always carries within it the idea of comfort and solidity, and has a square tower and pitched Mansard roof, slated. The same solidity is carried through all the appointments of the dwelling. The doors of the front vestibule are of solid black-walnut and swing out over a broad stool of white marble. The vestibule is paved with tiles, and another pair of massive, black-walnut doors open into a large and magnificent hall, wainscotted with the same wood in panels. Among the appointments of the hall are a massive walnut hat and umbrella stand supporting a broad mirror, and a wardrobe of carved walnut and burle. The double parlors are finished in cherry of a beautiful grain, have cherry shutters and a carved cherry mantel with mirror. The double doors between the parlors and from the hall are of black walnut, and slide into the walls instead of swinging on hinges. A heavy Brussels carpet, woven in a Philadelphia factory at Mr. Jordan's special order, covers the parlors, all the halls and stairs. The walls are covered with rich hangings of delicate gold tracery on a dark ground, artistically matched with the carpet, and finished in warm tinted friezes and graceful cornices. The ceilings are handsomely frescoed throughout the house, by the Hartwell Brothers, in warm colors, gold, red and blue predominating. The dining-hall is finished in ash, and the frescoing is very

² The architect for the Bodwell House has never been firmly established. However, Earle G. Shettleworth, Jr., SHPO speculates that the man who designed the building was Alexander C. Courier, the architect of the Hallowell Granite Company, which was owned by Gov. Bodwell. A similar house was built for an agent of that Company who lived on Vinylhaven.

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rich. The fire-place and mantel are broadly finished with painted tiles representing rural scenes. The fire-place has andirons and a fender of polished brass. The heavy ash posts on either side of the mantel are elaborately carved. A large mirror rises from the mantel. The ash wainscoting in this room is three and one-half feet high. The sideboard is of carved black-walnut and burl. It is probably the most elegant dining-hall in the county. A china closet with a dumb waiter descending into a refrigerator room opens from the dining-hall. The kitchen and wash-room are finished in ash. There are about forty-square feet of cellar with a cemented floor. The plumbing, bath-room and sanitary arrangements of the residence are perfect. There are fourteen traps in the cellar. The house is heated throughout by steam, and lighted with gas from a Springfield machine. The chandeliers throughout are of a solid, polished brass with porcelain decorations. The stairposts and rail are of carved black-walnut. The rooms up stairs are artistically decorated in bright colors and frescoed. There is a marble set bowl in each room. The tower is sixty feet high and commands a magnificent view of Androscoggin County. The residence was designed by Mr. Charles Frost of the house of Peabody & Stearns, Boston, and was built by the day, under Mr. Jordan's personal supervision. Fifteen months were occupied in its construction.³

Another contemporary acknowledgement of the importance of the F. M. Jordan House occurred when the *Leading Business Men of Auburn* profiled C.A. Jordan in the 1889 volume. In that entry they included the residence of F. M. Jordan, along with the Avon Mill in Lewiston, the Auburn high School and the home of shoe factory owner Ara Cushman as "some of the best examples of heavy framing and fine finishing to be found in the cities of Auburn and Lewiston".⁴

The F. M. Jordan House has a great deal of integrity despite being divided into apartments – first into a two family home in about 1918 and then into apartments just before the Second World War. In addition to it being a good, representative example of the style, it has added significance as the first known commission of the architect Charles Sumner Frost. Frost was the son of F.M. Jordan's business partner, Albert E. Frost, with whom he owned Jordan, Frost & Company, a large planing mill and wood products dealership in Lewiston.⁵ The younger Frost had grown up in Lewiston and before studying at the Massachusetts Institute of Technology he worked as a teenager in a local architectural firm. After graduating in 1876 his first job was with the architectural firm of Peabody and Stearns in Boston. Five years later he moved to Chicago, which was to become his home base for the remainder of his career, yet he maintained his Maine connections and took several commissions in his home state.

³ *Lewiston Evening Journal*, September 10, 1881, p. 8.

⁴ *Leading Business Men of Lewiston, Auburn and Vicinity* (Boston: Merchantile Publishing Company, 1889), p. 99.

⁵ An advertisement for the Jordan, Frost Lumber Company states that among the "Building Lumber of all kinds, including Frames, Shingles and Clapboards" the business carried "Mantels and Tiles in stock". Clearly, when building his house Jordan had ready access to choice materials. *Lewiston Daily Sun*, December 19, 1893, p. 4.

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According to *A Biographical Dictionary of Architects in Maine*, Frost's earliest commissions in Maine were houses for a Professor Angell (location in Portland unknown) and the J. F. Turner House, also in Portland. Both of which were designed in 1883. The Turner House is a half-timbered Queen Anne style house that is still extant. In 1892 he designed a large Queen Anne style house with a side tower, intersecting cross gables and sweeping lines for his father in Lewiston. In 1900-01 he took a commission for another half-timbered, Queen Anne style cottage in Camden. In his later years, while he was summering in Northeast Harbor he designed several Shingle Style cottages, some which combined Colonial Revival style detailing. Frost is best known in Maine for his 1892 Maine State Building, (NR# 74000148) which he designed for the World's Columbian Exposition in Chicago. This Queen Anne style building was octagonal in shape with a prominent second story that sat on a raised lower level. The shape was somewhat evocative of the 18th century forts on the Maine frontier, but the corner turrets firmly placed it in the late 19th century. This building featured Maine slate, granite and wood, each finished in a variety of styles in order to show off the design possibilities of Maine's indigenous building material. After the Exposition was over the Maine State Building was purchased by the proprietors of the Poland Spring Hotel in Poland, Maine where it was re-erected in 1895. Frost was best known in the mid-west for his work designing railroad stations while a partner in the firm Frost and Granger.

As confirmed by the *Lewiston Evening Journal* article Frost's first Maine design was not in Portland, not in 1883 and not in the Queen Anne style: it was the F.M. Jordan House in Auburn in 1881. Notwithstanding the front porch, the F. M. Jordan House is clearly a Second Empire Style building, and Frost's only known work in this style in Maine. Because of the general similarity of this building with Charles A. Jordan's house of 1880, it is possible that Frost did not design this from scratch but instead worked very closely with C. A. Jordan to develop the plans, using the builder's recent project as a template.

Another possibility is that Frost's expertise was needed to renovate an earlier house. The 1873 map of Auburn Wards 3, 4, and 5 in the *Atlas and History of Androscoggin County* depict a house belonging to F. M. Jordan on the same site as the current F. M. Jordan House. This building has a rectangular front mass connected to an ell behind which is a detached stable – overall its form and footprint is very similar to the Second Empire House that is the subject of this nomination. Census records, city directories and deeds confirm that F. M. Jordan purchased land on "Laurel Hill" in 1872 and lived on the street through that decade. Although no record or description of an earlier house has been located, other than the footprint depicted on the Atlas map, it remains a possibility that his first house on the hill was renovated into the present structure. Regardless, the attribution of this house to Frost and to C.A. Jordan helps to round out our understanding of the talents of both of these men.

Criterion B: Community Planning and Development, Commerce

Francis M. Jordan (1824-1903)

F. M. Jordan was an individual who had a significant impact on the development of the city of Auburn with regard to community planning and development and in the commercial arena. He was born to William and Margaret Duggan Jordan in Danville (later Auburn), Maine

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on January 10, 1824 and christened Michael Francis Jordan. Throughout his life, however, he was known as Francis M. Jordan, Frank M. Jordan, or simply F. M. Jordan. Little is known of his early years, but he married his wife Parthenia in 1851, and by that same year had started to purchase land from Edward A. Little, a developer and entrepreneur in Auburn, in the vicinity of Little's house and Academy on the River Road, now Main Street. In early deeds Jordan is identified as a carpenter, and this is also how he described his occupation when he registered for the draft in 1863. Beginning in about 1869 he partnered with Albert E. Frost, and his brother William A. Jordan, and opened a lumber dealership, sawmill and planing mill in Lewiston. This enterprise was described as "a large and prosperous business" in the *Leading Men of Lewiston, Auburn and Vicinity* in 1889.⁶ In 1873 and 1874 F. M. Jordan was elected Alderman for the rapidly developing 4th Ward in which he lived, and in 1878 he served as the city assessor.

In 1869 F. M. Jordan, Edward A. Little, Joel Vickery and A.M. Pulsifer were incorporated by the Maine Legislature as the Auburn Aqueduct Company. The Auburn Aqueduct Company was responsible for bringing a continuous, piped-in supply of water to the homes and businesses of Auburn. As the superintendent and president of this company until it was taken over by the City in 1893, Jordan made a major contribution to the development of the city's infrastructure, as well as its ability to fight fires. During this period the city of Auburn was rapidly developing into a manufacturing center – with a specialty in the production of shoes and boots – and many large factories were being built. At the same time, the downtown area was rapidly being developed with business blocks and city and county offices. Developing a reliable water supply was one of the key projects, along with the installation of sewers and the paving of roads, necessary to support the growth of the city's commercial and industrial base. The following description of the company was published in the 1891 *History of Androscoggin County*.

The Auburn Aqueduct Company is the outgrowth of a little enterprise started years ago by F. M. Jordan. The first reservoir was a spring near Edward Little High School and it was alike (sic) reservoir and fountain-head. Wooden pipes were laid to a few houses and the water was used with satisfaction. Later, others desired this supply and the source was changed to Auburn heights, where abundant springs were found. As Auburn increased in population, more water was needed, and the company changed the source of supply to the brook near the city farm, where a dam was built and water carried by iron pipes. The company purchased the right to enter Lake Auburn from the Franklin Company for \$5,000; the charter obtained from the Legislature contained a provision that the city could buy the plant in ten years by payment of its cost and 10 per cent, on the investment. The time passed and the city lost its opportunity of purchase. At this time Auburn exempted the company from taxation in consideration of water furnished for fire and other purposes. However the first hydrants for fire purposes were put in by the Aqueduct Company voluntarily; one near Roak Block and another on Court street. A new contract was made in 1883, whereby the company was to enlarge its facilities (among other things to lay a new main to the pumping station on Goff Hill from Turner street, to be 12 inches in diameter, and

⁶ *Leading Men of Lewiston, Auburn and Vicinity*, p. 37. William Jordan left the partnership in 1886.

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pass through Turner, Union and Court streets) and allow the city the use of water at all times.... Extensive work and improvements have been done to keep the supply of water adequate to the growth of the city. A 12-inch leading main extends 3,200 feet from Lake Auburn to the poor farm, where it branches into two mains running to the city; one of 12 and another of 10 inches diameter. It is computed from actual tests made by competent engineers in 1888 that by these mains 2,333,000 gallons per day can be delivered to the city. The Gravity pressure from the lake is 118 feet at the corner of Court and Main streets and 81 ½ at the Cushman shoe factory. The pressure from the reservoir at the corner of Court and Main streets is 238 and at the Cushman shoe factory is 191 feet.⁷

As one of the leading business men in the area, Jordan also joined with his colleagues in developing several financial institutions in Auburn. He was one of the incorporators of the National Shoe and Leather Bank (1876) and the Rokemeka Bank and Trust Company in 1887, and also the Lewiston and Auburn Electric Light Company (1884). Although it is for his position with the Aqueduct Company that probably had the most significant impact on the development of the city, when his contributions as a local politician, business owner and financier are also taken into consideration it is clear that F. M. Jordan was an important and influential leader in the Auburn and Lewiston community.

Criterion A: Ethnic History

When F.M. Jordan and his family purchased a building lot on Laurel Hill from the Agawam Company in 1872 it was in a new neighborhood. According to the 1873 Atlas map, Laurel Hill had been platted with approximately 53 house lots, but only 15 of them had been built upon and three others had been purchased but not yet developed. Thirty years later the 1902 Sanborn map shows that 50 houses had been built: in general those on the top of the hill (Laurel Ave) were larger buildings on larger lots and those on Newbury Street and Laurel Street were smaller buildings on smaller lots. None of the houses on Laurel Hill were designated as apartments, multi-family or duplexes; however there were several large tenements and a couple of duplexes nearby on Main Street.

At the same time that Laurel Hill was developing so too was a much larger neighborhood being built just across the Little Androscoggin River in "New Auburn". This neighborhood was quite different from Laurel Hill: the approximately 45 new blocks were evenly divided into small house lots fronting onto an orderly grid of streets. The impetus for the plating of New Auburn was the construction of the Little Androscoggin Water Company Mills and canal, as described by Ralph B. Skinner et al in *Auburn 1869-1969: 100 Years a City*:

⁷ Georgia Merrill Drew, ed. *The History of Androscoggin County* (Boston: W.A. Fergusson and Company, 1891), 647-648.

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For all intents and purposes, New Auburn was founded by the Little Androscoggin Water Power Company which, in 1872, built a dam to harness the river at the rugged rapids in that vicinity; and a year later, a four-story brick mill to use the water power that it produced. The cotton textile mill, known as "the Barker", started operation in 1874 but its building had previously attracted new residents to the area...

Edward Byron was superintendent of the barker Mill's gas manufacturing works and its yard boss. Gas was used for lighting purposes in those pre-electric days. Bryon laid out the streets in New Auburn for the Little Androscoggin Water Power Company, and subsequently lots were sold and settlement began on a rapid sale. Streets bisecting numbered ways were named for power company directors – Pulsifer, cook, Gill, Dunn, Roak, Loring, Foster and Bolster...

Byron came to this country from England, with many other immigrants, to work in the local textile plants. Soon, on First Street were several English families – Chippendale, Unsworth, booth, Wood, Cliff, Monk, the Wilkinsons, and the Waltons. Immigrants also included a number of Irish families: the Minnihanes, Nugents, Cullinanes, Mangans. The Franco-Americans became leading business men of the community: Duponts, Vincents, Renys, Beaucages, Laberges, Derosays, Lemays. At one time, most of the members of the city's Jewish community lived in New Auburn, stores being operated by Shapiros, Silvemans, and Bakers. There were Polish and German settlers, the Leber, Timerhus and Delekto families among them. New Auburn was somewhat cosmopolitan for decades.⁸

Although Laurel Hill was not part of New Auburn overtime it became an extension of that neighborhood. In the second decade of the twentieth century the large houses on Laurel Ave attracted successful members of the immigrant community, especially those from Eastern Europe. In the years following the 1933 fire that burned 249 building in New Auburn, many of the homes on Laurel Hill were subsequently divided into apartments, and many of the tenants were either Jewish or from Eastern Europe, or both.

As noted above, New Auburn had a large Jewish community, with the first families moving into the area in 1899. Three years later the Beth Abraham Synagogue was incorporated; over the next three decades the congregation owned and occupied two buildings – both of which were destroyed by fire. After the 1933 fire the new Beth Abraham Synagogue was erected on the hill at the south end of Laurel Ave.

The history of the F. M. Jordan house nicely illustrates this pattern of community evolution. After Jordan died in 1903 his large Second Empire House was sold to Henry B.

⁸ Auburn History Committee: Ralph b. Skinner, John e. Libby and Daphne W. Merrill, *Auburn 1869-1969 100 Years a City* (Lewiston: Twin City Printery, 1968), 285-286.

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Estes, the mill agent at the Continental Mill in Lewiston and later the director of Hill Manufacturing.⁹ Estes sold the house in 1919 to Hyman and Sarah Lempert and their son-in-law and daughter Doris and Robert Barnstone. The Lemperts and Barnstones were born in Poland (or Russia) and immigrated to the United States in 1887. According to the 1920 census they spoke Russian and according to the 1930 census they spoke Yiddish. By profession Hyman Lempert was a foreman in a shoe shop in 1920 but had become a junk dealer by 1930 – apparently a successful one as the value of his property in 1930 was \$15,000.¹⁰ He was also one of the incorporators of the Beth Abraham Synagogue.

In the early twentieth century the vast majority of Jewish families lived in New Auburn, but overtime they migrated. In 1910 only one Jewish family was living on Laurel Hill, but in 1920 there were 10 Jewish families and 1 boarder living on Laurel Hill. Other than the Lempert/Barnstone house the Jewish families appeared to live in single family homes, although by 1922 five of the homes on Newbury Street were designated as “flats” – suggesting stacked apartments. In 1930 the number of Jewish families on Laurel Hill increased to 15.

In 1940, after the death of Hyman and Sarah Lempert their heirs sold the property at 18 Laurel Street to the brothers Edmond and Antonio Bilodeau and their wives, Marie Rose and Lydia, respectively. At this point the Bilodeaus divided the house into six apartments and converted the carriage house into three apartments. By the time the 1942 Auburn Directory was published there were eight different families (including Antonio and Marie Rose Bilodeau) living at 18 Laurel Street and four of them had Jewish surnames. According to the 1940 census, 31 of the 94 families living on Laurel Hill had members who had immigrated from Poland, Russia, or Lithuania, and many of these families were also Jewish.

In 1951 five of the families at 18 Laurel were Jewish, but by 1956 this composition of the house had changed when half the apartments were lived in by French Canadians and there was only one Jewish family in the house. On Laurel Avenue in 1956 there were 38 different families living at 15 different addresses (there were only 4 single family homes on the street), and at least 8 of the families were Jewish. While more research needs to be done on the demographic and culture of the neighborhood, the house at 18 Laurel Street has significance in the context of ethnic history for the manner in which it illustrates the way changing demographics affected the composition of the neighborhood and its buildings.

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

⁹ In approximately 1900 the Jordan family built a second house on their property – a Colonial Revival/Queen Anne four square – located south of the driveway to their main house. In 1900 F.M. Jordan was living in this building (24 Laurel) with his wife and grown daughter Alice. According to the census, Henry B. Estes was renting the Second Empire House from Jordan at this time. It is unclear if Estes bought both houses in 1903, but Parthenia Jordan and then her son Harry N. Jordan continued to live in the house at 24 Laurel until at least 1910.

¹⁰ The Colby College Maine Jewish Studies Program extracted census data for the Jewish residents of Auburn for the years 1880, 1900, 1910, 1920 and 1930 and organized this information into a table. Documenting Maine Jewry: Jews in Auburn in 1880, 1900, 1910, 1920 and 1930. <http://mainejews.org/CensusData/CensusAuburnData.php#Auburn1920> . In the 1930 table the value of property was given for approximately half of the Jewish residents who owned property: Lempert’s house was among the top five in terms of property value.

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9. Major Bibliographical References

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

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Previous documentation on file (NPS):

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

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- 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): 020-0068

10. Geographical Data

Acreege of Property Less than 1 acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

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

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

1. Zone: 19 Easting: 401920 Northing: 4882640

JORDAN, F. M., HOUSE

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- **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: F. M. Jordan House

City or Vicinity: Auburn

County: Androscoggin

State: Maine

Photographer: C. Mitchell

Date Photographed: September 22, 2014

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

- | | |
|---------|--|
| 1 of 13 | ME_ANDROSCOGGIN COUNTY_FMJORDAN_0001.TIFF
West façade of house; facing east. |
| 2 of 13 | ME_ANDROSCOGGIN COUNTY_FMJORDAN_0002.TIFF
West façade of house; facing northeast. |
| 3 of 13 | ME_ANDROSCOGGIN COUNTY_FMJORDAN_0003.TIFF |

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Detail of tower on façade; facing east.

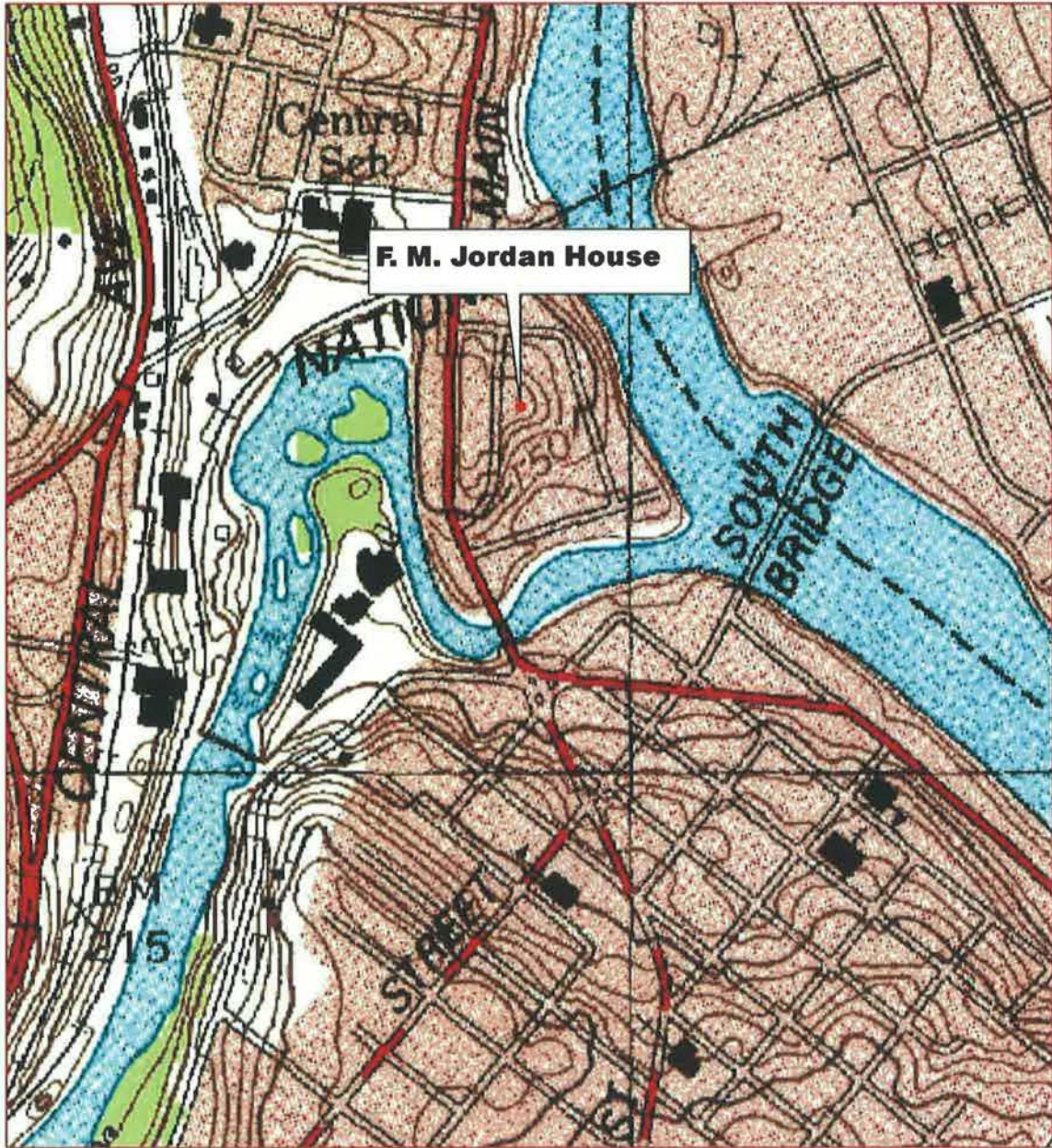
- 4 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0004.TIFF
South elevation of house and ell; facing north.
- 5 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0005.TIFF
South and east elevation of house (left) and south façade of former carriage house; facing north northwest.
- 6 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0006.TIFF
Front porch showing bay window and entryway; facing north.
- 7 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0007.TIFF
Foyer with walnut doors and tiled floor; facing west.
- 8 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0008.TIFF
Fresco painting attributed to George G. and Alexander Hartwell in ceiling of foyer; facing north.
- 9 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0009.TIFF
Front hallway, stair and newel post; facing northwest.
- 10 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0010.TIFF
Fireplace in former dining room; facing southwest.
- 11 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0011.TIFF
Former dining room showing paneling and trim; facing southeast.
- 12 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0012.TIFF
Bay window in front parlor; facing west.
- 13 of 13 ME_ANDROSCOGGIN COUNTY_FMJDAN_0013.TIFF
Fireplace surround and new doorway in back parlor; facing east.

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.

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F. M. JORDAN HOUSE ANDROSCOGGIN COUNTY, MAINE 16 OCTOBER 2014						
UTMs NAD 83 19/401920/4882640						
20	0	20	40	60	80	100 Feet



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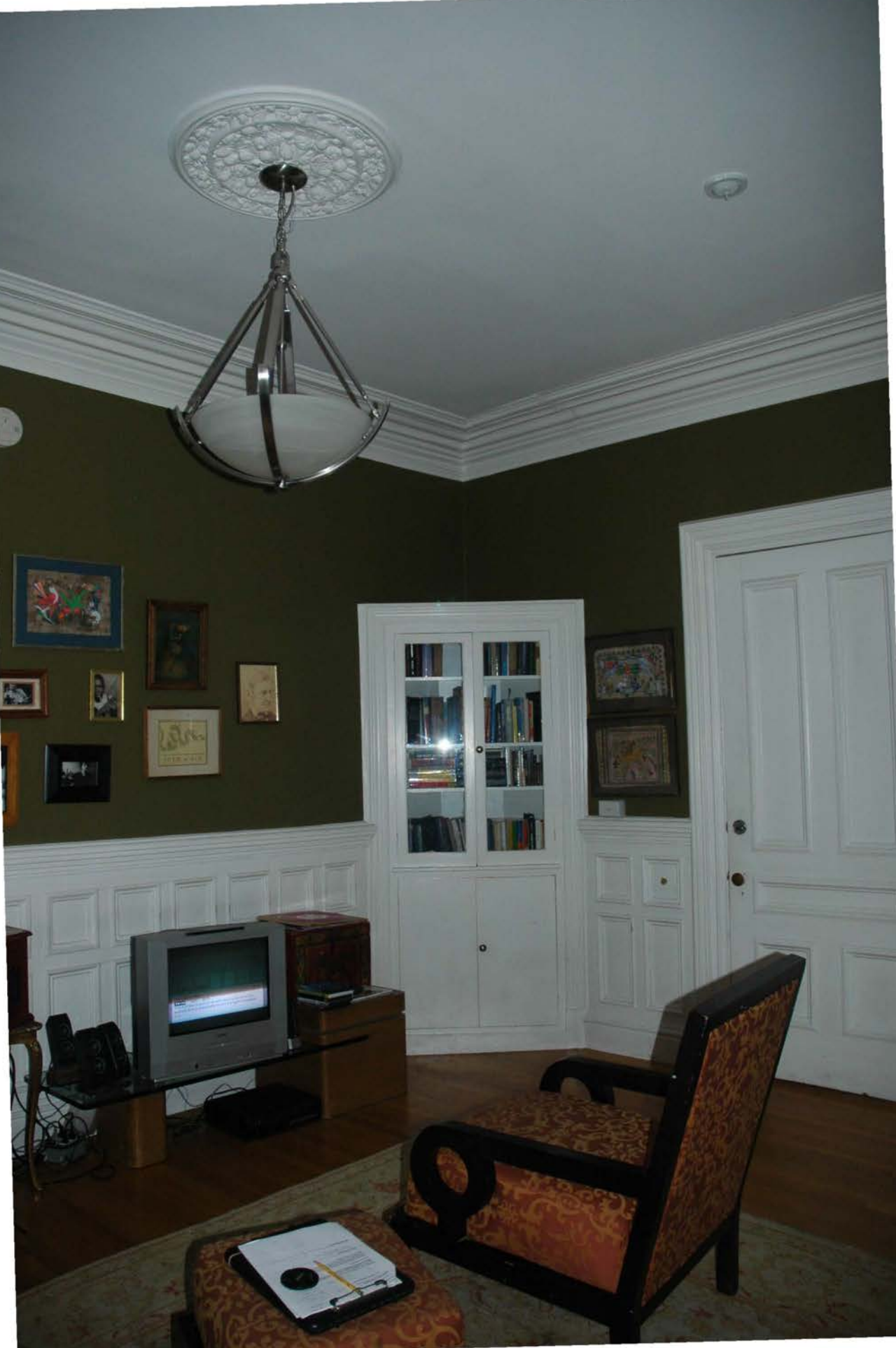
















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Jordan, F.M., House

MULTIPLE NAME:

STATE & COUNTY: MAINE, Androscoggin

DATE RECEIVED: 11/14/14 DATE OF PENDING LIST: 12/11/14
DATE OF 16TH DAY: 12/26/14 DATE OF 45TH DAY: 12/31/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001088

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 12-29-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



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



PAUL R. LEPAGE
GOVERNOR

EARLE G. SHETTLEWORTH, JR.
DIRECTOR

10 November 2014

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

To Whom It May Concern:

Enclosed please find three (3) new National Register nominations and one Multiple Property Documentation Form for properties in the State of Maine:

Fisherman's Island, Lincoln County
Auburn Commercial Historic District, Androscoggin County
Jordan, F. M., House, Androscoggin County
Agricultural Properties of Southern Aroostook County, Maine (MPDF)

Please note, no nominations are being submitted under the MPDF at this time. If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-2132 x 2.

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.