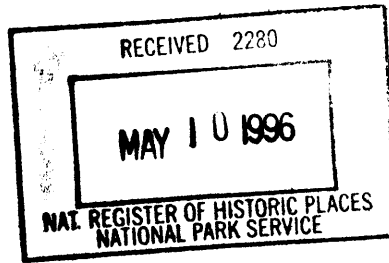


United States Department of the Interior
National Park Service

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 Portland Packing Company Factory

other names/site number _____

2. Location

street & number 14-26 York Street N/A not for publication

city or town Portland N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04101

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.)

Evelyn J. Fitzgerald SHAPO 5/3/96
 Signature of certifying official/Title Date

Maine Historic Preservation Commission
 State of 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 the 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 of the Keeper

Edson H. Beall 6/7/96
 Date of Action

Entered in the
National Register

Portland Packing Company Factory

Name of Property

Cumberland, Maine

County and State

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	0	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Industry/Processing/Extraction/
Manufacturing Facility

Current Functions

(Enter categories from instructions)

Industry/Processing/Extraction/Manufacturing
Facility
Commerce/Trade/Business
Commerce/Trade/Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian

Materials

(Enter categories from instructions)

foundation Stone/Granite
walls Brick
roof Asphalt
other

Narrative Description

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

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.)

Property is:

- 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 of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Industry

Period of Significance

1884-1927

Significant Dates

1884

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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:

Portland Packing Company Factory
Name of Property

Cumberland, Maine
County and State

10. Geographical Data

Acreage of Property Less Than 1

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 1 | 9 | | 3 | 9 | 8 | 5 | 9 | 0 | | 4 | 8 | 3 | 3 | 9 | 8 | 0 |
Zone Easting Northing
2 | | | | | | | | | | | | | | | |

3 | | | | | | | | | | | | | | | |
Zone Easting Northing
4 | | | | | | | | | | | | | | | |

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 Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date April, 1996

street & number 55 Capi to 1 Street, 65 State House Sta. telephone 207/287-2132

city or town Augusta, state Maine 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 Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

PORTLAND PACKING COMPANY FACTORY

CUMBERLAND, MAINE

Section number 7 Page 2

The Portland Packing Company Factory is a flat roofed brick building constructed in the shape of a parallelogram. It is two stories in height on the front elevation and three stories on the rear elevation, a variation made possible by the grade change that permits exposure of the basement level. A rubblestone and brick foundation supports the structure. The building is located several hundred yards from the boundary of the Portland Waterfront Historic District (NR 5/2/1974). It has been rehabilitated within the past year using federal rehabilitation tax credits.

Facing north, the front elevation is divided into six symmetrical panels that are framed by wide pilasters. Each panel is subdivided into three bays. On the first story, four of the panels feature centrally placed two-leaf loading doors (three of which extend to the grade and are surmounted by transoms) flanked by six-over-six double hung sash windows; one contains a large round arched opening whose spandrels are decorated with recessed rectangular panels; and the sixth panel (at the western end) has a trio of six-over-six windows. With the exception of the one round arch, each of the openings has a segmentally arched lintel and a granite sill. In addition, segmentally arched basement level windows with six-pane sash are located below the first story windows. A brick stringcourse laid in a dogtooth pattern runs between the first and second stories, the upper one of which has three double hung windows in each of the six panels. The facade is capped with decorative brickwork that consists of a five course corbel between the pilasters and a denticulated cornice.

The building's three-story west end elevation is symmetrically divided into four panels in the same manner as on the facade. Its fenestration pattern is not as regular, however, in that the northwest panel has a single six-over-six in each story (one above the other); the next panel has a pair of windows in each story; the third panel contains a single window in the first and second stories and two on the third story; and the southwest panel has a large modern opening on the lower level, in addition to a pair of windows on each of the upper stories. The detailing of the windows, the stringcourse, and the cornice matches that on the facade.

In contrast to the north and west elevations, the south (rear) and east elevations are punctuated by a series of twentieth century window and door openings, some of which were probably installed when the building was in use by the Blake Rounds company while others were added during the recent rehabilitation. There are seven large openings and the present main entrance on the first story, the latter of which along with two of the windows are sheltered by a broad canopy. A railing is located atop the upper level of the canopy. Seven windows are asymmetrically positioned across the second story, whereas there are ten on the third story. The east end features one window on the first story, three windows and a door (accessed by a long ramp and sheltered by a second canopy) on the second story, and two windows on the third story. Unlike the west side, the east endwall has a three-step parapet.

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Continuation Sheet

PORTLAND PACKING COMPANY FACTORY

CUMBERLAND, MAINE

Section number 7 Page 3

Prior to its rehabilitation in 1995, the building had been vacant for many years and was substantially deteriorated. In addition, one of the full height entrances on the facade had been bricked in, and the round arched opening had been altered by the insertion of a larger rectangular doorway. The rehabilitation program included the restoration of both of the front entrances, and reintroduction of six-over-six wooden windows that matched the originals.

The interior of the building has been converted for new uses that include a micro-brewery and its related office space, in addition to retail space on the lower level; a restaurant on the second story; and a bar and game room on the third story. Originally, the interior had an open plan punctuated only by a series of wood columns that supported wooden beams and floor joists. This plan reflected the building's original function as a warehouse.

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**National Register of Historic Places
Continuation Sheet**

PORTLAND PACKING COMPANY FACTORY

CUMBERLAND, MAINE

Section number 8 Page 2

Constructed in 1884, the Portland Packing Company Factory is a two-story brick building that was the centerpiece of a small industrial complex that produced canned corn and other vegetables. Upon completion, it housed the Portland operation of the state's oldest and one of its largest canning enterprises. Within the past year the building has undergone a substantial rehabilitation that has saved it from years of neglect and insensitive alterations. In addition to its associative significance with the Portland Packing Company and the canning business in late nineteenth and early twentieth century Maine, the building is an important example of industrial architecture in the 1880s. Although its designer has not been positively identified, it shares some characteristics with the work of Portland architect Francis H. Fassett. The building meets National Register Criteria A and C.

In its *Fourteenth Annual Report* (1900), Maine's Bureau of Industrial and Labor Statistics analyzed the state's canning industry in some detail. The *Report* stated that the corn canning industry in the United States had its origins in Portland prior to the Civil War after members of the Winslow family had developed a relatively crude canning process that was based on experiments that they had conducted since the 1840s. However, it was not until after the Civil War that the industry flourished, in part due to several technological advances in the processing operation. By the turn-of-the-century, Maine ranked third in the nation in the volume of its packed sweet corn behind New York and Illinois. The *Report* also noted that the state's canning industry as a whole (including the packing of sweet corn, sardines, clams, blueberries, beans, squash, pumpkin, apples and tomatoes), had become more valuable than the slate, granite, and ice industries combined. No fewer than twenty-five companies were engaged in the corn packing business alone. They operated a combined total of sixty-eight factories, thirteen of which were owned by the Portland Packing Company.

The Portland Packing Company was founded in 1863 (one account gives the date 1862) with the merger of the canning firms of Davis & Baxter and Rumery & Burnham. In 1867 the Rumery & Burnham firm was dissolved and the remaining partners were William G. Davis, James P. Baxter, and Samuel Rumery. According to a history of the company that appeared in a publication titled *The Successful Business Houses of Portland* (1875), the firm was one of the first half dozen canneries that were established in the state. By 1875, however, it was said to be the largest packing establishment in the world with a capacity of upwards of four million cans, and an 1887 account of the company stated that it operated thirty-six factories in Maine, New Brunswick, and Nova Scotia.

Prior to its erection of the subject building on York Street, the Portland Packing Company operation was located on Commercial Street. Although the precise reason for the relocation is not

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Continuation Sheet**PORTLAND PACKING COMPANY FACTORYCUMBERLAND, MAINESection number 8 Page 3

known, it was probably motivated by a number of factors not the least of which was the rapid increase in the volume of business. The partners in the firm at this time were four sons of Davis and Baxter: Walter G. Davis, William N. Davis, Hartley C. Baxter, and Clinton L. Baxter. Reference to the new factory appeared in the November 20, 1884, edition of the *Portland Daily Press*, and its construction was also noted in a January 1, 1885 building summary in the same newspaper. The *Sanborn Fire Insurance Map* of 1886 indicates that the existing building was used for storage and shipping, while another building on the site was the solder house, and a third contained the canning and can making operations. By 1896, the main building was being used for storage, can making, and canning, but by 1909 it was used entirely for storage. The company maintained its operation on this site until 1927, after which the building became a warehouse for the Blake Rounds Supply Company, a supplier of plumbing supplies.

The architecture of the Portland Packing Company Factory is representative of industrial design in Maine during the second half of the nineteenth century. Characteristic features of such buildings include their regular fenestration patterns and segmentally arched openings, projecting brick pilasters, and the use of numerous interior wooden columns that permit the creation of large open spaces. Despite its utilitarian function, however, the building has a number of ornamental details such as the round arched main entry with its corbeled surround, the decorative stringcourse on the facade and west side, and the fine detailing of the granite lintels. Unfortunately, the architect of the building has not been positively identified, although it is generally attributed to Francis H. Fassett based on several stylistic features. In addition, Fassett is known to have designed the J.P. Baxter Block in 1879 for one of the founders of the Portland Packing Company, as well as the Portland Public Library for Baxter in 1888, and the William G. Davis Block in 1886.

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PORTLAND PACKING COMPANY FACTORY

CUMBERLAND, MAINE

Section number 9 Page 2

Bibliography:

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Fourteenth Annual Report of the Bureau of Industrial and Labor Statistics for the State of Maine, 1900. Augusta, Maine: Kennebec Journal Print. 1901.

Herndon, Richard, comp. *Men of Progress: Biographical Sketches and Portraits of Leaders in Business and Professional Life in and of the State of Maine*. Boston: New England Magazine. 1897.

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Portland Daily Press. Editions of November 20, 1884, and January 1, 1885.

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**National Register of Historic Places
Continuation Sheet**

PORTLAND PACKING COMPANY FACTORY

CUMBERLAND, MAINE

Section number 10 Page 2

Verbal Boundary Description:

The nominated property occupies the City of Portland tax map 40, lot F 11.

Boundary Justification:

The boundary embraces the remaining urban lot that is historically associated with the Portland Packing Company Factory.