

United States Department of the Interior
National Park Service

MAR 07 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Main Street Historic District
other names/site number _____

2. Location

street & number Portions of Main, Vine & Elm Streets not for publication
city, town Auburn vicinity
state Maine code ME county Androscoggin code 001 zip code 04210

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>16</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>16</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 4

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official *Jan S. Fitzsimons* Date 3/1/89
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.

Signature of commenting or other official _____ Date _____
 State or Federal agency and bureau _____

5. 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:) _____

Boyd R. Savage 4-21-89

 Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Health Care/Hospital

Current Functions (enter categories from instructions)

Domestic/Single Dwelling
Domestic/Multiple Dwelling
Commerce/Trade/Professional

7. Description

Architectural Classification
(enter categories from instructions)

Queen Anne
Italianate
Colonial Revival

Materials (enter categories from instructions)

foundation Brick
walls Wood/Weatherboard
Wood/Shingle
roof Asphalt
other Colonial Revival
Porches & Porticos

Describe present and historic physical appearance.

Auburn's Main Street Historic District is an area of approximately six acres located to the south of but in close proximity to the city's commercial and governmental center. Within its boundary are sixteen (16) contributing resources including fourteen houses and two detached garages. Three of these houses and one of the garages are already listed in the National Register. The historic residential character of the neighborhood has been largely maintained despite recent rehabilitations to a number of the buildings that has included conversions to office space. There are no non-contributing buildings.

Bounded by Main Street to the east and Drummond Street to the north, the district includes portions of Vine and Elm Streets that extend between and lie perpendicular to Main and High Streets. The boundary is delineated in this matter to include the largest, most intact and most architecturally significant grouping of nineteenth century houses in the neighborhood. Unfortunately, a large percentage of surrounding buildings, located primarily to the west of the district, have been considerably modified and therefore their historic character greatly diminished. This is especially true of the east side of Main Street. The area to the southeast of the district contains commercial buildings of more recent origin and vacant lots whereas the area to the northeast is filled with parking lots in proximity to the brick commercial blocks.

Reflecting their urban location, the majority of the district's fourteen houses stand on relatively narrow lots with those fronting Main Street having considerable depth. Two exceptions to this pattern occur on Elm Street with the opposing Jacob H. Roak (11) and Horatio G. Foss (12) houses. Both buildings rest on wide lots that comprise nearly one-half of the block, a physical reminder of the mid-nineteenth century establishment here of residences by prominent Auburn citizens. The street side of the properties are further defined by a low stone wall at the Foss house and a brick wall with a lattice screen at the Roak house. Setbacks are generally uniform, especially along Main Street as are

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Industry

Period of Significance

1827 - 1939

Significant Dates

Cultural Affiliation

N/A

Significant Person

Multiple

Architect/Builder

Multiple

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Auburn's Main Street Historic District is comprised of a relatively small group of residential buildings erected between the second quarter of the nineteenth century and the first quarter of the twentieth century. The architecturally important houses, many of which were designed by prominent local architects, were built for and occupied by some of the city's leading citizens. In sum, these buildings depict Auburn's development from a tiny river settlement to a leading manufacturing center. For these reasons the district is eligible for nomination to the Register under Criteria A, B, and C.

EARLY SETTLEMENT

The first settlement in the area now comprising the central business district of Auburn is believed to have begun about 1797-98 when Joseph Welch erected a log cabin.¹ Welch's purpose for building here was apparently linked to his occupation as a log driver and the fact that it was a suitable place to assemble rafts of logs that had passed over the nearby falls. Despite its proximity to the falls at this point of the Androscoggin River, the outpost established by Welch did not soon attract other people to it. This was primarily due to the fact that unlike the Lewiston side of the river (where early development was more rapid) the water flow on the west side of the river was too great for use by water powered milling operations. In the outlying areas, however, settlement had proceeded to a somewhat greater degree such that by 1794 a local mail route was established and a schoolhouse built in 1799. Little sustained growth occurred on the west bank of the river for nearly the next quarter century.

See continuation sheet

9. Major Bibliographical References

Auburn 1869-1969: 100 Years A City. Auburn, ME: Auburn History Committee, 1968.

Auburn Landmarks: A Survey of the City's Historically and Architecturally Distinctive Sites and Structures. Auburn, ME: Auburn Heritage, Inc., 1977.

Sanborn Fire Insurance Maps, Auburn, ME. Series 1886, 1892, 1897, 1902, 1908, 1914, 1922.

See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property Approx. 6

UTM References

A

19	4017110	488129910
Zone	Easting	Northing

C

19	40181710	4881261510
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B

19	40191110	4881291610
Zone	Easting	Northing

D

19	40161210	4881261810
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See continuation sheet

Verbal Boundary Description

See map

See continuation sheet

Boundary Justification

The boundary of the Main Street Historic District embraces the most historically and architecturally significant group of residential buildings in one of Auburn's largest nineteenth century neighborhoods. Adjoining portions of this area have lost considerable integrity by virtue of alterations to the component houses.

See continuation sheet

11. Form Prepared By

name/title Kirk F. Mohny, Architectural Historian
 organization Maine Historic Preservation Commission date January 1989
 street & number 55 Capitol Street telephone (207) 289-2132
 city or town Augusta state Maine zip code 04333

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landscaping patterns that employ foundation plantings and bushes of low to medium height. Taller evergreens obscure the front of the Adams-Little-Cobb House (7) and stand on the large lot of the Foss house (12), whereas a mixture of old growth deciduous trees accompany the Roak house (11). The latter examples further demonstrate the uniqueness of these two properties in comparison to their neighbors.

Architecturally, the district contains a mix of nineteenth and early twentieth century residential building styles although the greatest number reflect turn-of-the-century eclecticism. The oldest building in the district, and one of the earliest extant structures in Auburn, is the 1827 Edward Little House (4), a two-story five-bay frame residence which has characteristic features of the late Federal period in Maine. The symmetrical fenestration pattern of its gabled main block includes a central doorway framed by narrow sidelights and a louvered fan. As late as 1897 the main part of the house was connected to a large barn by way of the one and two-story ell, a configuration that had comparisons with its rural, agricultural contemporaries.

Two houses were built during the Greek Revival period but only one of them, the Charles W. Walton House (2) bears any of its original features. Even these, the wide corner pilasters and prominent entablature and pediment are somewhat diminished by the turn-of-the-century additions of porches and bay windows. The other house was wholly remodeled after 1908 into the eclectic gambrel roofed Adams-Little-Cobb House (7).

The Italianate style is well represented by the Jacob H. Roak (11) and Reynolds-Hasty (3) houses. Both frame buildings employ cruciform shaped plans with bracketed cornices and cross gabled roofs. They are further distinguished from their predecessors by the use of round-arched windows and prominent window hoods. These characteristics are common in Maine, and they illustrate the flexibility in plan that was made possible by the use of balloon frame techniques. The subsequent generation of Queen Anne houses stretched this new system to the limits.

There are two notable Queen Anne style houses in the district: the A. A. Garcelon House (5) and the Albert Penley House (6). Built in 1890, these asymmetrically massed frame houses are among the largest buildings in the district. Corner towers on both examples express their vertical massing whereas wraparound porches

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create voids and a sense of balance; hallmark features of the style. The two also share a use of mixed sheathing materials and other embellishments that combine to create lively exterior appearances.

House construction in the later 1890s continued to show the popularity of the asymmetrical Queen Anne form but with much less concern for varied sheathing and the elimination of towers. A typical house form for the period is the S. D. Thomas Double House (1) of 1891. Although its qualities are diminished by the existing asbestos siding and removal of some of the decorative details, the house shows its affinity to the Shingle and emerging Colonial Revival styles. The broad gables coupled with the consistent use of shingles unify the irregular features projecting from the elevations. Palladian windows and delicate crowning porch balustrades are evidence of the impact of the Colonial Revival.

Colonial Revival tendencies were more formerly treated in the remodeling of the Adams-Little-Cobb House (7), and especially in the 1914 Horatio G. Foss House (12). The latter is an important example of the style with its symmetrical composition and attention to the use of Georgian details including a hipped roof, Palladian windows and a segmentally arched portico. However, it exhibits the eclectic style of its architect in the use of a stuccoed exterior finish and a red ceramic tile roof.

As the above discussion shows, wooden frame buildings are the virtual rule in the district, although there is considerable variation from period to period. The side gable orientation employed in the Federal period Little House (4) had changed to an asymmetrical gable front configuration soon after. This arrangement persisted for the duration of the nineteenth century although the impact of this feature could be of greater or lesser significance, especially when juxtaposed with a tower as in the Arthur A. Garcelon House (5). Original sheathing materials are about equally divided between weatherboards and wood shingles, although the introduction of replacement sidings, principally asbestos, has changed this balance. Specific detailing is generally typical of the various styles, but porches, and to a lesser extent bay windows, appear on nearly every house.

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INVENTORY LIST

Capitol letters that follow the specific dates indicate whether they are contributing or non-contributing resources.

1. **S. D. Thomas Double House, 1891 - C**
185 Main Street
Elmer I. Thomas, Architect

Constructed in 1891 for Sylvanus D. Thomas and his son Elmer I. Thomas, this two-and-a-half-story Colonial Revival style residence features a cross gable roof, wraparound porch, two-story bay windows and a deeply recessed wing. It is covered with wide replacement asbestos shingles. The house was designed by the younger Thomas, a Lewiston architect whose career was cut short by his early death.

The front elevation has a three sided bay window with trios of four-over-one sash on the southeast side and two entrances sheltered by the porch at the northeast. Diamond pane stairhall windows occupy the second story above the doors. This facade is framed by a pent gable whose broad eaves are supported by long brackets and whose tympanum contains a Palladian window. The porch has a shallow hipped roof supported by thin Tuscan columns that are linked by a balustrade. At the time of construction a balustrade also crowned the porch roof. A pair of coupled gables and the broad eaves distinguish the otherwise modest treatment of the north side whereas the south side has a two-story bay below the gable. An altered porch extends to the west of this bay and the two-story wing, whose first story now houses a garage, projects from the southwest corner.

2. **Charles W. Walton House, by 1858 - C**
193 Main Street

The Walton House is a two-story with attic L-shaped frame residence with Greek Revival style details. Additions made between 1908 and 1914 include a bay window and a front wraparound porch. A two-story ell, which existed as early as 1873, extends from the wing's southwest corner. The building is sheathed in asbestos siding. It is believed to have been built for Charles Wesley Walton (1819-1900), an Auburn attorney who served in the U. S. House of Representatives from 1861-63 and

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was subsequently appointed Associate Justice of the Maine Supreme Judicial Court where he served for 35 years.

The pedimented facade is a narrow two bays in width with the bay to the north containing the two-story three-sided bay window. Behind the porch is a door and above it in the second story is a two-over-one window with a shallow triangular lintel. Paneled pilasters frame the corners and rise to a wide entablature. The pediment contains an attic window in its tympanum and wide raking cornices. Tuscan columns in trios and alone support the low hip roof of the porch which carries along the south side of the main block and along one-half of the deeply recessed wing. A second door and a window in the wing are sheltered by the porch at this point. The large picture window to the south of the porch is a turn-of-the-century alteration but the pair of widely spaced second story windows are original. Four similar windows are symmetrically placed in the north side. The south gable end of the wing has an open first story porch which is surmounted by an enclosed sleeping porch, both of which appear to have been added between 1914 and 1922. The two-and-a-half-story ell has an asymmetrical fenestration pattern and a long shed dormer on the south side.

**3. Reynolds-Hasty House, c. 1850-51 - C
201 Main Street
Charles K. Kirby, Architect**

The Reynolds-Hasty House is a two-story with attic, cruciform plan Italianate style house built about 1850-51. Its intact mid-nineteenth century features are juxtaposed with early twentieth century Colonial Revival additions. The house was designed by Portland architect Charles K. Kirby for local merchant Nelson B. Reynolds, and the alterations were made during its occupancy by Charles D. Hasty, the proprietor of a stable.

The facade has a side entrance and large early twentieth century picture window on the first story and a pair of symmetrically placed six-over-six windows in the second level. The original windows and doors have eared surrounds. A round arched window in the attic is framed by the bracketed cornice and gable returns. Thin Tuscan columns support the shallow hip roof of the porch which carries across one-half of the front elevation and

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along the north side where it meets one of the narrow wings. A comparison of Sanborn maps reveals that what was probably the original short, narrow porch on the north side was enlarged to its present configuration between 1908 and 1914. A projecting pediment defines the entrance to the porch. Both the north and south wings have a fenestration pattern and detailing on the upper floors that matches the facade, but the south wing features a side door and a Colonial Revival porch and picture window, both of which were added between 1908 and 1914. The two-story rear ell is punctuated by four windows on the south side whereas a two-story carriage house wing (apparently an original feature) extends from the northwest corner.

4. **Edward Little House, 1827 - C**
217 Main Street
(N. R. 5/12/76)

Listed in the National Register in 1976 because of its associative significance with one of the area's prominent early developers, the Little house is a two-story five-bay Federal style house covered with weatherboards. It is the oldest building in the district and among the earliest structures in this part of Auburn. The original occupant, Edward Little (1773-1849) was directly responsible for Auburn's early growth. Inheritor of much of the property from his father upon which the city was built, Little gave numerous public benefactions to both religious and educational institutions, made available to developers the enormously valuable water power at Lewiston Falls and encouraged settlement in the area of businessmen and workers alike.

The Little house is a typical Maine house of the period with its symmetrical fenestration pattern, central entrance with sidelights and a fanlight, interior end chimneys and a two-story ell. It utilizes six-over-six double-hung sash throughout the main block, all of which are of recent origin, the originals having been replaced by two-over-ones, probably in the late nineteenth century. A second door is located in the south gable end and another occupies the ell. Recent restoration of the house has included the removal of asphalt siding and a pedimented porch which was added between 1902 and 1908. A comparison of Sanborn maps also shows that as late as 1897 the ell was attached to a large two-story barn with

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a one-story shed. This had been removed by 1902.

5. **Arthur A. Garcelon House, 1890 - C**
223 Main Street
Coburn and Sons, Architects
(N. R. 6/13/86)

Constructed in 1890 for local merchant Arthur A. Garcelon, this handsome Queen Anne style residence is among the most architecturally distinctive of its type in Auburn. It was listed in the National Register in 1986 for these characteristics. The house was designed by the Lewiston architectural firm of Jefferson L. Coburn and Sons.

The Garcelon House is a textbook example of the Queen Anne style. Its basic hipped roof central block forms the building's core from which project full two-and-a-half-story pedimented bays, a round corner tower and remarkably intact porches. The front elevation contains the tower at its southeast corner and a rounded bay with paired windows to the north. The first story is sheltered by a porch that extends from the domed tower to an entrance located in the recessed north wing. Turned porch posts are complimented by a balustrade and portierres with spindle lattices. A second porch is located above the main one and the principal entrance. Other decorative features include a wide paneled frieze and a denticulated cornice that carry around the main block, Queen Anne upper sash in the third story windows of the tower, and alternating sheathing materials. The ell has a two-story sleeping porch on its south side which was remodeled in 1985. An attached carriage house was also pulled down in 1985.

6. **Albert M. Penley House, 1890 - C**
233 Main Street
George M. Coombs, Architect

Constructed in 1890 for local merchant Albert M. Penley, this large two-and-a-half-story Queen Anne style house is a conspicuous occupant of a lot at the northeast corner of Main and Elm Streets. It was designed by Lewiston architect George M. Coombs, one of two houses in the district which were designed by him.

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The Penley house has a broad facade whose shingled pent gable frames a gabled entrance porch at the northeast corner and meets a three stage polygonal tower at the southeast. The first story, which is covered with weatherboards, contains a door behind the porch, an adjacent one-over-one window, and three similar windows in the tower. A large four-part window occupies the tympanum of the gable whereas decorative carved panels mark the third stage of the tower. The north elevation contains a wide projecting pent gabled bay flanked by shed dormers, and the rear of the attached carriage house. A similar gabled projection on the south side extends over an irregular wall plane featuring bay windows and large openings. The entrance to the hip roofed carriage house is located on the south side below a bracketed bay and crowning pent gable. The sheathing pattern on the carriage house repeats that of the main block.

7. **Adams-Little-Cobb House, c. 1833, c. 1910, 1918 - C**
243 Main Street
Gibbs and Pulsifer, Architects of 1918 Remodeling

The Adams-Little-Cobb House is a two-and-a-half-story T-shaped frame building featuring a gambrel roof covered with red tiles and a pair of two-story porticos. Its existing appearance is largely the result of c. 1910 and 1918 remodelings of an earlier Greek Revival dwelling believed to have been erected about 1833 for Rev. Weston B. Adams. It was subsequently occupied by Weston's son-in-law Edward T. Little whose father's house (4) is the oldest extant building in the district. Plans for the 1918 remodeling were prepared by the Lewiston architectural firm of Gibbs and Pulsifer for Dr. Anson A. Cobb whose medical practice was housed here.

The facade of the house is dominated by a two-story portico whose entablature and flat roof are supported by six tall fluted columns. They are linked by a slat balustrade (a similar feature originally crowned the roof). Behind the portico is a central entrance flanked by a picture window to the north and a one-over-one window to the south. Two windows and a door that opens onto a balcony occupy the second story. The gambrel end features a tripartite louvered opening surmounted by a round arched pediment and a triangular multi-pane window. An irregular fenestration pattern of one-over-one windows, bays and oval windows is utilized on the north

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west of center. It has a balcony at the second story and a balustrade linking this portico to the one on the front. Five gabled dormers, two of which are coupled, occupy the roof. A two-story wing extends to the south. Its gambrel roof rises behind a flat roofed five-bay addition. Detached from the house is a small two-bay hip roofed garage. Sanborn maps show that the first major alterations took place between 1908 and 1914 when the original building was enlarged and the roof altered. In 1918 the full two-story porticos were added as well as the sun porch at the southeast corner. Gibbs and Pulsifer prepared additional plans in 1923 for the construction of a trellis connecting the house and garage, but if built it does not survive.

**8. Ferdinand Perley House, Between 1897-1901 - C
247 Main Street**

The Perley House is a two-and-a-half-story cross gabled frame dwelling covered with asbestos siding and wood shingles. It is now a multi-family unit, but is named for its apparent first owner Ferdinand Perley. Sanborn maps and deeds show that it was built between 1897 and 1901.

The front elevation is composed of a two-story three-sided bay window located at the southeast and a shed roofed porch that shelters one window in the bay and the entrance door. Three Tuscan columns linked by a slat balustrade support the porch roof. A one-over-one window is positioned above the porch and six are located in the bay. The wood shingled pent gable is punctuated by two windows. The south side elevation contains a two-story polygonal bay window capped by a projecting pent gable, a recessed two-story ell whose first story is shielded by a shed porch, and a projecting two-story gabled wing which was formerly a carriage house but now houses apartments. A symmetrical fenestration pattern utilizing one-over-one windows - including six in the bay - characterizes this elevation. A number of windows and another gable are features of the north side. Metal fire escapes leading from the gables on the front and south sides are of relatively recent origin.

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**9. Chase House, Between 1908-1914 - C
14 Elm Street**

The Chase House is a two-and-a-half-story gambrel roofed frame dwelling sheathed in wide asbestos siding. It appears to have been built for rental housing by the owner and occupant of the neighboring John H. Chase House (10). Sanborn maps show that a square two-story building existed on this site as early as 1897 and was at that time given a separate street number. Between 1908 and 1914 the existing form of the house appears to have been achieved, but it is unclear whether the older building was remodeled or completely replaced.

Facing north, the front elevation contains a two-story bay window near the northeast corner and a flat roofed porch that shelters the first story of the bay and the adjoining entrance. The porch roof is supported by Tuscan columns that rest on tall plinths and are linked by a slat balustrade. A small square window is located to the west of the porch, a one-over-one above it and a pair of one-over-ones in the gambrel peak. Six windows occupy the bay. The east side features a two-story bay window capped by a pent gable and framed by brackets, a two-story wing with a shed dormer, and symmetrically placed one-over-one windows including six in the bay.

**10. John H. Chase House, 1894 - C
16 Elm Street
Elmer I. Thomas, Architect**

Constructed in 1894 from plans drawn by Lewiston architect Elmer I. Thomas, this two-and-a-half-story, two-bay frame house has a hip roof and is now covered with asbestos siding. Its original occupant was John H. Chase, the proprietor of a stove and hardware business.

The front elevation is composed of a three-sided bay window and a single one-over-one window on the first story and two windows on the second story. A gabled dormer projects from the hip roof and a narrow two-story addition containing the entrance behind a shed roofed porch. Behind this addition is a large gabled dormer and to the rear a three-sided bay window. A two-story ell is recessed from the main front block. Sanborn maps show that when first built the house had a porch at the northeast corner, the existing bay window in the east side, and a one-story ell and porch. Between 1908 and 1914 the front bay window was added whereas the ell was

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**11. Jacob H. Roak House, c. 1854 - C
20 Elm Street**

This expansive two-and-a-half-story cross shaped frame house combines well preserved Italianate style massing and details from its c. 1854 date of construction with early twentieth century porches and a garage in the Colonial Revival style. Its first and long-time occupant was Jacob H. Roak, president of both the Auburn Bank and Auburn Savings Bank and a local shoe manufacturer.

The Roak house stands on a graded site bounded by a low brick retaining wall with brick piers connected by lattice screens. Its front elevation contains a bracketed gable that frames a round arched attic window, long thin arched windows on the second story and a three sided bay centrally located on the first story. A flat roofed porch with Tuscan columns and a roof balustrade extends from the northeast corner of this facade and along part of the east side. The extension along the east side is probably original but the section on the front was added between 1902 and 1908 and widened by 1914. Deeply recessed narrow gabled wings project from both sides of the house and rise to the full height of the front block. One-over-one windows with prominent hoods are symmetrically placed on these wings and along the recessed side walls. A second porch, similar in detailing to the one at the northeast, shelters the windows and entrance door on the west side of the main block, and it meets a porte-cochere that extends to the west. Sanborn maps show that the latter was built between 1914 and 1922. Gabled, bracketed dormers are located on both sides of the house, and a two-story sleeping porch is attached to the southeast corner. Extending from the southwest is a two-bay flat roofed garage, which was added to the property between 1914 and 1922. Its features include coupled pilasters framing two-leaf doors surmounted by segmentally arched transoms. The entire building is sheathed in weatherboards.

**12. Horatio G. Foss House, 1914 - C
14 Elm Street
Gibbs and Pulsifer, Architects
(N. R. 11/21/76)**

Built in 1914 for shoe manufacturer Horatio G. Foss (1846-1928), this handsome and well preserved two-and-a-half-story hip roofed dwelling is one of the most

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by the Lewiston architectural firm of Gibbs and Pulsifer and features a central portico, a stucco exterior finish, as well as red ceramic tile roof. The house was originally nominated to the National Register in 1976 for its architectural significance as well as its association with Foss whose manufactory, the Dingley-Foss Company, employed between five and six hundred people.

Facing south, the three-bay principal elevation has a symmetrical composition that features an entrance portico sheltering the centrally located door and flanking two-story rounded bay windows. The segmentally arched portico has bracketed cornices and a broad entablature, the whole of which is supported by paired columns that rest on a raised landing. A triangular pediment surmounts the recessed door and its sidelights and transom. A trio of six-pane windows occupies the second story beneath the portico. The rounded bays have Palladian windows set in recessed panels on the first story and a trio of double-hung windows in the second story. Quoins grace the corners of the building and the broad bracketed roof overhang extends across the facade. Two hip roofed dormers rise behind the portico. The east side of the house has an enclosed sun porch on the first story that lies in front of a deeply recessed but narrow two-story wing. A porch with columns supporting a flat roof and perimeter balustrade is located on the west side where it is attached to a porte-cochere. A detached garage, similar in detail to the main house, stands at the lot's northwest corner, and a low stone retaining wall carries across the front of the property. Historic maps reveal that this house replaced the frame S. Pickard House which stood on the property as early as 1873.

13. **L. Linn Small House, between 1897-1899 - C**
11 Elm Street
George M. Coombs, Architect

Constructed between 1897 and 1899 from plans drawn by Lewiston architect George M. Coombs, this two-and-a-half-story frame house has a cross gable roof over its narrow but long rectangular plan. It was originally occupied by L. Linn Small, the president of Auburn Savings Bank beginning in 1894, and after 1899 the Ralph L. Wiggin family.

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Covered now in replacement asbestos siding, the house has a pent gabled facade that features a flat roofed wraparound porch at the southwest corner and a two-story three-sided bay to the east. Two entrance doors are sheltered by the porch whose details include short paired columns with large brackets and a bracketed cornice. A pair of leaded glass stair windows are located above the porch and trios of one-over-one windows are positioned in the bay. Shaped brackets support the broad overhang of the pent gable whose peak is punctuated by two one-over-one windows and a bulls-eye. A second two-story bay window projects from the east side below the cross gable. The fenestration pattern on the bay is similar to that of the front and the remainder of the wall contains windows of various sizes and groupings. A two-story porch is attached to the rear elevation.

14. **William M. Greenleaf House, 1898 - C**
9 Vine Street
William R. Miller, Architect

The William M. Greenleaf House is a well preserved two-and-a-half-story frame dwelling sheathed in weatherboards. Constructed in 1898, it was designed by Lewiston architect William R. Miller, the successor of Elmer I. Thomas who drew the plans for two houses (1) (10) in the district. Greenleaf, the original occupant, was employed as a bank teller.

The lively front elevation of the Greenleaf house features a flat roofed porch at the southeast corner, bay windows above and to the west of this porch and a pent gable containing a Palladian window. Pairs of Tuscan columns support the porch roof which shelters a large picture window and a paneled door. Trios of one-over-one windows occupy the bays and two additional windows are located to the west of the second story bay. Console brackets support the broad overhang of the pent gable which frames three quarters of the facade. Similar gables project from the east and west sides of the hip roofed central block. The east side has three windows and a Palladian window in the gable whereas the west side contains a two-story bay window. A two-story ell which is recessed from the main house has an entrance porch at the northeast corner.

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1820-1848

In 1820 Zebina Hunt established ferry service between the growing village of Lewiston on the east side of the Androscoggin and the settlement on the west side, but this apparently had little impact on the latter.² However, with the construction in 1822-23 of a bridge linking the two sides, a new life was given to the Auburn settlement. By the time that the bridge was in operation Jacob Read and James Goff, Jr., had formed a partnership in a general store and moved a building onto the site of the Welch cabin (itself moved downstream sometime earlier). The pace of growth quickened thereafter in the so-called Goff's Corner area with the construction of houses along the two principal roads: River Road extending south toward Danville and a second road leading west toward Minot.

Among the new wave of immigrants to Goff's Corner during the late 1820s was Edward Little, a former resident of Portland who had come here to act as agent for the extensive real estate and water power interests of his family. From his arrival in 1826 until his death twenty-two years later, Little was one of the two or three men who were most responsible for Auburn's development. In addition to selling portions of the family estate to encourage settlement, Little made available to developers the water rights of the Great Falls and acted as benefactor to religious and educational institutions. He made his residence in the two-story house (4) built for him along the River Road in 1827.

In the year of Edward Little's arrival, further evidence of the community's growth could be seen in the construction of a schoolhouse on the site now occupied by the courthouse. Little greatly augmented the local educational facilities when he founded the Lewiston Falls Academy in 1834 and donated \$3,000 and a portion of his "rye field", located to the south of his house lot, for the construction of a building.³ In the previous year he had donated a lot north of his house for the construction of a building for the newly formed Congregational Church. The continuous growth of the area resulted in 1842 in the formation from part of Minot of the Town of Auburn. Future development was virtually assured when, in 1848, the Androscoggin and Kennebec Railroad extended its line through the Goff's Corner community where it crossed the river to Lewiston. This action deflected much of the nascent industrial growth in the outlying villages of West and North Auburn and set the stage for a rapid period of development at Goff's Corner.

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In 1836 the village of North Auburn was chosen by a group of settlers from Massachusetts as the site of a shoe factory, believed to be the first of its type in Maine.⁴ Similar enterprises were established here and in West Auburn, but with the construction of the railroad through Goff's Corner the center of the industry quickly began to shift. Among the earliest manufacturers to relocate was Jacob H. Roak who was previously associated with a shoe factory in West Auburn and subsequently became owner of the Minot Shoe Company in North Auburn.⁵ Roak and his partners Samuel Pickard and E. H. Packard formed the J. H. Roak Company and commenced operation in a building near the river bridge. The extent and obvious importance of this industry is evident in the fact that by 1859 there were twenty-five shoe manufacturing companies in the township.⁶

The bright outlook for the Goff Corner area was further enhanced in 1854 when it was decided that this would become the site of the courthouse and jail for newly created Androscoggin County. The subsequent construction of the facility from plans drawn by Boston architect Gridley J. F. Bryant dramatically illustrated the growth of Goff's Corner, hereafter referred to as Auburn Village. In recognition of the new status of the village, the selectmen decided to move the Town Office from North Auburn to Auburn Village where a new Town House was built. Fortunately, neither building was damaged by an 1855 fire which consumed most of the wooden commercial and industrial buildings that had risen nearby. Reconstruction was immediate, however, and included a three-story brick row appropriately named the Phoenix Block.

Other signs of the community's development during the period include the establishment of the Democratic Advertiser newspaper in 1852, the founding of the Auburn Bank in 1855 (with J. H. Roak its first president), and a marked population growth between 1850 and 1860 of from 2,840 to 4,022 persons.⁷ Among the prominent buildings erected at this time was a new edifice on High Street for the Congregational Church and the addition of two houses in the district. The earlier of the two was the residence (3) of merchant Nelson B. Reynolds, an Italianate style house designed by Portland architect Charles K. Kirby. Jacob H. Roak also moved to the neighborhood upon completion of a handsomely sited Italianate dwelling (11) that stands across from the former site of his partner Samuel Pickard's residence.

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Despite the diversion of economic resources and manpower during the Civil War, Auburn Village actually appears to have benefitted from an increased demand for its shoes and boots combined with reduced competition.⁸ As if to underscore this point Ara Cushman, a shoe manufacturer in West Minot, moved his operation to the village in 1863. Output increased during the war years and manufacturing techniques improved, such that in 1865, 600,000 pairs of boots and shoes were being produced annually.⁹ This expansion continued unabated for the duration of the century, production having increased by a factor of 10 in the thirty-five years after 1865.

Auburn's post war development is evident not only in the growth of the shoe industry but can also be judged by the existence of other businesses and institutions. In 1867, for example, a second bank was established, a third in 1875 and two others in 1887. A city charter was granted to Auburn in 1868 and approved by its residents the following year. In 1870 the town's population stood at 6,166 persons and the 1871 edition of the Maine State Year-Book listed no fewer than twenty-eight merchants of all types and sixteen shoe or shoe-related manufacturers.¹⁰ In addition to these factories, the Little Androscoggin Water Power Company (formed in 1870 with J. H. Roak among the founders) commenced construction in 1873 of the Barker Mill (N.R. 5/8/79), a cotton textile manufactory. By 1880 the local YMCA had established a public library of some 2,500 volumes.

Although there was substantial development in Auburn during the 1870s and 1880s, no houses were added to the historic district. The primary reason for this appears to be tied to the fact that potential house lots were unavailable because of the dominance of four large properties: those of the Edward Little heirs, his son Edward T. Little's widow, and the house lots of Jacob H. Roak and Samuel Pickard. This pattern is plainly evident on the 1873 Atlas of Androscoggin County, a map that also shows the great number of existing houses and small lots in the surrounding neighborhood as well as the grid plan of streets that had developed.

By the 1890s, however, construction began once again within the district's boundary. The opening of the decade saw the building of substantial Queen Anne houses (5) (6) on adjoining lots for local merchants Arthur A. Garcelon and Albert M. Penley. Both were designed by Lewiston architects, the former by Jefferson L. Coburn and Sons and the latter by George M. Coombs. The exuberant

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detail of these two buildings, especially of Garcelon's, marked the zenith of the Queen Anne in the district, a fact that is evident by comparing them to the S. D. Thomas Double House (1) of 1891. Designed by Elmer I. Thomas, this residence is more eclectic in character yet more restrained in appearance. A number of other similar houses were added to the district in this period and all of them underscore the final subdivision of the Little family properties, leaving only the Roak and Pickard lots with their mid-nineteenth century dimensions.

1900-1945

In 1900 Auburn's population stood at 12, 951 persons, a figure that showed a steady rise from the previous decade, and which continued to grow until it reached 19,817 on the eve of World War II. Economically, the city's manufacturing base continued to be wed to the production of shoes and boots. In 1922, the peak of annual output, 70,000 pairs of shoes were produced daily. At that time Auburn was the fifth largest shoe manufacturing center in the United States with some 8,000 persons directly employed by it.¹¹ Increased competition, the Depression, a shoe cutter's strike in 1932, and a general strike in 1937 caused a decline in Auburn's shoe industry although it continued to be the state's leading manufacturing center for this product. Politically, the most significant change in the period occurred with the adoption in 1917 of the Council-Manager form of government.

The most important addition to the district at this time was the Horatio G. Foss House (12), an expansive Colonial Revival residence with a stucco finish. Designed by the Lewiston architectural firm of Gibbs and Pulsifer and built in 1914, the house became the residence of Foss, a partner in the shoe manufacturing company of Dingley and Foss (established 1876). Other building activity during this period was chiefly in the form of remodellings and the additions of porches and garages to existing houses. Of these, the expansion of the Adams-Little-Cobb House (7) was the most dramatic. Between 1908 and 1914 its original Greek Revival form was remade into a Colonial Revival house with a gambrel roof and classically detailed porches.

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1945-PRESENT

Post war Auburn continued to have an economy principally based on shoe manufacturing. In addition to existing plants, new companies relocated or expanded their facilities in 1945 and as late as 1966.¹² Textile production at the Barker Mill ceased in 1928, but a new company was organized in 1955 thereby aiding the diversification of the local economy. In more recent years both Auburn and Lewiston have engaged in vigorous campaigns to attract new business to the area. This renewed activity has begun to stimulate interest in Auburn's historic neighborhoods, a pattern which is plainly evident in the recent rehabilitations of three houses in the district. Similar work has also taken place on a small number of houses in the larger residential area that surrounds the district.

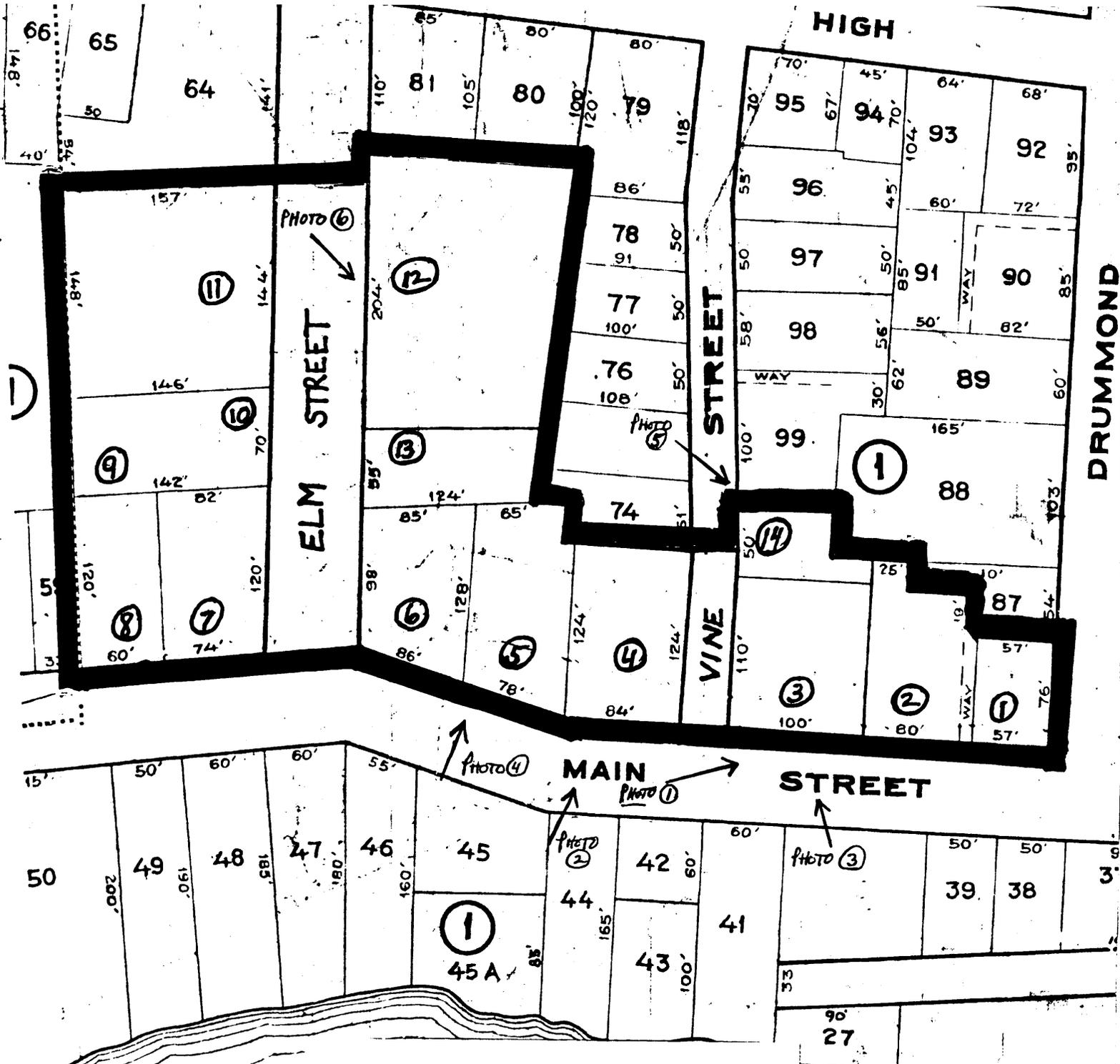
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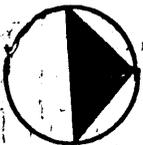
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FOOTNOTES

1. Auburn Landmarks: A Survey of the City's Historically and Architecturally Distinctive Sites and Structures (Auburn: Auburn Heritage, Incorporated, 1977), p. 1, hereinafter cited as Auburn Landmarks.
2. Auburn Landmarks, p. 2.
3. Auburn Landmarks, p. 5.
4. Auburn Landmarks, p. 5.
5. Auburn Landmarks, p. 6.
6. Auburn 1869-1969: 100 Years a City (Auburn: Auburn History Committee, 1968), p. 28, hereinafter cited as Auburn 1869-1969.
7. While these figures depict the population of the whole town, it is safe to assume that the greatest expansion and concentration was focussed on the village. Population figures from Maine State Year-Book and Legislative Manual for the Year 1871 (Portland: Hoyt, Fogg and Breed, 1871), p. 156, hereinafter cited as Maine State Year-Book with the appropriate volume.
8. Auburn Landmarks, p. 9.
9. Auburn 1869-1969, p. 111.
10. Maine State Year-Book, 1871, pp. 156-57.
11. Auburn 1869-1969, p. 119.
12. Auburn 1869-1969, p. 121.



MAIN STREET HISTORIC DISTRICT
Auburn, Maine



PROPERTY MAP
CITY OF AUBURN
ANDROSCOGGIN COUNTY, MAINE

JAMES W. SEWALL COMPANY **OLD TOWN, MAINE**

SCALE 1 INCH = 100 ± FEET

APRIL 1952

