

3/13/86

MAINE
Historic Preservation Commission

HISTORIC RESOURCES INVENTORY

UTM:19 A 402640/4882850 B _____
C _____ D _____

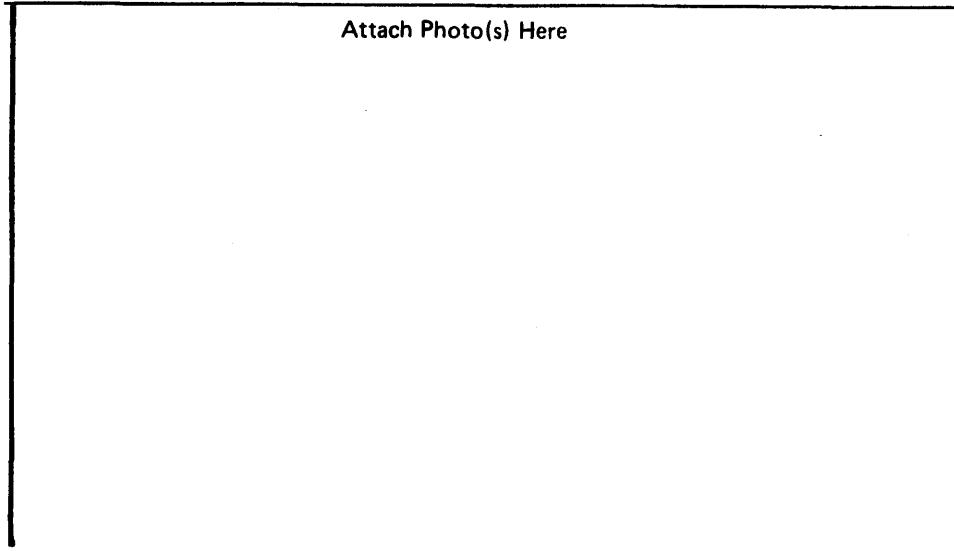
IDENTIFICATION

- 1. Common name: _____
- 2. Historic name: College Block/Lisbon Block
- 3. Street or rural address: 248-274 Lisbon Street
City Lewiston Zip 04240 County Androscoggin
- 4. Parcel number: Map 18 D Lot 248-74
- 5. Present Owner: Ernest M. Kinney, Lee B. Hutchins Address: R-2 Sawyer Road, Box 179
City Cape Elizabeth, ME Zip 04107 Ownership is: Public _____ Private X
- 6. Present Use: Commercial Original use: Commercial/Town Hall

DESCRIPTION

- 7a. Architectural style: Greek Revival/Italianate
- 7b. Briefly describe the site or structure and describe any major alterations from its original condition:

This four story brick commercial building is seventeen bays long and has a flat roof. The square headed windows have stone lintels and sills and double hung sash with either wooden with two over two lights or aluminum with one over one lights. Above the third story the building is delineated by brick belt courses and cornice with dentils and brackets. The shopfronts are all largely altered with a variety of modern materials, although the original granite piers and lintels may be all extant beneath later applications.



- 8. Construction date:
Estimated C. 1855-56 Factual _____
- 9. Architect unknown
- 10. Builder _____
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 1/2 acre
- 12. Date(s) of enclosed photograph(s)
4/85

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Additions to shopfronts on first floor.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up
 Residential ___ Industrial ___ Commercial Other: _____
16. Threats to site: None known Private development ___ Zoning ___ Vandalism ___
 Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This building is historically significant as the oldest surviving commercial building on Lisbon Street which was erected by the Franklin Company to induce commercial development on Lisbon Street. This company was the principal developer of Lewiston so this association alone is of special importance to the city. This building, however, has other important associations as well. Prior to Lewiston's incorporation as a city in 1863, town meetings were held here. Beginning in 1860 it housed the Manufacturers and Mechanics Library, and for several years various congregations worshipped here. Between 1875 and 1881 it was taken over by Bates College and the name was changed from the Lisbon Block to the College Block. Other important cultural activity included Lewiston's first Franco-American society, the Institut Jacques-Cartier, which held meetings here from the 1870's until 1939. A variety of other clubs held meetings here as well.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
 Architecture Arts & Leisure _____
 Economic/Industrial ___ Exploration/Settlement _____
 Government ___ Military _____
 Religion ___ Social/Education _____
 Other (describe) _____

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Archives, Androscoggin County Hist. Soc.
 Registry of Deeds, Androscoggin County
 Courthouse

22. Date form prepared 9/85
 By (name) Roger Reed
 Organization MHPC
 Address: _____
 City _____ Zip _____
 Phone: _____

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

7/18/85

HISTORIC RESOURCES INVENTORY FORM

Lewiston Historical Commission - Dingley Building
36 Oak Street, Lewiston, Maine 04240

IDENTIFICATION

- 1. Building Name(s): COLLEGE BLOCK Historic LISBON BLOCK/COLLEGE BLOCK
- 2. Principal Street Address: 248-274 Lisbon Street
- 3. Other Street Address: Chestnut Street
- 4. Present Owner's Name: _____ 5. Ownership: public ___ private X
- 6. Owner's Address: _____
- 7. Original Owner: Benjamin Bates, Peter Powers, Edward Watson
- 8. Use: original commercial/meeting hall 9. Accessibility to public:
 present commercial/offices exterior visible from public road X
 interior accessible: (explain) yes, public access to streetlevel storefronts, limited access to offices of the upper stories.
- Surveyor's Name: Leslie Chatterton Date: August, 1984
- Address: Cornell University, Ithica NY 04350 Telephone: _____
- Position: volunteer ___ professional consultant ___ intern X
 other, (explain) _____

DESCRIPTION

- 10. Number of Stories 3 Bays ___ Attic X Basement X
- 11. Structural wood frame, interlocking joints: ___ wood frame, light members: ___
 System: masonry load bearing: X metal, (explain): _____
- 12. Photo _____ 13. Map _____

Average - 1/2

DESCRIPTION

14. Building Roof: asphalt shingle___ wood shingle___ slate___ concrete___
Material: composition x metal___ tile___ other___
Walls: wood___ stone___ cast iron___ brick x stucco___
other granite trim
Foundation: brick
15. Present excellent___ good x fair___ poor___ deteriorated___
Condition: explain fair or poor condition___
16. Integrity: original site: yes xx no___ if moved, when___
list major alterations, dates and designers (if known):

See attached sheet.

17. Threats to none___ zoning___ roads___ developers x deterioration___
Building: other upper stories under-utilized
18. Related none barn___ carriage house___ garage___ privy___ shed___ shop___
Outbuildings: landscape features___
other___
19. Surroundings: can check more than one, open land___ woodland___ industrial___
densely built-up x commercial x scattered buildings___
residential___ other___
20. Interrelationship of Buildings and Surroundings:

The set back, building material and style of this structure are compatible with other large commercial blocks characterizing the early development of Lisbon Street. The massive size of the building is appropriate to the prominent corner location at the intersection of Lisbon and Chesnut Streets.

DESCRIPTION

21. Other Notable Features of Building and Site, include Interior Features if known:

See attached sheet.

SIGNIFICANCE

22. Date of Initial Construction: First story, c. 1855-56; second & third stories, c. 1865.

23. Architect: unknown Address: _____

24. Builder: unknown Address: _____

25. Historical and Architectural Importance:

See attached sheet.

26. Sources:

- Interview with R.C. Pinegree, from "Lewiston Journal", undated, in Lewiston.
- History Scrapbook, 947.12, A 345d, Lewiston Collection, Lewiston Public Library.
- Lewiston City Directories.
- Deed Research, Registry of Deeds, Androscoggin County Building, Auburn.
- Plan by G.M. Coombs, #C101, Maine Historical Society library, Portland.

16. Integrity

In 1865, the second and third stories were added to the main block completed c. 1855-56. The one story addition to the north end of the structure was erected later.

Plans for the boiler house by G.M. Coombs, are on file at the Maine Historical Society Library in Portland. Successive alteration of store fronts is primarily cosmetic and employs a disparate variety of facade materials and treatments. Remodeling obscures the lintel separating store-fronts from the upper stories, and portions of the second story windows on the north side.

Some of the original wood sashes at the second story have been replaced with aluminum sash combination windows. Several windows at the second and third story are boarded up.

21. Notable Architectural Features

This massive, flat roofed, red brick, commercial block exhibits a minimally embellished, granite trimmed facade, terminated with a brick corbel table and surmounted by a projecting wooden cornice supported on curved brackets. The facade exhibits influences of the Greek Revival style and the Italianate style popular during the two periods of construction.

The rectangular window openings are trimmed with flush, dressed granite sills and lintels and generally contain two over one, double hung, wood sash windows. Four openings at the south end of the second story have single pane, fixed glazing. Eight window openings at the third story, near the center of the Lisbon Street facade, are taller, to incorporate a divided toplight. Below the cornice, a horizontal alignment of small rectangular "attic" windows with granite sills penetrate the facade, with four over four, double hung, wood sash glazing. These alternate with identical sized blind windows.

Projecting brick belt and string courses span the facade above the third story windows and above and below the attic windows.

Above the topmost string course, a brick corbel table is crowned with additional courses of contiguous brick corbeling, all surmounted by the cornice.

Two large halls were located at the north and south ends of the second story.

25. Historical and Architectural Significance

Originally called the Lisbon Block, this structure is one of the first commercial blocks erected on south Lisbon Street. It was built by several incorporators of the Franklin Company in attempt to induce commercial development in proximity to the mills.

25. cont'd

Restrictions included in an early transfer deed limited the structure's height to one story prior to April 1, 1865 and three stories after that. Building materials were also stipulated as follows: walls of brick or stone with iron, a metal slated roof and metal gutters. Its use was also limited to either stores or shops.

Town meetings were held in the building prior to incorporation of the city in 1863. The city charter was approved here in 1862 and the building housed the early city offices until completion of the City Building in 1872. Several early mayors were inaugurated in Lisbon Hall.

The Lisbon Block housed the Manufacturers and Mechanics Library, founded in 1860. The Library grew to become one of the largest in Maine and contained many rare historical volumes. It was moved to the City Building and was considerably reduced by the fire in 1890.

Many churches held early meetings in Lisbon Block including:

- the Universalist Society, 1858-1860;
- the Bates Street Universalist Church, 1864-66;
- the Pine Street Free Baptist Church, 1869.

Between 1875 and 1881, the various owners donated and sold their shares to Bates College and the building became known as the College Block.

The College Block has long been associated with cultural activity in Lewiston and is especially associated with the Franco-American community. Institute Jaques-Cartier, Lewiston's first Franco-American society, began as Societe Sainte Jean-Baptiste with a mass meeting held in January 1872 in this building. In 1875, the organization merged with the Institut Jacques-Cartier, a literary club that held previous meetings in the Dominican Block on Lincoln Street. The Institut held meetings on the third floor of the College Block until 1939 when they erected a separate building on the opposite corner of Lincoln and Chestnut Streets.

The Musical and Literary Club has occupied the third floor of the College Block since its founding in November, 1888. This club was created by the union of the Chorale Ste. Cecile and the Cercle Cremazie and was organized to present dramas and operas in the French language. Its founder, Henry F. Roy, served as representative to the Maine legislature from 1925-27.

Unite Franco-Americane has used the old club rooms of the Musical Literary Club since its incorporation in 1975.

Over the years the hall has temporarily accommodated many of the city's fraternal societies and related organizations.

Lewiston's first telephone was installed in John Garner's store.