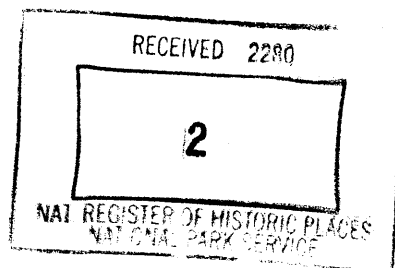


10

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name LeRoy F. Pike Memorial Building
other names/site number Pike Memorial Hall, Pike Hall, Cornish Town Hall

2. Location

street & number 17 Maple Street N/A not for publication
city or town Cornish N/A vicinity
state Maine code ME county York code 031 zip code 04020

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 nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 12/22/06
Signature of certifying official/Title Date

Maine Historic Preservation Commission

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature] 2.7.07
Signature of the Keeper Date of Action
Edson H. Beall

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

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

GOVERNMENT / City Hall

RECREATION AND CULTURE / Auditorium

Current Functions
(Enter categories from instructions)

GOVERNMENT / City Hall

RECREATION AND CULTURE / Auditorium

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th AND EARLY 20th CENTURY REVIVALS

/COLONIAL REVIVAL

Materials
(Enter categories from instructions)

foundation CONCRETE

walls WOOD / Weatherboard

WOOD

roof ASPHALT

other BRICK (chimneys)

METAL (ventilators)

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places Continuation Sheet

LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 7 Page 2

DESCRIPTION

The LeRoy F. Pike Memorial Building in Cornish, Maine is located on the north side of Maple Street (Route 25), the primary corridor through this small northern York County town. Maple Street, west of the Little River, consists of mid-nineteenth to early twentieth-century homes mixed with commercial buildings on large lots. The more compact commercial area is located east of the bridge. The LeRoy F. Pike Memorial Building sits roughly in the middle of a grassy lot that occupies 7/10s of an acre. The building faces south and is fronted by a set of wide concrete stairs lined with two cast iron railings. A cement walkway connects the stairs to the sidewalk on the street and a pair of obelisk shaped pillars topped with frosted glass orbs mark the corners of the walkway. A second cement path connects the stairs to the driveway on the east. A small parking lot is located off the northeast corner of the building. A flag pole and sign sit on the eastern half of the lawn, while several large maple trees are located on the western half. Manicured evergreen shrubs flank the front stairs. There are no other foundation plantings.

The building measures 42 by 67 ½ feet and is oriented with the short end facing the street. Essentially two stories in height, additional mass is gained through the use of a raised concrete foundation and a relatively high-pitched hip roof. The roof is covered with asphalt shingles and overhangs the side walls. The roof-wall junction is marked with a wide frieze and ogee moulded cornice. Two brick chimneys are present on the western plane of the roof, and two metal ventilators pierce the roof, one on the ridge of the dormer and the other at the center of the building. The front facade is five bays wide, but the center three bays are grouped together under a pedimented dormer positioned at the edge of the front roof, thus giving the front of the building a tripartite appearance. With the exception of these three bays, which will be discussed in further detail below, each of the window bays on the south, west, and east elevations consist of a single window frame that encompasses both the first and second story sash. Separating the sash, but unified within the frame are decorative wooden panels. The panels and the window trim are painted white which, as compared to the yellow-painted clapboards, further emphasize the perception of these as single units. By articulating the window bays in this manner the vertical dimension of the building is enhanced. It is interesting to note that while the width of these bays remain constant, the height of the attendant sash varies.

As alluded to earlier, the facade of the LeRoy F. Pike Memorial Building has two end window bays and a three bay entrance under a wide pedimented dormer. The west window bay contains a twelve-over-twelve double hung sash (all the sash are wooden and double hung, unless otherwise noted) on the first level and an eight-over-eight sash above. The eastern bay has a twelve-over-twelve sash on the second floor and only an eight-light fixed sash on the first floor - the intervening panel is taller in the east window bay than in the west. The center three bays are defined by four pilasters that run uninterrupted from the steps to the frieze. Visually they support the pediment shaped dormer. Centered on the facade are a pair of two-leaf wooden doors containing nine panes of glass above two horizontal raised panels. Above the door is a transom light eight panes wide

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National Register of Historic Places Continuation Sheet

LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 7 Page 3

between the center pilasters. The transom continues into the outer pilaster bays. Narrow sidelights, in three rows of two-lights, are set over wood paneled bases between outer pilasters and complete the lower level of the entry way. On the second floor the space between the outer pilasters are filled with four-over-four double hung windows. In the center bay, two more of these windows surround a larger six-over-six window. A circular window in the dormer completes the facade fenestration. Mounted on the outermost pilasters, at head height, are two Arts and Crafts influenced brass wall sconces.

The eastern elevation contains six bays. The middle four bays contain matching eight-over-eight sash on the second floor and twelve-over-twelve sash on the first floor. The northernmost bay has the same windows on the upper level, but below is both a fixed twelve-light sash and a second wooden panel. The southernmost bay has a fixed eight-light sash on the first floor, and a triple hung window consisting of a eight-light sash over an eight-light sash over a twelve-light sash. This large window lights the main stairwell on the interior. In comparison, the western elevation consists of uniform bays containing eight-over-eight sash above and twelve-over-twelve sash below, with the exception of the most northern bay, which again features a second panel and a fixed twelve-light sash on the first floor. Both side elevations have five window bays in the raised basement, each containing eight-over-eight double hung sash.

The north elevation of the building contains one door and two eight-over-eight windows at the foundation level. The rear wall features a projecting second floor block supported by metal columns. A covered stairwell affixed to the rear wall of the main mass connects this block (which contains part of the stage) to the ground level at the edge of the parking lot.

The vast majority of the interior space is utilized by the auditorium: the town offices and mechanical rooms are in the basement. On the first floor is an entrance hall, floored with black and white ceramic tiles. A small meeting room is located in the southwest corner of the building and a ticket window occupies the wall next to the door to the meeting room. The two-run staircase is located in the southeast corner. Double, four-panel doors lead to the auditorium.

The auditorium measures approximately 46 x 41 feet and has an angled second floor gallery on the south, east and west sides. The front of the gallery walls are decorated with wooden panels. The gallery is hung by steel rods that connect to a steel truss system above the arched ceiling.¹ Consequently there are no interior support posts on the lower level of the hall. Folding wooden auditorium seats are set up as necessary on the maple floor, while others have been permanently

¹These trusses, the base of which can be seen in the side walls, are attached to but functionally different from the wooden roof rafters. While the building has been described as having a steel frame, examination of the plans reveal that the use of steel was limited to the ceiling trusses and basement I beams. The rest of the structural system is an example of wood, platform framing.

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LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 7 Page 4

placed in two parallel rows around the perimeter of the gallery. At the gallery level, above the entrance foyer and centered under the dormer, is a dedicated projection room with a cement floor, fire proof walls (asbestos removed), and its own ventilation system.

At the north end of the building is the stage, flanked by corner anterooms (with interior staircases) on each floor. The pine floor of the stage projects slightly into the auditorium, and the proscenium arch is decorated with simple wooden moulding. Velvet curtains frame the stage opening, and a hand-painted drop down curtain depicting, of all things, a curtain, hangs from the ceiling. The walls of the auditorium are plaster with a moulded chair rail, as is the slightly arched ceiling. Surfaces of the backstage area are finished with horizontal bead board.

The basement of the LeRoy F. Pike Memorial Building is divided between public spaces and ancillary spaces. At the southern end, the staircase from the foyer leads to a dark corridor that stretches west, towards a men's restroom and the vault, and north, past a coat room and the furnace room to the meeting room. The north end of the first level contains an outside door and ramp in the northeast corner, and two narrow offices that span the remaining width of the building. On the wall between the middle office, which was originally the building's kitchen, and the main room are two six-over-six double hung windows which were used originally for serving food from the kitchen. A set of two-leaf, four paneled wooden doors lead into the northwest corner office, and a similar set of doors provides access from the corridor into the room. The center of the first floor space is utilized as a meeting room. The floors on this level are all concrete, and the walls are finished with plaster above plain wood wainscot. Steel I beams, supported by lolly columns, are visible in the ceiling and provide structural support for the auditorium above.

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.

Areas of Significance

(Enter categories from instructions)

POLITICS / GOVERNMENT

ENTERTAINMENT / RECREATION

Period of Significance

1925-1956

Significant Dates

1925/26

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Stevens, John Calvin (1855-1940)

Stevens, John Howard (1879-1958)

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or a grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other
Name of repository:

United States Department of the Interior
National Park Service

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LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 8 Page 2

STATEMENT OF SIGNIFICANCE

The LeRoy F. Pike Memorial Building was erected in 1925-26 and designed by the Portland, Maine firm of John Calvin Stevens and John Howard Stevens. The building belongs to the inhabitants of Cornish, Maine and serves as both a public auditorium and as the location of the town's administrative offices as well as the site of its annual town meetings and elections. The LeRoy F. Pike Memorial Building is nominated to the National Register of Historic Places at the local level of significance under criterion A as the governmental facilities for Cornish, and under Criterion C in as a work of a master.

The nominated property is named after LeRoy F. Pike, a business man and lumber dealer who had served his hometown as selectman, moderator, tax collector and constable. He was also a state senator in 1897. Pike had a heart attack and died while traveling out west in 1915. When his widow died seven years later her will included a large gift to the Town of Cornish.

I give, bequeath, and devise to the Inhabitants of the Town of Cornish...all the rest, residual and remainder of my estate, real and personal...the same to be used in purchasing a suitable lot and the erection thereon of a suitable municipal building and the purchasing of suitable furnishings for the same for the use of said Inhabitants. Said building shall be known as the "LeRoy F. Pike Memorial Building" and shall contain proper offices for the use of several town officers for the time being, and a hall or halls in which to hold town meetings and other public gatherings. Said hall or halls may also be used for private purposes at the discretion of the Municipal Officers of said town for the time being upon the payment of such charges as said Municipal Officers for the time being may determine. *7 December 1917.*

The total sum available was about \$20,000. The former townhouse was located several miles south of Cornish village, but an urban location was sought for the new structure. An attractive, but problematic, site was identified just to the west of the Little River Bridge. On the north side of Maple Street was an old schoolhouse owned by the Cornish School Association, adjacent to which was a neat, small cemetery, containing the town's "most honored dead" (Everts and Peck, p. 344). The town relocated the few gravestones, and struck a deal with the School Association, whereby the Association deeded their lot to the town and moved their building onto the old cemetery site, in return for free use of the new municipal building. By 1930 the old schoolhouse was deemed unsafe and was dismantled.

The town chose the architectural firm of John Calvin Stevens and John Howard Stevens to design the new Memorial Building. John Calvin Stevens was the state's most well known and sought after architect at the turn of the twentieth century. The following background information summarizes Stevens career:

United States Department of the Interior
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LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 8 Page 3

Stevens' long career is of interest because his work reflects many of the major architectural trends from the civil War to World War II. Moreover, he made a national contribution to the development of the Shingle Style during the 1880's. This pivotal decade witnessed the evolution of his architecture in several distinct phases, beginning with the Queen Anne, moving through the Shingle Style, and culminating in an Adamesque version of academic Colonial Revivalism, which became his preference for the remainder of his practice.

While a large proportion of Stevens' practice was devoted to residential work, he also made a significant contribution to the public architecture of early 20th-century Maine. Like thousands of his fellow Americans, the architect had visited the Great White City of the 1893 Chicago World's Fair and had come away an exponent of the City Beautiful movement. In 1929 he summarized his philosophy of civic improvement through architecture in the following terms: "A city is not only a place in which to do business, it is also a place in which people are obliged to live, and everyone desires to live pleasantly and happily. One way to bring about this very desirable condition is to have the city's institutions so built and cared for that they become points of interest and beauty." (Shettleworth, pp. 185-6 and p. 201)

Stevens (and later his firm) designed several municipal buildings in the state, including the Biddeford City Hall, 1895 (NR: 73000156), which is a large and sophisticated Romanesque style brick structure, and the Skowhegan Municipal Building/Opera House, 1909 (NR: 82000781), also a formal composition in brick, but smaller. In addition to the town offices, both of these earlier buildings contain ornately decorated auditoriums. While the basic functional requirements were similar, the scale, materials and formal composition exhibited in the above examples would have been out of place in Cornish. Stevens faced a similar challenge when he designed Columbian Hall, the town offices in Lubec in 1892. In that example, the building he designed had the massing and detailing of a Queen Anne/Shingle Style ocean front cottage with broad cross gable roofs, dormers, and decorative shingles. It was well mated to the adjacent Lubec High School, and the Shingle Style references were probably well understood by the local residents as well as the near neighbors on Campobello Island.

Overall, in massing and plan, the LeRoy F. Pike Memorial Building is a Colonial Revival style building not unlike many of the halls or schools that were built in the first decades of the twentieth century. It is a rectilinear two-story building with a decorative front entrance and sidewalls symmetrically peppered with large windows. By starting with a familiar plan Stevens was able to relatively easily be sure that the building would be compatible within its surroundings. He then created sophisticated classical references by grouping the first and second floor window bays, and by designing a formal, classical, yet subdued entrance. In this manner Stevens stylistically elevated the building from the vernacular to an austere, but not ostentatious, building that is well suited to its local environment.

It is interesting to note that while Mrs. Pike's bequest specifically required that the Memorial

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National Park Service**

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LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 8 Page 4

Building "contain proper offices for the use of several town officers," the actual design did not include many dedicated office spaces. As represented on the blueprints, a small committee room was included on the west side of the first floor lobby. The function of a second room, located in the northwest corner of the basement next to the kitchen, was not indicated.

In small towns such as those found throughout Maine, it is not uncommon for a building like the LeRoy F. Pike Memorial Building to be the focal point of community events and activities. Prior to its construction in 1925/26 there were several buildings that provided meeting and performance space in Cornish, including the grange hall, the Congregational Church, and the Smith and Warren Hall. It was the express intent of Mrs. Pike that the hall in the LeRoy F. Pike Memorial Building be available both for public gatherings and private purposes, and the building has fulfilled that function. Jon Carr, in his 1978 history of Cornish's buildings, reflects on some of the building's uses:

...it gets used almost constantly for weddings, receptions, and dances. The Mormon Church uses it to hold services...and they used to hold talent show here back in the sixties. They also showed movies and put on plays up on the stage, and they've had a lot of piano recitals here too. (Carr, #68)

Town meetings and balloting continue to be held in the Pike Memorial Building, however, in recent years they have been relocated to the basement room which is handicapped accessible. In the 1990s kitchen facilities were converted to the Town Offices (the windows through which meals had been previously distributed are now service counters for the town clerk), and a ramp was installed in the northeast corner of the room.

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LEROY F. PIKE MEMORIAL BUILDING

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Carr, Jon. Photographs and Memories of Cornish. (Cornish, Maine: Jon Carr), 1978.

Ellis, Leola C. and Kera C. Millard. Early Cornish (1666-1916). (West Baldwin, Maine: Nelson's Print Shop), 1972.

Ellis, Leola C. and Kera C. Millard. More About Early Cornish. (West Baldwin, Maine: Nelson's Print Shop), 1980.

Shettleworth, Earle G., Jr. "Part 2 Turn-of-the-Century Architecture: from about 1880 to 1920" in Maine Forms of American Architecture, Deborah Thompson, ed. (Camden, Maine: Downeast Magazine), 1976. Pages 185-211.

Stevens, John Calvin and John Howard Stevens. "Pike Memorial Hall Cornish Maine." Copies of original blue prints, 16 sheets, dated June 18 to October 25, 1925. On file at the Maine Historic Preservation Commission, Augusta, Maine.

The Old Maps of York, Maine in 1872. (Fryeburg, Maine: Saco Valley Printing), 1990.

"Town of Cornish" in History of York County, Maine. (Philadelphia: Everts and Peck), 1880.

Will of Jennie E. Pike, 7 December 1917. Copy on file in the Town Clerks office, Town of Cornish, Maine.

LEROY F. PIKE MEMORIAL BUILDING
Name of Property

YORK COUNTY, MAINE
County and State

10. Geographical Data

Acreage of Property 7/10 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 9 | 3 | 5 | 4 | 7 | 1 | 3 | 4 | 8 | 5 | 1 | 6 | 7 | 9 |

3 | 1 | 9 | | | | | | | | | | | | | | | | | | | | | |

Zone Easting Northing

Zone Easting Northing

2 | 1 | 9 | | | | | | | | | | | | | | | | | | | | | |

4 | 1 | 9 | | | | | | | | | | | | | | | | | | | | | |

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 20 October 2006

street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132

city or town AUGUSTA state ME zip code 04333 -0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated property are fully depicted by the Town of Cornish tax map number R-2, lot 22.

BOUNDARY JUSTIFICATION

The boundaries as described by the above cited tax map represent the entire urban lot that have been historically associated with the LeRoy F. Pike Memorial Building since it was constructed in 1926.

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LEROY F. PIKE MEMORIAL BUILDING

YORK COUNTY, MAINE

Section number _____ Page _____

PHOTOGRAPHS

Photograph 1 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
5 September 2006
South facade; facing north.

Photograph 2 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
5 September 2006
South facade and east elevation and; facing northwest.

Photograph 3 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
5 September 2006
Interior, entrance hall; facing west.

Photograph 4 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
5 September 2006
Auditorium; facing northeast.