NPS Form 10-900

OMB No. 1024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

137

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any 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.

1. Name of Property

Historic name: Bond Street Historic District
Other names/site number: _____
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 8, 9, 12, 18, 21, 22, and 25 Bond Street
City or town: Augusta State: Maine County: Kennebec
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets _____does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ **national** _____ **statewide** X **local**

Applicable National Register Criteria:

X **A** _____ **B** X **C** _____ **D**

SHPO 2/10/14

Signature of certifying official/Title: **Date**

MAINE HISTORIC PRESERVATION COMMISSION
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

for Edson W. Beall 4.11.14

Signature of the Keeper **Date of Action**

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	
7	1	buildings
		sites
		structures
		objects
7	1	Total

Number of contributing resources previously listed in the National Register None

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6. Function or Use

Historic Functions
(Enter categories from instructions.)
DOMESTIC / Multiple dwelling
DOMESTIC / Singe dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC / Multiple dwelling
WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN / Italianate
LATE VICTORIAN
_____
_____
_____
_____
_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property: ASPHALT roofs; ASPHALT, WEATHERBOARD, ASBESTOS SHINGLE OR VINYL siding, foundations are either granite STONE or CONCRETE.

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Bond Street Historic District is a compact group of wood frame single- and multi-family housing units built by a local textile mill company between c. 1875 and 1884 to house the families of their workers. The district is located in Augusta, in Kennebec County, Maine, and contains seven contributing buildings and one non-contributing outbuilding, all of which are on Bond Street. On the north side of the street are two, matching, one and a half story buildings containing four residential units each, and a one and a half story, single family home that will be rehabilitated in the near future. On the south side of the street are four high-posted double houses distributed on five house lots. All of the resources share a uniform set back from the road and are clustered tightly together with parking provided to the rear of the buildings. As originally built each multi-family building had Italianate hoods over the doors and windows, as well as corner boards, cornice returns and clapboard siding. While only remnants of these features remain currently the district as a whole retains integrity of setting, location, association, and feeling as well as a regularity of design characteristic of late nineteenth-century worker housing.

Narrative Description

Bond Street is a short urban street oriented northwest-to-southeast, but for convenience in this nomination it will be described as running west to east. The road is located on the west side of the Kennebec River, and is located south of Bond Brook, which it parallels. Developed as early as 1838, Bond Street is at the northern edge of the city's early development. North of the street is Sand Hill, a later-nineteenth century residential neighborhood and south of Bond Street is the oldest residential, commercial and governmental section of the City. Indeed, this transition is reflected in the change of road names at the intersections at either end of Bond Street. The road has a single block, 400 feet long, and connects Water Street/Northern Ave to the east with State Street/Mount Vernon Ave to the west.[1] Water Street runs along the Kennebec River and was historically the main commercial street in Augusta: south of Bond Street is a dense commercial district of nineteenth-century, three to six story commercial blocks and warehouses. North of Bond Street, Northern Avenue crosses Bond Brook, skirts the river past the former location of the Edwards Manufacturing Company mills and then climbs Sand Hill. State Street leads to the County offices and then to the Maine State House and associated state office buildings. Mount Vernon Avenue also crosses Bond Brook and then follows the stream's valley to the northwest, eventually leading to an area of dense, new commercial development.

The Bond Street Historic District encompasses seven properties on Bond Street, but it does not extend the entire length of the road. The buildings at the corners of Bond Street are not examples of company built worker housing, although the two story market and apartment building on the northeast corner of the Water Street intersection and the two-and-a half story frame apartment house on the southeast corner both date, to the late nineteenth century and were owned at one time by the Edwards Manufacturing Company. At the west end of the Bond Street the district excludes a vacant lot, once home to a company-built three-and-a-half story multi-family tenement (demolished after a fire in 1999), and a convenience store and gas station on the northwest corner that faces Mount Vernon Ave.

Bond Street slopes gently from northwest to southeast, following the contours of Bond Brook. The property lines on the north side of the road extend to the brook (or nearly to the brook, in the case of 25 Bond Street) and lay within the 100 year flood zone. The banks of the brook are lined with deciduous trees and while there is a grassy space behind and to the west of 25 Bond Street, the rear of the other properties on this side of the road are characterized by gravel/paved parking areas. The rear parking areas are accessed by a pair of narrow, paved driveways between the three buildings. On the south side of the street the four houses are set on a level plane which rises steeply just past the property lines to an upper residential road. Three of the double-houses are positioned tightly together, with a paved parking area in the back accessed by driveways at either end of the cluster. The fourth house is separated by the eastern three by the width of a former house lot (now a driveway), and has a small green

[1] At the intersection with Bond Street State Street becomes Mount Vernon Ave. Mount Vernon extends north from the intersection and State extends south from the intersection. A third road, Boothbay Street, angles southwest from that intersection. At the east end of the road Water Street become Northern Avenue at the intersection.

space to the rear, along with parking. Recent improvements to Bond Street the installation of granite curbing, demarcation of turning lanes and cross-walks, and resetting the utility poles on the north side of the road.

South Side
See photographs 1,3,4,5,6 and 7.

Each of the four buildings on the south side of Bond Street is a two-family double house with the same massing, scale and design. Each is a high-posted, one-and-one-half story side gable cape with two brick chimneys extending through the ridge. The façades are three-bays wide and contains at a central pair of doors flanked by double-hung sash windows. The side elevations are two bays wide on both the ground floor and half story. The footprint of three of the houses is 40 by 28 feet, but 12 Bond Street is slightly wider at 43 by 28 feet. The rears of the buildings have ells, enclosed porches and /or decks. The roofs of the double houses overhang the eaves and rake, and each of the foundations are of granite. The buildings have un-finished basements. A small space for a front yard, less than four feet wide, extends between the foundations and the sidewalks on this side of the road, and there is minimal, if any, space for foundation plantings.

1. 8 Bond Street, 1884 — 1 Contributing Building
MHPC # 021-0417
Map 34 Lot 249, .09 acres
Photograph #4 and 11.

The double house at 8 Bond Street is the easternmost building in the district on the south side of the road. The one-story rear ell has a flat roof and extends an extra five feet past the south wall of the main building, and contains a narrow side entry. This building is clad with a combination of asbestos shingle siding on the upper two thirds of the exterior walls and T-111 vertical wood siding on the lower third of the walls. The siding is painted red, and the building also has an original wooden frieze and rake trim, cornice returns, all painted in white. At the center of the façade is the only set of original, bracketed entry hoods remaining in the district. Windows are one-over-over vinyl replacement units, and the doors are metal with nine-lights over two panels. Wooden shutters flank the front windows, which also have attached flower boxes on the window sills. The main doors are fronted by a small platform lined with a balustrade, with side steps and a center, balustrade partition.

A narrow walkway with a gated white picket fence separates this building from number 12 Bond Street. Paving extends from the sidewalk to the foundation of the house and wraps around the east and south exposures.

2. 12 Bond Street, 1884 — 1 Contributing Building
MHPC # 021-0416
Map 34 Lot 250, .08 acres

Photograph #5.

The double house at 12 Bond Street is centered between #8 and # 18 Bond Street, with almost no exposure on the east and west elevations. The thirty foot wide, one-story rear ell has a single pitch roof and is centered on the back elevation. This building is clad with aluminum siding, which also covers the frieze and obscures the rake trim, (although the cornice returns remain). The siding and trim are painted mustard. Windows are one-over-over aluminum or vinyl sash units, and the mis-matched main doors are wooden with lights in the upper half and metal storm doors on the front. A narrow, bracketed hood, much truncated compared to than the example at 8 Bond Street, spans the top of the doors. Wooden shutters (flank the front windows, which also have attached flower boxes on the window sills. The main doors are fronted by a small concrete stoop with wooden balustrade and a shared set of steps. A small grass patch of lawn ornamented with rhododendron bushes flank the stoop.

Another narrow walkway with a gated white picket fence separates this building from number 18 Bond Street.

3. 18 Bond Street, 1884 — 1 Contributing Building
MHPC # 021-0415
Map 34 Lot 25, .08 acres
Photograph #6.

The double house at 18 Bond Street is the westernmost building in the cluster of three worker houses on the south side of Bond Street. The twenty-six foot wide, one-story rear ell has a single-pitch roof and a small deck and is centered on the back elevation. This building is clad with vinyl siding, which also covers the frieze and obscures the rake trim. The wooden cornice returns are extant and but the corner boards are covered with a vinyl trim. Vertical vinyl panels are placed over the granite foundation stones, giving the impression that the frame building almost sits on the ground. The siding and trim are painted a foam green. Windows are two-over-two wooden sash, possibly original; doors are MATERIAL with nine-lights over two panels. In lieu of the hood, the doors are set in a wooden surround of fluted pilasters topped with wooden fan in a neo-Federal style. Wooden shutters flank the first floor east elevation windows, and all the windows on the front and west elevation; the former of which also have flower boxes fastened to the window sills. The main doors are fronted by a small wooden stoop with wooden balustrade and partition and a shared set of steps. The space between the foundation and sidewalk is paved.

Immediately west of the house is a gravel drive positioned between a wood pillar and a very short section of picket fence extending from the corner of the building. Back from the street this drive blends with the gravel drive that is positioned on the location of a former house between 18 and 22 Bond Street, and which now provides access to the parking areas in the rear of both of these houses as well as the parking areas behind #8 and # 12 Bond Street.

4. 22 Bond Street, 1884 — 1 Contributing Building
MHPC # 021-0414
Map 34 Lot 252, .25 acres
Photograph #7.

The double house at 22 Bond Street is the most altered of the two-family houses in the historic district. Located at the western edge of the district, this building differs from its neighbor with the addition of a shed-roof enclosed sun porch on the east elevation, and a low, shed roof dormer on the front roof. The dormer is located at the center of the roof and has two casement windows flanked by shutters. Additional shutters (plastic or vinyl) flank the one-over-one windows on the façade and side elevation as well. The twenty-seven foot wide, one-story ell is centered on the rear elevation and has a shed roof. A large wood deck extends further south from the ell. Like its neighbor to the east this duplex is clad with vinyl siding, which also covers the frieze, the eaves and the rake trim. The cornice returns are covered with vinyl cladding and there are narrow vinyl corner boards. The siding and trim are painted white and the shutters are a black. Windows are one-over-one aluminum sash and the mis-matched doors are either metal or wood, and glass. There is no door surround, although at one point a metal awning appears to have been fixed over the doors. In front of the doors is a concrete stoop, faced with stone veneer. The space between the foundation contains grass and manicured shrubs.

At the south side of the house the enclosed porch is recessed from the front of the main building and as such creates a slightly deeper yard with a picket fence and additional shrubs. The shrubs and bushes extend along the side of the porch. This addition is one bay wide and five bays long and each bay contains a one-over-one window. At the west end of the property a post and rail fence marks the property line and also defines a small parking space.

As depicted on Sanborn Fire Insurance maps an additional two-family house was located between 18 and 22 Bond Street until sometime between 1895 and 1903. According to the maps, this house was 1 ½ stories in height, but narrower than the other examples. As opposed to side by side units this house had a front apartment and a rear apartment. When the Edwards Manufacturing Company divested themselves of the company owned housing in 1946 the lot associated with the former house was combined with the lot for 22 Bond Street, creating a parcel of land that is wider than the other lots on that side of the street. Owing to the configuration of roads south of Bond Street the lot for 22 Bond Street is also fifty feet, or more, deeper than its neighbors.

North Side
See photographs # 2, 8, 9, and 10.

The north side of Bond Street contains one, single-family home and two four-apartment residential units. The latter are matched in terms of massing, scale and design; conceptually they are formed of two joined double-houses of similar plan as those on the south side of the

street. Each building is one and one-half story high, with a pair of A-frame wall dormers situated at the center of the façade and four brick chimneys emerging through the ridge. The fenestration pattern is regular: window, paired doors, window, followed by window, paired doors and window. The side elevations are two-bays wide on each floor, and a pair of one-story shed roof ells separated by fourteen feet, extend north from the rear elevation. The north elevations also contains paired wall dormers located at the centers of the buildings. The roofs of the four-unit houses overhang the eaves and rake, and each of the foundations are of granite. The buildings have un-finished basements. Each of the four-unit buildings are positioned directly adjacent to the bituminous sidewalks, no foundation plantings or yard.

5. 9 Bond Street, 1884 — 1 Contributing Building
4-unit apartment
MHPC # 021-0410
Map 34 Lot 261, .18 acre
Photograph # 8.

The easternmost of the four-unit residences, the house at 9 Bond Street retains both clapboard siding, wood cornice, frieze, eaves and rake trim and corner boards. Scars in the wall cladding can still be seen depicting the shapes of the original door and window hoods.[2] With the exception of the upper windows on the west gable end, which are six-over-six double hung sash probably dating to the building's original construction, the remainder of the building has one-over-one wooden replacement windows. Historic photographs indicate that the first floor windows on this building were nine-over-twelve units, but the replacement windows are shorter. Each pair of doorways have matching glass-over-two-panel doors, fronted by wooden open stringer steps with hand rails.

On the north elevation are four rear doors each with a wooden deck and set of stairs. The sidewalk extends to the foundation at the front of the house, and very narrow patches of grass are found adjacent to the gable ends.

6. 21 Bond Street, 1884 — 1 Contributing Building, 1 Non-contributing Building
MHPC # 021-0411
Map 34 Lot 260, .26 acres
Photograph # 9.

The middle building on the north side of Bond Street is another four-unit residential structure. Vinyl cladding covers the walls, frieze, rake, eaves and trim. All of the windows are one-over-one replacement vinyl sash with plastic shutters. The house is painted cream and the trim and

[2] Photographs published on Vision Appraisal Database for Augusta, Maine show that prior to 2011 the building was clad in asphalt shingle siding. The scars of the window and door hoods and the patches under the shortened windows are clearly visible in the siding, indicating that these features were removed after that siding was installed. After 2011 the asphalt was removed, revealing original clapboards. On the front of the building the scars under the windows were subsequently patched with new clapboard siding.

shutters are brown. The four doors each have matching glass-over-two-panel doors with metal storm doors, and the paired units are capped with a stripped, metal canopy. The stoops are wooden platforms and stairs without railings.

On the north elevation are two rear ells, each of which is further extended by either a narrow wooden deck or a storage space.

A one-story, flat roof, single bay garage is located in the parking area to the north of this building. This small frame building has T111 siding, an overhead garage door on the south elevation and a side door on the east elevation. The date of construction is unknown, but appears to postdate 1946. This building does not contribute to the historic district.

7. 25 Bond Street, c. 1878-1903 — 1 Contributing Building
MHPC # 021-0412
Map 34 Lot 259, .2 acres
Photograph #10.

The one-and-one-half story single family house at 25 Bond Street is the only unique example of extant worker housing on the road. It is of frame construction with a side-gable asphalt roof, wood clapboards, corner boards and trim, and a cast-in-place concrete foundation. The brick chimney has been removed beneath the ridge. The overall size of the house is smaller than the double houses, with a foot print measuring 32 feet wide by 25 feet deep. The front elevation, facing Bond Street, has a center storm door of vertical wood battens inset with a small glass window, and what appears to be a four-panel-and-glass interior door. A metal canopy, similar to those found on 21 Bond Street, is positioned over the door, and three wooden steps lead to the sidewalk. On either side of the door is a single window bay for a two-over-two sash window. In the half story are three, short, four-light windows positioned directly under narrow frieze board. Interestingly, these three windows are clustered somewhat towards the center of the building and do not all align with the first floor windows below. The rear elevation is the same as the front, however the back steps are missing. The side elevations have two window bays on each floor, with the upper story bays being set somewhat closer together than the first floor examples. With the exception of two, original wooden windows with a two-over-two configuration all of the sash in the building have been placed in storage and the remaining voids filled with plywood panels painted with trompe-l'oeil images of windows, curtains and plants.

Of all the properties on the street the change of grade most evident at this house; the east and northeast elevations have a much higher basement (with a window on the east) than at the west end of the building. A mown grassy patch fills the five feet between the house and the sidewalk and wraps around the house creating a small side and rear yard. There are no foundation plantings.

The construction date of this house has not been determined. The house does not appear on the 1866 Cushing-Dewitt plan of the real estate of the A. and W. Sprague Manufacturing

Company.[3] A building similar in shape and scale is on the 1878 Bird's Eye View of Augusta, but the drawing appears to depict a house without a door on the Bond Street façade and which clearly has a rear ell. The current building also has a high foundation with a large cellar window on the east wall that is not shown on the Bird's Eye View. It is also difficult to tell whether the drawing is of a high-posted one-and-one- half story house (as is currently the case) or a full two story house. Complicating the matter is that up until the 1903 Sanborn Fire Insurance map of Bond Street this house is labeled as "1 ½" stories high; after this time it is described as 2 stories high. The footprint and location of the building remained unchanged.

All of the property on the north side of Bond Street was purchased as a unit, known as lot 427, as part of the Sprague Manufacturing Company's industrial development in 1867. This lot was later referenced in the sale of land to the Edward's Manufacturing Company in 1882.[4] In this deed reference was made to a two-story brick house and a double-frame tenement house as improvements on the property. Additional reference was made to another house and a blacksmith shop which were exempted from the deed. Perhaps these exempted buildings were moved off the land or destroyed, as no subsequent deed was found recording the sale of these buildings to the Company. Photographs of all the Bond Street properties taken in 1934 show the house at 25 Bond was painted with the same colors as the rest of the company's properties, but it alone did not have any of the Italianate-style bracketed hoods over the windows and doors. Based on the lack of stylistic detailing, the concrete foundation, the presence no six-over-six windows, or any sign of fireplaces on the interior, it seems most likely that the current building was either erected or obtained its current form between 1895 and 1903.

[3] "Map of water power and real estate at Augusta belonging to the A. and W. Sprague Manufacturing Company surveyed and plotted by Cushing and DeWitt, October, 1844." Kennebec County Registry of Deeds, Augusta, Maine. **BOOK PAGE.**
[4] Zechariah Chaffe to Isaac Burr, 9/1/1992; Book 339 page 415. Kennebec County Registry of Deeds, Augusta, Maine.

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.)

☐ 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 old or achieving significance within the past 50 years

Areas of Significance (Enter categories from instructions.)
INDUSTRY
ARCHITECTURE
SOCIAL HISTORY

Period of Significance
C. 1878-1946

Significant Dates
1878
1884
1946

Significant Person (Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Bond Street Historic District is a small collection of employer-built worker housing located on Bond Street in the Kennebec County city of Augusta. The seven residential units that comprise the district were built primarily in 1884 by the Edwards Manufacturing Company, a cotton factory, to house the mill workers and their families. The buildings in the district share common massing, proportion and scale, and are arranged in a tight row along the paved sidewalks. Four frame, one and one-half story double-houses are located on the south side of the street, and a pair of frame, one-and-one-half story four-family row houses are located on the north side of the street, as is the only single family home. Taken together they represent a remarkable survival of a type of housing that was once utilized not only in this city but throughout the industrial centers of the northeast. Although the company historically also erected boarding houses and tenement houses on other streets in the immediate vicinity, these buildings represent the sole remaining concentration of nineteenth-century mill worker housing in Augusta. The Bond Street Historic District is eligible for listing in the National Register of Historic Places under Criterion A, for the manner in which it illustrates one aspect of development and growth of the textile industry in Augusta, and the social history that developed as a result. The district also achieves significance under Criterion C, architecture, as an unpretentious, purpose-built multi-family housing complex with shared design characteristics, plans, and materials. The period of significance begins in c. 1878, when the earliest of the buildings is believed to have been constructed and ends when the Company sold the buildings into private ownership in 1946.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Industry, Social History

Prior to the advent of the industrial revolution the majority of workers were employed in trades or occupations that were either small in scale or located in the relative vicinity of their homes. When the measure of power or product relied on the energy of human labor, the size of an industry was in direct proportion to the availability of the local work force. With the shift to non-human energy, for example harnessing of water power for generating mechanical or electrical energy, came the ability to develop production at a capacity that out-paced a local population's ability to supply workers. In order to match the potential production capacity it was necessary to acquire additional labor, and in order to meet the living needs of these workers companies found it practical to provide infrastructure in the form of housing, stores, civic and religious buildings. For some large enterprises the solution was to develop an entire new, "company" town, but for others it meant providing company housing.

In the United States the first significant linkage between large scale industry and the development of associated community infrastructure occurred in the late eighteenth and early nineteenth century in the Massachusetts textile towns of Waltham, Lowell and Lawrence. The histories of these communities, and the paternalistic role assumed by these companies over the young, rural women who sought temporary employment in their mills, is well documented. But as industrialization spread throughout the northeast the approaches to obtaining employees and meeting their needs evolved to meet individual situations. In Maine, all-encompassing company towns developed in Rumford, Lewiston and Millinocket, while other centers of industry, like Biddeford, Augusta, and Westbrook added to or redeveloped existing housing stock. The seven houses in the Bond Street Historic District are a significant local example of a relatively intact cluster of nineteenth century employer-built houses in Augusta. They were erected by the Edwards Manufacturing Company in 1884 and housed employees of this firm until they were sold to private individuals in 1946.

The mill housing on Bond Street is part of the second wave of buildings erected to serve the needs of the factory workers in Augusta. The first set of houses on the street was erected in association with earlier textile factories that harnessed the power of the River at the Kennebec Dam. However, little is known about these buildings, including who built them, and with the possible exception of the house at 25 Bond, all of them were destroyed or relocated when the Edwards Manufacturing Company obtained the land in 1882. Although some of the residents of Bond Street did work in the mills, prior to 1882 the occupational and ethnic makeup of the neighborhood was more diverse. The mill housing in the district was not just built and owned by the Edwards Manufacturing Company, but it became home to a subset of industrial workers that shared a common employer and a distinct cultural background.

The following paragraphs outline the development of the area in the vicinity of Bond Street vis-à-vis the growth of the textile manufactories in Augusta. This draft report, entitled *The Architectural History of Sand Hill,* was prepared by Zachary Violette in 2001 for Augusta Historic Preservation Commission and these excerpts are used here with permission.

> For over two hundred years the north end of Augusta, with its rich waterpower, has been the industrial center of the settlement. As early as 1762, while Water Street was still an "unbroken forest," settlers around Fort Western (which had been in existence for less than 10 years) began to harness the power of Bond Brook or "Trout Brook." The mill did much to spur the development of the village, which quickly prospered. Over the succeeding decades numerous other mills were built along the banks of the brook.
>
> Among the earliest settler in the north end area was John Jones, "the Tory." Jones, a surveyor, was the first to erect a mill on Bond Brook. During the Revolution Jones fled the area and the family of Ephraim Ballard, also a surveyor and husband of famous diarist Martha Ballard, occupied the property. They occupied the home and operated the mills until 1791, building another home on Bond Brook, site of present day 36 Mt. Vernon Avenue. He later moved to a home further down river before moving to a farm on the outskirts of Augusta.

The hill west of Bond Brook would, in the early 19th century, become known as *Andros* (Andrews) *Hill* in reference to an early settler of the area, George Andros. It would maintain this name through the mid-19th century. The later progression of names for the neighborhood is a matter of debate. As early as 1853 tax records refer to the area as *Sand Hill.* These references continue through to the end of the 19th century...By the early 19th century Sand Hill comprised the estate of the Bridge family, a prominent local family. A large mansion stood on a portion of this picturesque, riverfront estate, with the rest of the land open. It was the influence of the Bridge family that secured the construction of the Kennebec Dam, a development that would radically change the face of the area forever.

Construction on the Kennebec Dam began the summer of 1836. The work on the dam brought to Augusta a flood of immigrants from Canada and Ireland. Most of these workers lived in temporary housing on the Bridge estate. No extant example of worker housing from this era has been identified, although archeological surveying might reveal the site. After the dam was completed in September 1837 many of the workers, especially the French Canadians, left Augusta. A great period of speculation, Augusta's first major building boom, was under way at this time. Many fine new homes, stores, and public buildings were built throughout the city.

Industrial development at the dam was slow...and was set back many times due to natural disasters. Much of the development, including the Bridge mansion, was destroyed in a major flood in 1839...By the mid-1840s fortunes began to look up for the North End [Sand Hill] area. In 1845 a group of investors was formed to build a cotton mill at the dam. The scale of this development was larger than Augusta had ever seen before. To raise capital for the mill the old Bridge estate was purchased and subdivided according to the Chandler plan into fifty 50x100 foot lots. The investors also built two large boarding houses to house workers.

Numerous worker houses, mostly in the form of boarding houses, were created in the area as well. These were concentrated on the streets at the base of Sand Hill: Water Street, Laurel Street, Morton Place, Bond Street, and Mill Street. These buildings were simpler than the homes farther up the hill with a vernacular Greek Revival vocabulary. Their forms varied for the most part. Many of these buildings have been destroyed.

A major fire destroyed many of the mills at the Kennebec Dam in 1853.
In 1867 the A.& W. Sprague Manufacturing Company purchased the cotton mill and surrounding land and buildings. In 1882 the mill was sold to the Edwards Manufacturing Company.

The mill began hiring thousands of new workers, most of whom were French Canadian immigrants. A severe lack of housing became quickly apparent. The mill built a number of tenement buildings on Northern Avenue, Bond Street and lower Hudson Street. These did little to appease the housing crunch created by the new residents.

Throughout the mid to late 20th century the Edwards Manufacturing Company suffered through a series of financial troubles, forcing it to lay off many of its employees. By 1984 the mill had closed for good.

Augusta was designated as the State Capitol in 1827, but it remained a relatively small town until after the Kennebec (later Edwards) Dam was erected in 1837 and the first large cotton mill and boarding houses were constructed by the Kennebec Company. During this first wave of expansion the population rose from 3,980 in 1830 to 8,225 in 1850. During the next two decades the dam was breached twice, and the city experienced a drop in population that paralleled both the Civil War and the takeover of the mill by the ersatz city-owned A.& W. Sprague Manufacturing Company. Although this company expanded the mill it was only moderately successful. Once the facility was sold to the Edwards Manufacturing Company, and four new mills erected in four year period, the population rose from 8,665 in 1880 to 10,527 in 1890.[5] By 1899 over twelve-hundred people, approximately 10 percent of the city's residents, were employed in the Edwards mills.

While not everyone who lived in the mill houses worked at the mill a few statistics taken from the 1900 US Federal Population Census illustrate the social composition of the Bond Street district. First, it is apparent that the houses were densely inhabited. Six of the seven houses erected in 1884 by the Edwards Manufacturing Company were extant at the time of the 1900 census.[6] As built these houses were designed to accommodate 16 families; the total rises to 17 when the single family house at 25 Bond Street is included. Based on the census, however, these houses were bursting at the seams. Twenty separate households are enumerated in the census containing a total of 167 people, or an average of 8 people per household. The house at 25 Bond Street was perhaps the most crowded. It contained three separately enumerated households, with a total of 16 residents, including 4 young children. Two of the households on the street contained 13 residents, four households had 12 members, and another pair contained 11 members. Twenty-three of the residents were designated as "borders" rather than as members of the family, although they may have been more distant relatives.

As expected of company owned housing at least one member of each household worked for the company, and a total of 63 residents had jobs as either cotton weavers or spoolers, back boys, or other clearly identifiable jobs at the textile mill. Most of the boarders were employed either as cotton weavers or day laborers. There were 44 children enumerated who did not work

[5] Augusta was not a single-industry town. Early in the 19th century at least 10 sawmills operated on the river or its tributaries and In the late 19th century, a paper and pulp plant was constructed.[1] Among the other industries were shops or mills that produced doors, window sash and shutters, shoes, tools, stonework, and furniture. Ice harvesting and shipping was a key industry in the late nineteenth century, as was publishing.

[6] A single family house was built in 1884 at 20 Bond Street, but by 1900 no longer existed.

in the mill; they were generally age 12 or younger although an 11 year-old girl at 15 Bond Street worked at a cotton spooler. Every one of the 34 women who were employed worked in the mill, but at least eleven of the 20 male head of households are identified as a day laborer, stone cutter, driver, carpenter or wood chopper.

After the mill houses were constructed in 1884 the ethnic makeup of the Bond Street population became strongly French Canadian. As noted above, French Canadians lived and worked in Augusta during the construction of the dam in the 1830s; while some remained in Augusta many returned afterwards to Canada.[7] The record of residents on Mount Vernon Avenue (the earlier name for Bond Street) from the 1867 Augusta directory does not include a single Francophone surname. This changes slightly in 1880, when three, possibly four of the twelve households contained French surnames. In this earlier period the street was home to laborers, brick makers, a teacher, a worker in the gas plant, as well as a black smith, grocer and sash shop. However, by the turn of the century 150 of the residents in the Bond Street mill houses had clearly French surnames. Not surprisingly, the immediate neighborhood of Bond Street and Sand Hill shortly contained French-Canadian schools, churches and businesses. This reflects a general and widespread trend in Maine in which French Canadians immigrated in large numbers in the nineteenth-century to work in the textile mills or shoe factories in the industrial cities, creating lasting changes to the cultural composition of communities including Biddeford, Lewiston, Westbrook, Waterville and Augusta.

The Edwards Manufacturing Company also built and managed tenements, multi-family homes, and boarding houses on other streets in the vicinity of the mill. One group of very large blocks were located on Hudson and Penobscot Streets. According to Violette, this complex of tenements contained 54 housing units distributed between three large blocks. Constructed in the late 19th century the group became known as "Les Bloques des Greques" a French phrase reflecting the large number of Greek residents who lived in the buildings. Two of these buildings burned in the 1910s, the last was destroyed in 1966. A pair of two-story, six-family row houses that matched the Bond Street Houses were constructed by the Company on Northern Avenue between 1884 and 1889. One of these, at 4-16 Northern Avenue still exists, but has lost all of its original fenestration and ornamentation and has two story porches across the façade. At the southwest corner of State and Bond Streets the Company built an Arts and Crafts style eight-family apartment house with a masonry veneer circa 1828. It was sold by the company in 1943 and demolished after an extensive fire in 1999.

Single family homes were also built, or purchased by the Company and a scattering of these survive on Mount Vernon, Northern and Morton Avenues. A building originally containing a grocery, brickmaking enterprise, and apartments at the northeast corner of Bond Street and Water Street was converted to a duplex house by the Company around 1910. Since being sold by the Company in the 1930s it has subsequently undergone multiple renovations and is again a ground floor store with apartments above. On the southeast corner of the intersection the Company purchased a c. 1861 building and for years leased it to French-Canadian shopkeepers for a three- story grocery and housewares store. This building is extant and contains multiple apartments. Another large tenement house, originally built by Sprague

[7] Zachery Violette, *the Architectural History of Sand Hill.* (Unpublished report prepared for the Augusta Historic Preservation Commission, Draft 2, 2001), 2.

Manufacturing prior to 1875, was used by Edwards Manufacturing Company as a boarding house. This building has been used as a hotel for much of the 20th century and is nicely maintained, with much of its original detailing intact. The houses of the Bond Street Historic District are important for the manner in which they convey not just the presence of worker housing, but the aesthetic, spatial, cultural and demographic characteristics of the company built environment.

Criterion C: Architecture

In 1851 A. J. Downing included in his volume the Architecture of Country Houses a design for a cottage for a working-man or laborer. This picturesque building featured exposed rafter tails, board and batten siding, large windows and a decorative chimney stack on the exterior, and on the interior a living room and bedroom on the main level, two bed chambers above and a cellar below. Downing's sketch of the cottage shows the house in a rural location surrounded by manicured lawns and mature trees and the focus of much of his description revolves around how to make the building pleasant and accommodating inside and out. In the service of promoting his homely design, Downing conjures an image of its opposite – the vernacular, functional, work-a-day home – similar to that constructed by the Edwards Manufacturing Company in Augusta.

> Let any one imagine this little cottage, with its roof cut off close to the eaves, with the rafter brackets that support the projecting eaves omitted, with the windows and door mere bare frames, and he has an example of how this same cottage would look as we commonly see it built; that is to say, without the picturesqueness of wood clearly expressed by using it *boldly* (not neatly and carefully); by a sense of something beyond mere utility, evinced in the pains taken to extend the roof more than is absolutely needful; and by raising the character of the windows and doors by placing hoods over their tops.[8]

This ideal cottage offers a nod, in concept, to the growing need to supply working men and women with appropriate lodging, but by no means did Downing's vision supply a universal blueprint for working housing. The worker housing in Maine includes buildings varied by form, size, material and style. The units in Bond Street are at the plainer, more subdued end of the spectrum, but even as such represent an important type, period and method of construction.

In several communities noted architects were hired to design residential units associated with local industries. One of the better known examples are the worker cottages built for the paper mill of S.D. Warren in Westbrook, Maine. The earliest housing in this group were based on the A.J. Downing design referenced above, but starting in 1881 the company hired the Portland architectural firm of Francis Fassett and John Calvin Stevens to design additional units. As a result the firm built a line of asymmetrical Queen Anne style houses, featuring clipped gable roofs with wall dormers, engaged porches and a variety of wall materials. After Stevens left the firm he designed an additional set of Shingle Style worker cottages in 1886, with gambrel roofs, overhanging stories, and engaged porches. The success of these were such that the

[8] A. J. Downing, The Architecture of Country Houses. (Philadelphia: D. Appleton & Co., 1850), p. 73.

S.D. Warren housing was featured as an example in a report to the United States House of Representatives on "Model Small Houses" in 1895.

In 1901 in Rumford the developer Hugh Chisholm hired the New York Architect Cass H. Gilbert to design a group of 51 double houses to provide accommodation for the workers of the Oxford Falls Paper Company mill. Clustered around a green space and named "Strathglass Park" there were seven different designs for brick buildings with slate roofs, ranging from Shingle Style to Tudor Revival and Dutch Colonial Revival. In 1886 E.B. Mallet hired the Portland architects Fassett & Tompson, to build several small enclaves of matching Queen Anne style houses throughout the village of Freeport in conjunction with his shoe factories and other manufacturing enterprises. In each of these cases attention was paid to the setting and siting of the houses, which evoked a neat and orderly neighborhood that would have made Downing proud.

Other mill or factory towns in Maine also contain groups of stylish worker housing, albeit based perhaps on published pattern book designs rather than architectural commissions. Examples include the Stick Style "Twelve Apostles" on Cottage Street in Sanford, built by 1910 by the Goodall mills for employee housing, the late-Queen Anne/Colonial Revival cottages erected c. 1900 for the employees of the Bangor and Aroostook Railroad at Milo Junction. Another good example of worker housing based on a pattern book is the row of seven Stick Single family houses and duplexes erected by the Worumbo Manufacturing Company probably between 1880 and 1885. They are based of Design 11 and Design 16 in Palliser, Palliser and Company's *American Cottage Homes* (1878).

At the other end of the spectrum examples are worker housing that was constructed with very little concern for ornamentation or decoration. Often built quickly, to accommodate a rapidly growing industry, some of these buildings exude a temporary feeling rather than a sense of permanence in the community. A striking example is depicted in a c. 1911 postcard of tiny, single-family housing for sardine workers in Eastport, Maine. The double row of one-and-one half story houses face each other across a dirt path – each house appears to have one door and no more than three or four windows under a gable roof. Another similar set of buildings serving as worker housing for a tannery in Kingman was captured in a nineteenth century stereoview. Neither of these groups of houses still exists.

While the buildings on Bond Street were built quickly, they were not temporary structures. They were most likely designed by a company engineer rather than an architect, and they featured a set of design characteristics, such as window and door hoods, that were utilized on most of the company's residential real estate. The duplexes and four-unit buildings on Bond Street were sited in proximity to the mill, not within a park or neighborhood setting. The buildings are not separated by yards or green space nor did they display any affectation of the picturesque style Downing promoted. Instead, they are urban, semi-detached row houses with minimal stylistic ornamentation. Lacking these qualities of "good design" it is this very category of purpose-built employee housing that has frequently succumbed to demolition, neglect or redevelopment. As such, Bond Street Historic District is significant as a locally good example of a type of mill worker housing that has become rare throughout Maine.

Developmental history/additional historic context information (If appropriate.)

Edwards Manufacturing Company

The following passages written by Zachary Violette in 2001 present a brief overview of the history of the Edwards Manufacturing Company through its closure in 1984.

> The A. & W. Sprague Manufacturing Company had some good years in Augusta. However, by the early 1880s financial trouble began to plague the company, which would later go bankrupt. In 1882 a group of investors from Boston and Augusta purchased the mill, dam and other property. This corporation became known as the Edwards Manufacturing Company, after Jacob Edwards, a primary investor...
>
> The first meeting of the new corporation was held at the law offices of Baker and Baker in Augusta. The first agent of the mill was Nathaniel Cole, who had been working for the mill since 1854, when it was operated by the Kennebec Company. Their work of expanding the mill began shortly. It would come to be a much larger work than the Sprague Company had undertaken. In 1884 a new three-story mill was built... In 1888-89 two massive mills, and other buildings were added. This completed the physical expansion of the plant, which now contained over 98,000 spindles on 600,000 square feet of floor space. These major new additions required a greatly expanded workforce. The already short labor in Augusta supply could not meet these demands. Typical of the time the mill sent agents to economically depressed Canada promising the impoverished residents jobs if they moved to Augusta. They came by the thousands. According to Maurice Violette in *The Franco-Americans*, the workforce of the mill in 1887 was 1050, 2/3 of which were of French-Canadian background. The average monthly salary was $23. (Contrast this to the salary of Nathaniel Cole, who made $3500 a year. He made more in one month than the average worker made in a year.) With an ample supply of inexpensive labor and a modern plant, mill sales quickly skyrocketed to over $1million per year.
>
> *Twentieth Century Operations*
>
> The late 19th and year 20th century was a golden period for this operation. It had come out of its tumultuous infancy to become one of the leading financial forces in Augusta, adding greatly to the prosperity of the city. The golden period of the mill lasted until the 1920s. By the end of that decade the mill was in financial trouble again. A group of concerned investors led by Central Maine Power Company president Walter Wyman formed New England Industries Inc, under the financial support of New England Public Service Company. This corporation purchased five financially troubled cotton mills across Maine, including the Bates in Lewiston. The new leadership led the mills through the trying times of the Great Depression. They also led the mill through the 1934 Cotton Mill Strike which required the National

Guard to keep the peace in Augusta and other mill towns throughout the country. In this period the old Canal was removed and replaced by a large warehouse. The Second World War provided a boost for the mill which produced millions of yards of twill, cloth, and shoe linings for the army, being one of the largest producers in the country. In 1945 the New England Public Service Company sold its Maine mill assets to Bates Manufacturing Company. The five mills became units of that company. Major modernization were done to the Edwards Mill at this time to allow for the production of new fabrics which the mill was prominent in developing.

By 1964 the 120-year-old mill was again threatened with closure. Once again a group of concerned citizens lead by Depositors Trust Company president Wallace Hazleton purchased the buildings and leased them to the mill owners, temporarily averting the threat of closure. Another round of modernization was done. In 1972 the Bates Manufacturing Company divested itself of the Edwards Division. The Augusta Economic Development Corporation scrambled to find a buyer for the mill. In 1973 Miller Industries of Lewiston purchased the operation for $2.6 million. Finally in 1984 the pressure from foreign and southern industries proved too much. In March of that year employment fell to 50 and manufacturing ceased. Forever.

In 1989 the Edwards Mill suffered a devastating fire and the following year it was demolished. In 1999 the Edwards Dam was also demolished, thus ending large manufacturing in Augusta. Today the houses in the Bond Street Historic District are among the last relics of an important era in the history of Augusta.

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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 # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): See inventory.

10. Geographical Data

Acreage of Property Approximately 1.5 acres.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or

UTM References
Datum (indicated on USGS map):

☒ NAD 1927 or ☐ NAD 1983

1. Zone: 19	Easting:	438214	Northing: 4907549
2. Zone:	Easting:		Northing:
3. Zone:	Easting:		Northing:
4. Zone:	Easting:		Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the eligible property are depicted on the attached map entitled "Bond Street Historic District Boundary Map". The boundaries include the seven properties described by the City of Augusta tax map 34, lots 249, 250, 251, 252, 259, 260, and 260.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries were drawn to include the political limits of the property historically and currently associated with the Edward's Manufacturing employee housing on Bond Street and which retain integrity. The boundary includes the location of one employee house which was demolished between1895 and 1903. The boundary excludes associated worker housing demolished after the period of significance.

11. Form Prepared By

name/title: Christi A. Mitchell, Architectural Historian
organization: Maine Historic Preservation Commission
street & number: 55 Capitol Street
city or town: Augusta state: Maine zip code: 04333-0065
e-mail: christi.mitchell@maine.gov
telephone: (207) 287-1453
date: January 17, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Bond Street Historic District
City or Vicinity: Augusta
County: Kennebec State: Maine
Photographer: C. Mitchell
Date Photographed: 9 January 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 11 ME_Kennebec County_ Bond Street HD_0001.tif
Bond Street Historic District; facing west.

2 of 11 ME_Kennebec County_ Bond Street HD_0002.tif
North side of Bond Street; facing northeast.

3 of 11 ME_Kennebec County_ Bond Street HD_0003.tif
South side of Bond Street, rear elevations; facing east northeast.

4 of 11 ME_Kennebec County_ Bond Street HD_0004.tif
8 Bond Street; facing south.

5 of 11 ME_Kennebec County_ Bond Street HD_0005.tif
12 Bond Street; facing south.

6 of 11 ME_Kennebec County_ Bond Street HD_0006.tif
18 Bond Street; facing south.

7 of 11 ME_Kennebec County_ Bond Street HD_0007.tif
22 Bond Street; facing southwest.

8 of 11 ME_Kennebec County_ Bond Street HD_0008.tif
9 Bond Street; facing north.

9 of 11 ME_Kennebec County_ Bond Street HD_0009.tif
21 Bond Street; facing northwest.

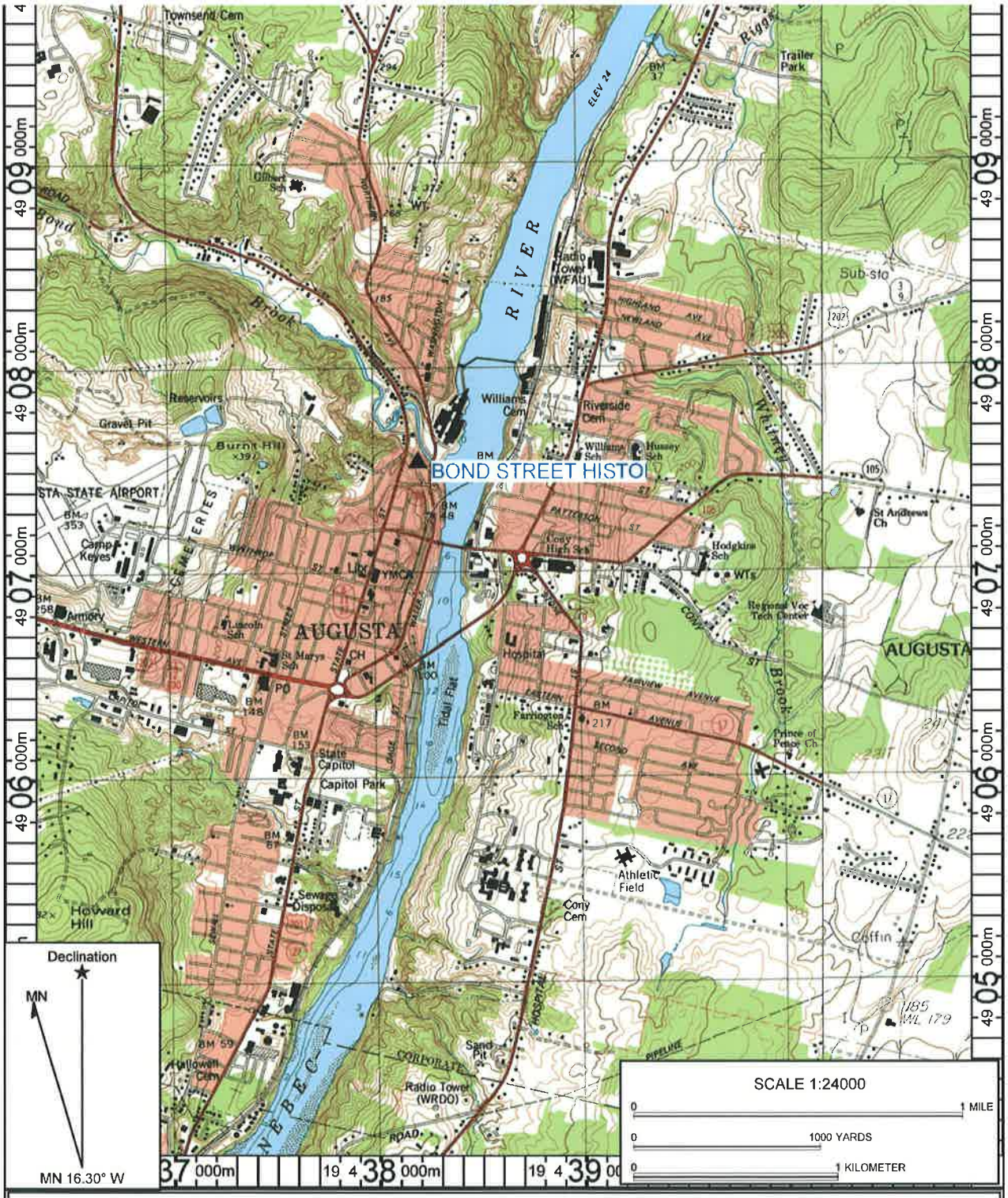
10 of 11 ME_Kennebec County_ Bond Street HD_0010.tif
25 Bond Street; facing northwest.

11 of 11 ME_Kennebec County_ Bond Street HD_0011.tif
Hood over front doors, 8 Bond Street; facing south.

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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

BOND STREET HISTORIC DISTRICT
Name of Property

KENNEBEC COUNTY, MAINE
County and State



BOND STREET HISTORIC DISTRICT

UTM: 19/ 438214/4907549
NAD 27

Name: AUGUSTA
Date: 12/16/13
Scale: 1 inch = 2,000 ft.

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18
APT 1

STOP
104
27
END
8
11