

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received MAR 13 1986

date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections**1. Name**historic Historic Resources of the Lewiston Commercial District  
Multiple Resource Area

and/or common

**2. Location**street & number Area bounded by Maine, Park, Canal, and Bates not for publication

Streets

city, town Lewiston vicinity ofstate Maine code 23 county Androscoggin code 001**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> N?A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**name Multiple Ownership (See inventory sheets)

street &amp; number

city, town vicinity of state

**5. Location of Legal Description**courthouse, registry of deeds, etc. Androscoggin County Registry of Deeds

street &amp; number

city, town Auburn state Maine**6. Representation in Existing Surveys**title Lewiston Historic Building Survey has this property been determined eligible? ☒ yes ☐ nodate June, - August 1984 federal ☐ state ☒ county ☐ local ☒depository for survey records Maine Historic Preservation Commissioncity, town Augusta, state Maine

## 7. Description

### Condition

☒ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

The Lewiston Commercial District Multiple Resource Area consists of scattered commercial buildings located in the city's central business district. The areas included are Lisbon Street and Park Street north of Maple Street, Main Street between Lisbon and Bates Streets, and Park, Middle and Bates Streets between Oak and Main Street. As the principal shopping district of the city, the area maintains an historic cohesiveness consisting almost entirely of commercial establishments dating from the middle of the nineteenth century to the present. The surrounding areas consist primarily of mixtures of residential, industrial and religious buildings.

Interspersed among the nominated properties are numerous buildings which have been determined not to be eligible for inclusion in this nomination. These structures either do not possess sufficient architectural integrity or were constructed within the past fifty years. A survey conducted in June-August, 1984, by a professional architectural historian provided the documentation to determine the eligibility of the properties. In addition, the multiple resource area also includes three individually-listed buildings and a historic district that are already listed or are pending approval for listing in the National Register (see list, below).

The Lewiston Commercial District Multiple Resource Area includes multi-story commercial buildings of masonry construction which vary in age from circa 1855-1914. The heights of the buildings range from two to seven stories, and the styles vary from Greek Revival to Italianate, Second Empire, Romanesque, and Renaissance Revival. Fifteen structures are being nominated. No known archaeological resources exist in this district.

The following properties are already listed or are pending listing in the National Register of Historic Places:

Pillsbury Block, 200-210 Lisbon Street  
Savings Bank Block, 215 Lisbon Street  
Atkinson Building, 220 Lisbon Street  
Lisbon Street Historic District, 281-371 Lisbon Street  
Lewiston City Hall, Pine Street  
Lewiston Public Library, Park Street  
Oak Street School, Oak Street  
Bradford House, 54-56 Pine Street

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** c. 1855–1914

**Builder/Architect** See inventory sheets

### Statement of Significance (in one paragraph)

The Lewiston Commercial District Multiple Resource Area is historically significant as the principal commercial district of Lewiston, the largest industrial center in Maine. Moreover, the buildings in the nominated area include the work of all of the city's leading nineteenth century architects. Architectural firms such as Charles F. Douglas, Stevens & Coombs, Jefferson L. Coburn & Sons, Miller & Mayo, and Coombs, Gibbs, & Wilkinson dominated their profession throughout the region for which Lewiston was the industrial center.

The development of this district as a retail area coincided with the growth of the city's textile industry, which accelerated under the auspices of the Lewiston Water Power Company (later re-organized as the Franklin Company). Financed principally by Boston capitalists, the Franklin Company layed out the city into building lots, directing where various types of development could occur. Lisbon Street, located between the mills and the public park, became the principal location for commercial enterprises.

In 1850 Lewiston's population was 5,000. By 1910 it had grown to over 26,000 with 70% of the workforce employed in the mills. In the context of this thriving industrial development, Lisbon Street grew as a business district to meet the needs of the growing population. In addition to stores and offices, the buildings on the street often included meeting halls for public and private gatherings. The College Block (246–274 Lisbon Street) and the Odd Fellows Block (182–190 Lisbon Street) also had upper story halls. Among the numerous businesses located on the street, the foremost was Peck's Department Store (184 Main Street), a massive four-story building sited at the head of Lisbon Street. Both historically and architecturally, this 1898–99 structure is the most important department store ever constructed in Maine.

The variety of sizes, styles and ornamentation on the nominated properties reflect various phases of economic growth from the pre-Civil War years to World War I. The year 1914, the date of the most recent structure in this nomination, marks the high water mark of Lewiston's prosperity. Very little construction has occurred since that date, except for extensive alterations to existing structures that has characterized modernization efforts of the past twenty years.

Architecturally, the area is significant for its variety of brick and stone buildings, many of them designed by regionally important architects. The College Block, 246–274 Lisbon Street (c. 1855/c. 1865) and the Lord Produce Store, 379 Lisbon Street (c. 1865) represent the earliest types of structures and are late vernacular interpretations of the Greek Revival style. By the 1870's, architectural fashions more closely reflected sophisticated national trends. The Union Block, 21–23 Lisbon Street (1870), Lyceum Hall, 49–51 Lisbon Street (1872, Charles F. Douglas, architect), and the Odd Fellows Block, 182–190 Lisbon Street (1876, Stevens & Coombs, architects) were designed showing influences of the popular Italianate, Second Empire and High Victorian Gothic modes.

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

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Historic Resources of <sup>heugan Commercial Dist. m.h.k.</sup> Lisbon Street Multiple Resource Area  
**Continuation sheet**

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Eclectic styles of the last quarter of the nineteenth century include the McGillicuddy Block, 137 Lisbon Street, with its distinctive tower (1895, Jefferson L. Coburn & Sons, architects), and the Osgood Building, 129-133 Lisbon Street, with its locally rare use of glazed white face brick (1893, Jefferson L. Coburn & Sons, architects). Sophisticated interpretations of Renaissance styling are evident in two buildings designed in 1898 by Coombs, Gibbs & Wilkinson, Grant's Clothing Store, 46 Lisbon Street, and Peck's Department Store, 184 Main Street. The latter structure originally featured a design influenced by the contemporary work of Louis L. Sullivan and is scheduled for restoration.

The early twentieth century saw a continuing tradition of eclectic design, such as the Bergin Block, 350 Lisbon Street (1913), erected as a tavern, and the Maine Supply Company Building, 415-417 Lisbon Street (1911), an early automobile garage and repair shop designed by William R. Miller, one of Maine's most flamboyant architects. At the same time more sophisticated interpretations of Renaissance styling continued to be built. The Manufacturers National Bank Building, 145 Lisbon Street (1914) is one of the tallest buildings in the city and was built with a steel curtain frame and brick and stone facing.

## 9. Major Bibliographical References

The Industrial Journal (Bangor), 1892-1914

Historic Lewiston, A Textile City in Transition, James S. Leamon, Auburn, 1976

## 10. Geographical Data

Acreeage of nominated property see inventory sheets

Quadrangle name Lewiston

Quadrangle scale 1:24000

UTM References

A 

1	9
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4	0	2	6	9	0
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4	8	8	2	9	6	0
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B 

1	9
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4	0	3	8	6	0
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4	8	8	2	5	4	0
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C 

1	9
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4	0	2	7	6	0
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4	8	8	2	5	0	0
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D 

1	9
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4	0	2	4	3	5
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4	8	8	3	3	0	0
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E 

1	9
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4	0	2	6	1	0
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4	8	8	3	4	9	0
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F 

1	9
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4	0	2	8	2	0
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4	8	8	3	0	2	0
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G 

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H 

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### Verbal boundary description and justification

Beginning at the NE corner of the Peck's Department Store property, the Lewiston Commercial District Multiple Resource Area boundary runs southerly along the west property line, crosses Main Street, and then runs southerly along the rear property lines on the west side of Lisbon

List all states and counties for properties overlapping state or county boundaries

(see continuation)

state	code	county	code
state	code	county	code

## 11. Form Prepared By

name/title Roger G. Reed, Architectural Historian

organization Maine Historic Preservation Commission

date April, 1985

street & number 55 Capitol Street, Station #65

telephone 207/289-2132

city or town Augusta

state Maine 04333

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national

☐ state

☒ local

As the designated State Historic Preservation 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.

State Historic Preservation Officer signature

title

S.H.P.O.

date

3/3/86

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

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Street to the north edge of Maple Street. The boundary then runs easterly to the east side of the rear property lines on Park Street, then north to the NE corner of Kennedy Park, turns east and follows the north edge of the park to Bates Street. The boundary then takes in the rear property lines on the east side of Bates Street north to Main Street where it crosses that road to include the rear property lines on the north side and extends west back to the place of beginning.

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

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Multiple Resource Area  
Thematic Group

dnr-11

Name Lewiston Commercial District MRA  
Lisbon Street MRA (Lewiston)  
State Androscoggin County, MAINE

### Nomination/Type of Review

Date/Signature

## 1. Bergin Block

**Substantive Reviewer/Keeper**

Attest

Lord

2. Block at 379 Lisbon Street) Substantive Review for Keeper

**Attest**

First

3. Callahan Building ✓ Substantive Review

Attest

## Second

4. Callahan ~~Building #2~~ Substantive Review

**Attest**

5. Lewiston Trust & Safe  
Deposit Company

## Substantive Review

**Attest**

College Block--

6. Lisbon Block-~~College~~ Substantive Review

**Attest**

## 7. Lyceum Hall

## Substantive Review

**Attest**

8. Maine Supply Company  
Building

### Substantive Review

Attest

9. Manufacturer's National ~~Substantive Review~~  
Bank

Attest

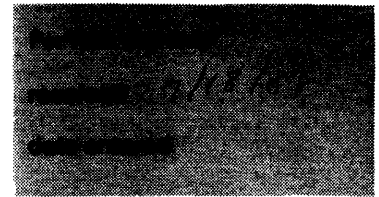
First

10. McGillicuddy Block **Substantive Review**

Attest

United States Department of the Interior  
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Multiple Resource Area  
Thematic Group

Name Lisbon Street MRA  
State Androscoggin County, MAINE

Nomination/Type of Review

Date/Signature

11. Odd Fellows Block *Substantive Review*

*for* Keeper

Patrick Andrus 4/25/86

Attest

Beth L. Savage 4-25-86

12. Osgood Building *Substantive Review*

*for* Keeper

Patrick Andrus 4/25/86

Attest

Beth L. Savage 4-25-86

13. Peck's Department Store *Substantive Review*

Keeper

Attest

14. Union Block *Substantive Review*

*for* Keeper

Patrick Andrus 4/25/86

Attest

Beth L. Savage 4-25-86

15. First National Bank *Substantive Review*

*for* Keeper

Patrick Andrus 4/25/86

Attest

Beth L. Savage 4-25-86

16.

Keeper

Attest

17.

Keeper

Attest

18.

Keeper

Attest

19.

Keeper

Attest

20.

Keeper

Attest