NPS Form 10-900

OMB No. 1024-0018

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National Register of Historic Places
National Park Service

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: BRUNSWICK COMMERCIAL HISTORIC DISTRICT
Other names/site number: BRUNSWICK MAINE STREET
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: 50-151 Maine Street
City or town: Brunswick State: Maine County: Cumberland
Not For Publication: N/A Vicinity: N/A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**

Kirk F. Mohney, SHPO 11/24/2015
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 Carson N. Beall 1·12·16

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	
33	1	buildings
		sites
	1	structures
1	1	objects
34	3	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
COMMERCE/TRADE/ business
COMMERCE/TRADE/ professional
COMMERCE/TRADE/ organizational
COMMERCE/TRADE/ financial institution
COMMERCE/TRADE/ specialty store
COMMERCE/TRADE/ department store
COMMERCE/TRADE/ restaurant
SOCIAL/ meeting hall

Current Functions
(Enter categories from instructions.)

DOMESTIC/multiple dwelling
COMMERCE/TRADE/ business
COMMERCE/TRADE/ professional
COMMERCE/TRADE/ financial institution
COMMERCE/TRADE/ specialty store
COMMERCE/TRADE/ restaurant
HEALTH CARE/ medical business/office

7. Description

Architectural Classification
(Enter categories from instructions.)

EARLY REPUBLIC / Federal
MID-19TH CENUTRY / Greek Revival
LATE VICTORIAN / Italianate
LATE VICTORIAN / Second Empire
LATE 19TH AND EARLY twentieth-century REVIVALS / Colonial Revival
LATE 19TH AND EARLY twentieth-century REVIVALS / Classical Revival
LATE 19TH AND EARLY twentieth-century REVIVALS / Mission/Spanish Revival
LATE 19TH & EARLY twentieth-century AMERICAN MOVEMENTS / Commercial Style

Materials: (enter categories from instructions.)

Principal exterior materials of the property: the majority of the buildings are of brick, with granite or concrete foundations. Most of the remaining buildings have wooden or vinyl siding.

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 Brunswick Commercial Historic District consists of thirty-four buildings, two objects and one structure located along Maine Street in downtown Brunswick, Cumberland County, Maine. The Brunswick Commercial Historic District encompasses approximately five acres, and is located along a four block section of Maine Street, which runs generally north to south from the Androscoggin River towards Maquoit Bay. There are 33 contributing buildings and one contributing object, with the remaining building, structure and object being the only non-contributing resources within the district. None of the non-contributing resources adversely impact the integrity of the district. There are also two additions to contributing buildings that have been constructed since the period of significance and do not contribute to the district in their own right (but as additions they are not counted separately.) The buildings and streetscape form a cohesive grouping that conveys the significance of the district as the commercial and financial center of the town of Brunswick from 1820 to 1961. The district includes mainly two-story brick or frame buildings with first-floor storefronts and upper-story offices or apartments. The most prominent stylistic influences are the revival styles of the late

19th- and early 20th- century, most notably Colonial Revival. Common details include strong horizontal lines at the cornice level, and separating the first floor storefronts from the upper levels. Many of the buildings have brick facades with brick pilasters separating bays of grouped windows. The storefronts are visually separated from the upper stories and usually have display windows and recessed entrances. Most of the buildings are connected to their neighbor or spaced very closely; the setback of the buildings is generally consistent throughout the district, allowing for a wide brick sidewalk and street trees along the street edge of the sidewalk.

Narrative Description

Setting

Brunswick is a town of approximately 20,000 people, located in the Mid-Coast region about 26 miles north of Portland. About 47 square miles in area, it is bounded on the north by the Androscoggin River, on the east by the New Meadows River, on the south by Maquoit Bay, and on the west by Freeport and Durham. Brunswick's wide Maine Street was originally built as a "twelve rod road" connecting Fort Andross (c. 1688) on the banks of the Androscoggin River with Maquoit Bay to the south.[1] It now begins near the former Cabot Mill (north of the district), located close to where the fort once stood, and travels south through the downtown area, up a small rise past the National Register listed First Parish Church (NR: 69000008), and continues for an additional mile-and-a half before splitting into Maquoit and Mere Point Roads. The Brunswick Commercial Historic District encompasses the buildings on the northern four blocks of Maine Street.

Maine Street is a two-way street with two lanes of traffic in each direction and diagonal parking on both sides of the street. The unusually wide street was supposedly laid out to help provide safety from attacks by Native Americans as goods were transported from Maquoit Bay north to Fort Andross.[2] As the downtown developed, the northern section of the street maintained its width. Since the advent of automobiles, a number of parking and travel configurations have been used, including diagonal parking in the center of the street. For the most part, in the District, the road is undivided with two lanes of traffic in each direction. There are a few areas where a central divider and/or an extra turn lane exist to control traffic. There are a number of pedestrian crosswalks, including three raised diagonal crosswalks and one brick crosswalk. Small side streets extend to both the east and the west; there are no true cross streets. The one major street that intersects with Maine Street is Pleasant Street, which comes in from the west and forms the southern boundary of the district on that side of Maine Street. This is also the intersection where the one full traffic light on Maine Street is located. One block north, there is a traffic light for southbound traffic only, to control the traffic flow at Town Hall Place, where the fire station is located. There is also a blinking light near the north end of the district, at Mason Street, which provides access to Route 1 northbound.

The building setbacks are relatively uniform throughout the district, and allow for wide masonry sidewalks with granite curbs. Many of the side streets do not intersect at a right

[1] Brunswick, Maine 250 Years a Town (Brunswick, Maine: Town of Brunswick, 1989), p. 6.
[2] Ibid, p. 6

angle, and many of the corner buildings follow the street lines instead of having square corners. Most of the shop entrances are at street level, although some of them are a few steps up. Decorative streetlights and street trees line the length of the street along the edge of the sidewalk, and there are occasional metal-framed wooden benches. Several of the Maine Street restaurants have small outdoor seating areas on the sidewalk during the warmer months.

The properties beyond the district to the east and west are primarily residential or small-scale commercial buildings of a different style and scale than the Maine Street buildings. The area abutting the district to the north is transitional, leading to the former Cabot Mill and the river, and includes the Route 1 underpass and a vacant lot, providing a clear line of demarcation for the northeast corner of the district. On the northwest corner, there are several buildings north of the district, between the district and Mill Street / Route 1, which were not included because of compromised integrity. There is also a clear line of demarcation at the south end of the district: on the east side of Maine Street is the Mall, a historic town-owned open space now functioning as a park. The street to the east of the Mall, Park Row, is lined with historic houses and is within the Federal Street Historic District, NR 76000092. Many of them have been converted to commercial use, but they still retain their residential appearance, clearly setting them off from the commercial district. The west side of Maine Street continues commercial activity, but with many modern intrusions.

WEST SIDE OF MAINE STREET

1. Lemont Hall/Block, 1870 One contributing building
144-146 Maine Street
U13/61

The three-story Lemont Block is a fine example of a late nineteenth-century commercial building constructed in the Second Empire style. It is prominently sited on the corner of Maine and Pleasant Street, with the three-bay primary façade on Maine Street, and a similarly styled four-bay façade along Pleasant Street. The building corner is slightly rounded. The building's raised foundation is comprised of brick, stone, and some areas of concrete block in the rear, with granite visible above ground level on the public elevations. The walls are brick, and the building has an asphalt shingled Mansard roof. A segmental raised brick arch defines the three primary bays of the first floor Maine Street elevation, within which are three arched openings containing a central recessed doors flanked by two full-length display windows. The top of each window arch has been filled in with painted plywood; this is in the process of being replaced by glass as originally constructed.

On the tall second floor, fenestration in each bay consists of a large arched window opening with granite lintels and decorative brickwork with a keystone above the windows. The windows themselves are of wood and each opening contains a pair of tall and narrow, arch-top one-over-one sash separated by a central tracery pane. There are also fine brick pilasters visually separating the bays. A cornice with paired brackets marks the division between the

second floor and the Mansard roof. The roof has arched dormer windows, one in each bay of the façade, which created usable living space on the third floor of the building.

On Pleasant Street, the plain bays each contain one offset arched window. The second floor and mansard roof windows are the same as on the Maine Street façade.

The building was designed for retail spaces on the first floor, with a large meeting hall on the second floor. In 1880, an exterior entrance/exit to the upstairs hall was designed and constructed by a resident or firm by the name of Melcher; this is located on the Pleasant Street façade, in the west bay.[3] The building was named for Adam Lemont (1797-1874), one of the two men who originally had the building constructed. He was active in lumbering and other businesses, and was president of Union National Bank.

2. McLellan/Brackett Block, 1850/1887 One contributing building
134-136 Maine Street
U13/62

The two-story wood frame building, which abuts the Lemont Building on the north and is located at the corner of Maine Street and Town Hall Place, represents two building phases. The larger side-gable, Greek Revival-style 6 bay southern portion was constructed in 1850, while the two-story, 3 bay, flat roofed northern addition with a first floor corner entrance was constructed in 1887. The buildings have a brick and stone foundation with asphalt shingled pitched roof and flat rolled roof. T1-11 siding on the ground floor and white vinyl siding on the second floor have replaced the original wood siding. The street level consists of two retail spaces in the main building with recessed doorways flanked by replacement large pane windows. The corner addition houses a third retail space with a three-panel glass door in the cut corner entrance and large plate glass windows on both facades. Access to the upper story is through a door at the southern edge of the addition. On the second floor, fenestration consists of a grouping of three windows above the southernmost storefront, followed by four windows in the northern two-thirds of the original building, and a pair of similar, but larger windows on the addition. All of the windows are one-over-one, and most have shutters. There are imposing second floor bay windows in the north elevation of the building. A roof lantern on the addition abuts the gable end of the southern section; it is not clear when the lantern was built. True to its Greek Revival origins, the 1850 southern portion has a frieze board, now covered with siding, across the east facade and wide rake trim on its northern elevation. The current second story fenestration replaces three evenly spaced 12/8 windows in the main façade in the original portion of the building. A tripartite window in the gable has been covered over.

The second floor once contained a large hall where town meetings were held until the neighboring Lemont Hall was constructed in 1870. At that time, the building was moved back

[3] The 1880 Census for Brunswick lists Thomas Melcher, b. 1852 as a carpenter. Actually, he appears to be listed twice in the census, (the second time as a house carpenter). His brother Abbott was a stone cutter. In a different household were Richard and Charles Melcher, brothers and carpenters, (b. 1825 and 1827 respectively). Which members of the extended Melcher family, identified in a 7/23/1880 newspaper article as the "Mssrs. Melcher", were involved with this project is not known.

several feet as part of the project to straighten Maine Street, and the building was divided into three offices. It now contains rental space for small businesses or studios. On the addition, the cut corner and windows have the same basic layout as when first built, but the door and windows themselves are more recent. On the north façade, the entire west end of the ground floor, which once held a wide doorway, a window, and another storefront, has been bricked over.

3. J.J. Newberry Co., 1961 One contributing building
128 Maine Street
U13/65B
Saul J. Copellman (ca. 1901-1992)

This brick building on the north corner of Maine Street and Town Hall Place has a one-story, three-bay façade on Maine Street, and extends a full block back along Town Hall Place[4], stepping up to two stories for the western half of the building. It was developed, and possibly designed in the Neo-Colonial style, by Saul J. Copellman of Boston and constructed in 1961. It was remodeled to its current configuration in 2011 by architect David Matero while with DayMatero Studio. The east-facing building has a concrete foundation and a flat roof line with tar and gravel surface; it is constructed of brick with metal trim. The Maine Street façade is visually divided in thirds by raised brick pilasters, and with bands of five large, aluminum frame windows to the south of the central entry and four large windows to the north. The entry bay composition consists of full-height plate glass windows and doors: one large window, two entry doors, one large window, two entry doors and three large windows. The contemporary windows are designed with a row of opaque transom-style windows above, in a reference to the style of older buildings on the street. A cantilevered aluminum canopy shelters the front entrance bay and echoes the aluminum window sunshades which are used throughout the exterior. The stepped parapet above the cornice line allows for the large sign "Town Hall Place" above the entrance bay, to commemorate the original town hall, designed by Francis Fasset and John Calvin Stevens in 1883-84, which stood on the site until 1961.

The 15-bay Town Hall Place elevation has a recessed loading door and multiple aluminum-framed multi-pane windows of varying configurations and with aluminum sunshades.

During the 2011 renovation, a pediment above the entry bay was removed and replaced with the Town Hall Place sign. The Maine Street windows and entry were modernized and the entry was no longer recessed. Along Town Hall Place, the loading door and first floor windows were added, and some of the second floor windows were modernized and some added.

4. Senter Place, c 1937 One contributing building
124 Maine Street
U13/66

[4] Note that "Town Hall Place" refers both to the street south of the building that extends west from Maine Street and the location of the building itself.

Senter Place is a two-part Colonial Revival style brick building that relies on the neighboring bank structure (#5) to the north at 112 Maine Street for its ultimate symmetry. The overall appearance is that of a seven-bay two-story center section with a flattened hip roof that is set back from, and framed by, two slightly taller hip-roofed sections -- the southern part of Senter Place, and, to the north, 112 Maine Street. In actuality, all three sections have essentially a common front plane at street level, but the middle section is set back a few feet on the second story.

The street level consists of modern plate glass windows on either side of a central entrance. A wide green awning stretches across the full facade, extending across the alley to the south, and visually unifies the two parts of the building. On the second floor of the southern, hip-roofed part of the structure, four double hung windows are topped by a white cornice with modillions and above that, a brick parapet which has brick piers alternating with white balustrades backed by brick. A marble belt course runs between the stories. On the second floor of the portion to the north are three pairs and one individual six-over-six shuttered windows. The external façade detailing was completed in 1937, in the visual unification of these two structures with the adjacent bank building.

The hip roof is only a ¾ hip, on the Maine St. side of the building, with other small rooftop additions toward the rear of the remaining part of the roof, which is flat. Tiles cover the hip portions of the roofs, a standing seam metal roof is on the small shed roof that covers the protruding first floor of the center section.

Retail structures are documented on the site throughout the mid-to late-nineteenth century. It isn't clear whether the core of the earlier Second Empire style building, the 1898 Boardman Store, remains under the brick.

5. Fidelity Bank Building, 1931-32/1937 One contributing building
112-114 Maine Street (also see 124 Maine Street, Senter Building)
U13/66

This two-story, three-bay building with a granite foundation was constructed on the corner of Cumberland Street in 1931-32, and its 1937 remodeling informed the remodeling of the adjoining Senter Building façade. Like the southern portion of the Senter Building, it is constructed of brick and has a tile-clad hipped roof. It is set slightly forward of the Senter Building. The Colonial Revival design of the Maine Street façade features recessed arches in each of the bays, punctuated by decorative white roundels. The central bay entrance has a small projecting portico supported by white columns and pilasters, and topped by a white wooden arched fan. The northern bay has a smaller display window, with wooden infill; the southern bay provides a door to access the second floor offices. On the second floor, each bay contains a six-over-six double-hung window with green shutters. A white marble belt course divides the two floors; the upper story is topped with a wide white cornice with modillions. The gallery at the base of the tile roof consists of alternating sections of brick wall and white balusters, centered over the individual bays. On the five bay Cumberland Street

elevation, a projecting center section containing a large Palladian window topped by a pediment dominates the streetscape. White roundels on either side of the Palladian arch echo the decoration of the front façade. Three double-hung windows on both first and second floors make up the western portion of the Cumberland Street façade; similar single windows are to the east of the Palladian window, although the ground floor window is 9 over 6 and has a heavier surround. There is also a rear entrance.

6. The First National Bank Building, 1917 One contributing building
106-108-110 Maine Street
U13/38
Felix Arnold Burton (1885-1949) in association with Allen & Collens (Boston)

Sited on the north corner of Maine and Cumberland Streets and facing east towards Maine Street, this tall two-story building is a good example of a Neo-Classical style building that has been continuously used as a financial institution since it was built in 1917. It is constructed of red brick, with a raised concrete and granite foundation, parapet front gable roof, and granite trim. The Maine Street façade is three bays wide, fronted by two-story granite pilasters and columns supporting a wide entablature and a stone pediment. There is dentil molding on both the horizontal and raking cornices of the pediment; the tympanum has a central round window with Gothic-arched tracery and decorative swags to either side. The column capitals are decorated with sheaves of corncob and acanthus leaves. A modern central entrance door with a Federal-style fanlight is topped by the original wooden broken scroll pediment and surround. It is flanked by two ten-over-fifteen arched windows. The windows originally had Federal-style fanlights which were removed sometime before 1980[5], and are now solid wood fans. The right window was originally a door. The second story contains three evenly spaced eight-over-twelve double-hung windows.

On the Cumberland Street façade, fenestration is similar to the main façade. Six arched windows on the first floor are topped by double hung windows on the second floor. A frieze board and cornice are below the parapet. In the rear of the building, twin chimneys are contained within a stepped parapet gable. A brick one-story addition on the rear of the building is used as teller space, and is connected to modern drive-through windows.

Additions on the north side of the building were constructed in multiple phases. A one-bay, two-story addition with an entrance door and a fan echoing the main façade was constructed in 1967. A set back, one-story, four-bay addition was added in 1989. The northern bay is shorter than the other three bays. It originally housed an entrance, but now contains an ATM machine. Wooden fanlight details over the 20-pane fixed windows and the exterior ATM machine echo the detailing on the original building. Because of their dates of construction the 1967 and 1989 additions are not considered to be contributing to the significance of the building.

7. Lincoln Building, 1896, addition 1901 One contributing building
90-102 Maine Street
U13/40

[5] The fanlight on the north side of 111 Maine Street is supposed to be one of those removed windows.

Coombs, Gibbs, and Wilkinson, Architects

The two-story Lincoln Building is located at the corner of Maine Street and Lincoln Street. It has a brick and stone foundation, flat roof, and twelve-bay original brick façade. The southern portion of the building, containing 15 bays divided among three storefronts, was constructed in 1896. A complementary two-storefront, six-bay addition on the north at the corner with Lincoln Street was completed in 1901. The name board "Lincoln Building" is centered above the second story windows on the original portion of the building. The building is framed by brick pilasters with ionic capitals on the second story and dentil molding at the cornice line. There is a large brick addition to the rear. The first floor contains storefronts, with offices and residential apartments on the second floor; there was originally a Masonic Hall located on the second floor of the addition.

At the street level, the original frieze board, which held narrow store signs, was replaced with a much wider area for signage. That wider area remains in the northern sections of storefronts, while the southernmost third of the building has returned to something closer to the original cornice layout. That southern section has an overall Arts and Crafts design, dating from the early 21st century. On either side of the centered inset entrance, a large display window is divided vertically in thirds by painted fluted columns which extend above the windows through a section of dark tiles. A metal-frame retractable awning extends across the storefront where the window meets the tile. The rest of the storefronts have been more altered, with replacement windows and doors, and large signage panels above each business. Moving north, a recessed doorway accesses the upper story, and is followed by a storefront with a recessed doorway flanked by plate glass windows that angle in from the street front section. The next unit to the north is now a restaurant with a recessed door to the left and a large three-part plate glass window to the right, with a row of small panes above; this is followed by an inset double door. The corner storefront, has a recessed entrance flanked by plate glass windows, including one that wraps around the corner to the Lincoln St. façade. There are a few remaining of the cast iron columns which originally divided the sections of storefront – one just north of the southern storefront, and two flanking the north storefront. Those columns have fleur-de-lies at the top.

The second floor appears much as original: windows are grouped in the original portion of the building in a 3-1-3 scheme, each grouping topped with a brickwork header and decorative terra cotta torch element. The rhythm of second floor windows is slightly different in the addition, but it also retains the decorative brickwork. The windows all have rough-cut granite sills.

On the south elevation, both the five basement windows and the six first floor window openings have have been blocked in with brick; there are four second story windows to the east and another on the west end. Towards the west end, a notch was made in the building's side, and a large multi-pane slanted window was inserted. On the north elevation, the main façade cornice continues around the Lincoln Street side of the building, but the side elevation is otherwise quite plain. There are four square windows on the west side of the first floor, with a sidewalk level window under each one, similar to the arrangement of the south elevation. At

the second story, there are five windows to the east, and another two windows, set up a bit higher, on the west. There is also a rear addition.

The block was named for Dr. Isaac Lincoln, whose house previously stood on the site. It was also historically called the Curtis-Hughes building, after the original owners of the building. A. F. Warren, of Auburn, was associated with the construction of the building, most likely as a contractor. The architect for the original building was the Lewiston, Maine firm of Coombs, Gibbs and Wilkinson; Coombs and Gibbs did the addition in 1901.[6] Early pictures show the storefronts with large plate glass windows, perhaps most similar to #96 Maine and the north corner.

8. Bisbee/Campbell Building, c. 1820/ (by 1870) One contributing building
86 Maine Street
U13/17

The two-story wood frame building on the north corner of Maine Street and Lincoln Street is front gabled with wooden cornice returns. The space between this building and 84 Maine Street to the north has been covered by a false front, presenting the impression of united buildings. The height of this false-front extends halfway up the slope of the adjoining roof, creating a parapet effect. The Bisbee/Campbell building has a brick and stone foundation, and an asphalt shingle roof. On the Maine Street façade, the first floor projects forward slightly beyond the upper story and it has been given a brick veneer façade with a projecting cedar shingled shed roof. Red asbestos shingle siding covers the remainder of the building. The modest central entrance is flanked by plate glass windows that extend the width of the façade and wrap around the corners. On the second story, two large plate glass windows have replaced the original windows and a vent has replaced an original double-hung window in the peak.[7] The Lincoln Street façade retains some of its original fenestration organization on the second floor, but most of the first floor windows have been removed. Currently on the first floor, there is only one small window and a door on the west end of the Lincoln Street elevation which gives access to the second floor. There are a total of seven windows of varying sizes on the second floor.

The traditional date of 1820 for this building is unconfirmed. Sources suggest that the lot was undeveloped until 1819, and a stereo view taken c. 1870 indicate the building had Federal era-detailing.[8]

9. Apothecary of Charles Baker, c 1820 One contributing building
82 Maine Street

[6] The drawings for the 1901 addition are in the Coombs Collection,, #C-125, at the Maine Historical Society, Portland, Maine.
[7] A photograph taken of a "Memorial Day Parade of the 1930s" shows the Bisbee/Campbell building with the larger second floor windows. Joyce K. Bibber, *Brunswick and Topsham,* (Augusta, Maine: Berwick Publishing, 1994), 111.
[8] Stereo view by Wm. Pierce, Brunswick, Maine, c. 1870. Collections of the Maine Historic Preservation Commission, Augusta, Maine

U13/18

The red shingled and stucco-fronted building located between 86 Maine Street and the Perry Building is a two-story gable front structure with shingled roof and brick and stone foundation. On the street level, a plain metal and concrete faux stucco finish covers the facade; five, continuous full height plate glass windows stretch across the width of this building façade as well as across the southern three bays of the abutting Perry Block. There is a plain pass door on the southern end of the building which provides access to the second floor, and an entrance door to the street level space in the Perry Block section. The second floor is shingled, with two one-over-one windows. There is a ventilation vent in the attic peak. There were once bay windows at street level and in an 1898 photo, the second floor shows shingled-sided, curved walls flanking a tri-partite central bay window.

As early as 1884 the Bisbee/Campbell and Charles Baker buildings flanked a covered staircase which probably led to the second floor of the Baker building. When the Perry Block (#10) was constructed in 1891 a second staircase was inserted between the Baker and Perry buildings. Up through at least 1916 the Bisbee/Campbell and the Charles Baker buildings read as separate gable-front buildings. Sometime between then and the 1930s a parapet roof and front wall was installed over the staircase, visually unifying the two buildings.

In the 1950s the façade of the Baker building and the first two stories of the adjacent Perry Block were covered with a decorative metal curtain wall. After c. 1980 this curtain was removed and the current stucco finish (as well as similar replacement fenestration) was applied to the first floor of those two buildings, continuing the visual interpretation of comprising a single storefront.[9]

10. Perry Block, 1891 One contributing building
78 Maine Street
U13/18

The Perry Block is a three-story, three-bay addition to the southern end wall of the Church/Snow and Rines Block. It was constructed of brick with a flat roof, in a late Renaissance Revival style, to complement the abutting building. The foundation is brick and stone. The original street level façade has been covered by a metal and stucco siding which integrates the space and signage with the adjoining Baker Apothocary building to the south. A large, aluminum frame, plate glass window to the left of the entrance door is vertically divided into four sections. A recessed door to the right gives access to the floors above. The two upper stories remain more true to the original. The second floor has original arched window openings which have been retrofitted with wooden inserts and small contemporary windows; the third floor windows are one-over-one double hung windows, with decorative elongated brick voissoirs, that match those of the attached Church Block. A narrow decorative brick belt course separates the two upper floors, and a stone medallion with the date of construction, 1891, is at the center of the belt course. This is different from the northern portion of the building (#11) which has a wide diaper pattern brick band between the second and third

[9] Bibber, 108, 111. Additional historic photographs and survey photographs (1980) in the collection of the Pejepscot Historical Society.

stories. There is a brick pilaster on the southern corner of the building, and another which separates the Perry Block from the adjoining Church Block. A decorative brickwork band runs between the tops of the pilasters, and a brickwork cornice runs the full length of the building.

In 1891, a year after the building to the north (#11) was erected J. Perry sold a small building on the site, which was then moved to Mill Street. He built the current building as an addition to the Snow-Rines Block.

11. Snow and Rines Block/Church Block, 1890 One contributing building
70-76 Maine Street
U13/20

This three-story, nine-bay brick building was constructed on the former site of the Berean Baptist church, hence the common name of Church Block. It is bounded on the south by the three-story Perry Block and on the north by the Arcade Block. It was built with masonry bearing walls and a flat tar and gravel roof, on a brick and stone foundation. The building was designed in a late Renaissance Revival style, with Queen Anne cornered brick decorative elements. Plain brick pilasters separate the building into three storefronts on the first floor and divide the nine window bays into three sets of three. The southernmost bay has a recessed entry double door just left of center, with a door to the left providing access to the upper floors. There are large full length plate glass windows to the right, divided into six large panes (three over three) with six small "transom" panes above them. The center storefront has replicated the idea of the original transom windows above the replacement plate glass windows. The northernmost storefront has an offset recessed entrance and large plate glass windows; it also has a deep shingled awning similar to that on the nearby Bisbee/Campbell Building (#8). The wide sign band on each of the three bays obscures the original narrower sign band as well as other original decorative features.

The façade on the upper two stories is more original. Each bay of the second floor contains double-hung, one-over-one windows on either side of a replacement single pane window. Each trio of windows share continuous granite sills and lintels. Each bay of the third floor has arched windows with elongated brick voussoirs topped by decorative brickwork and brick dentil molding at the cornice line. In between the upper two stories a broad band of Queen Anne diaper pattern brickwork accents the façade.

The block takes its name from Albert S. Rines and Jordan Snow, the original owners/developers.

12. Arcade Block (south), 1857 (1873) One contributing building
64-68 Maine Street
U13/21

Sixty-four to sixty-eight Maine Street is located between the Snow & Rines/Church Block to the south and 60 Maine Street to the north. It is a three-story six-bay flat-roofed building with an Italianate false façade. The foundation is brick and stone. The building consists of two storefronts. The southern storefront has a recessed central shop door with a

plate glass window to the right, angled to provide a larger sidewalk space. The southern bay contains the door to the upper stories. The northern storefront is symmetrical, with a recessed shop entrance flanked by plate-glass windows with transom windows above. The façade is constructed of wood; the street level bays are separated by slim fluted wooden pilasters. The upper two stories are sided with rusticated wooden siding scored to appear as stone ashlar, with imitation quoins at the corners of the building and to the inside of the windows. On the southern half, a large divided glass window on the second floor is further topped by a heavily hooded Italianate tri-parte arched window with a bracketed sill; on the northern half of the building a large bay/oriel window topped with a decorative drapery-like roof fills the space to the heavy bracketed cornice.

See #13, Arcade Block (north) for the development history of the Arcade block.

13. Arcade Block (north), 1857 (1873) One contributing building
60-62 Maine Street
U13/23

Sixty to sixty-two Maine Street is a two-story, six-bay wood frame building on the south corner of Maine Street and Gilman Street. The Queen-Anne style façade obscures the fact that there are two different roofs, and also covers the two-foot gap between this building and #12. The southern half of the building has a front gable roof with asphalt shingles, while the northern half has a flat roof with rolled roofing. The foundation is a combination of stone, brick, and concrete block. The building is clad with flushboard siding. The recessed entrance is centered in the southern half of the building, and is flanked by large plate-glass windows. Above and below each window are wooden panels. A similarly configured store front is repeated in the north half of the building, however here the central entrance has been turned into a display window. The bays are separated by painted fluted wood pilasters.

On the second floor, there are no windows in the south half of the building, only a large sign. In the northern half, there is a one-over-one window, then a three-part one-over-one window in the northeast corner of the building. Both have bracketed cornices. On the Gilman Street side, a large oriel window and one-over-one windows (one to the left of the oriel window and three to the right) dominate the second story façade. At street level, the display window extends around the corner for one bay; three lunette windows are spaced across the rest of that façade. A heavy bracketed cornice tops the building on both the Maine Street and Gilman Street façades.

This northern half of the "Arcade Block" consists of two separate buildings, one only 1 ½ stories high with a peaked roof and the other 2 stories high with a flat roof, that were stand-alone structures *behind a continuous façade* from their initial construction through at least 1948. Between 1948 and 1963 the gap between the first floors of the two buildings was bridged and the two buildings joined into one structure.[10]

[10] Sanborn Map Company, "Brunswick", 1923/45/48 and 1923/48/63.

The Arcade Block, or Stetson's Arcade, appears to have begun as three one-and-one-half story buildings containing four store fronts with large arched windows along the Maine Street façade. The Arcade south was one brick structure and the Arcade north contained a frame and a brick structure. Although built by two owners, and with a gap between each of the buildings, they were originally designed to appear as a single unit. A Brunswick Telegraph article in 1857 describes "the front being sanded to imitate freestone, and the window frames and door posts to imitate marble."[11]

14. Furbish Hardware Store/Black' Hardware, 1862 One contributing building
58 Maine Street
U14/111

Located on the corner of Gilman and Maine Street, this Greek Revival building looks very much as it did when first constructed. It is a two-story, three-bay brick commercial building with asphalt-shingled hip roof. The foundation is of granite. The front elevation features a rebuilt storefront with a deeply recessed and splayed two-leaf doorway, marked by thin iron posts. A wooden sign board spans the first story above the storefront. The original recessed six-over-six double hung windows exist on the upper story; granite lintels top the windows and a cornice with dentil molding carries across the elevation. The Gilman Street façade is divided into four bays by wide pilasters. There is a large display window at the east end, and a small window near the west corner. Four symmetrically placed six-over-six windows on the second story and three basement level windows complete the fenestration. The wide decorative cornice hides the view of the hip roof. It continues along the side and around the back where it meets a chimney stack. A frame addition extends off the rear of the building and is composed of a shed-roofed two-story block and a one-story unit covered by a deck. It was in place as early as 1884, and was used as a tin shop.

This structure is among the least altered mid-nineteenth century brick commercial buildings in Brunswick, and was originally a hardware store owned by Benjamin Furbish. It replaced an earlier frame structure; the business appears to have been established on this site in 1844 and lasted at least through 1938. The brick walls were erected by Thomas and Andrew Whitehouse of Topsham; carpentry was by Jordan Snow. After 1938, it was known as Black's Hardware.

15. Black Building, 1872 One contributing building
56 Maine Street
U14/111

This two-story, three-bay, Italianate brick building was constructed by the Furbishes, abutting the earlier Furbish Building to the south. It stands on a stone foundation, and has a combination metal and rolled roofing flat roof. The original first-floor configuration was a central recessed doorway with a large transom display window on either side; today the doorway is in

[11] Brunswick Telegraph, 6/26/1857, p.2.

the northern bay. Original narrow cast iron columns separate the bays and support wood filled brick arches over the openings. The windows and door itself are replacements. There are three double-hung windows within arched brick surrounds on the second level. A two-story frame addition with loading dock is in the rear of the building.

16. Carvill/Stetson/Frostys Building, pre-1865 One contributing building
54 Maine Street
U14/113

This freestanding one and one-half story building is sited between two two-story brick buildings. It is a wood frame building with a front gable roof with bracketed eaves and covered with rolled roofing. The foundation is brick; the first floor siding is vertical flush board; horizontal clapboards cover the gable wall. The street level consists of large plate glass windows on either side of a recessed entrance door; a striped awning stretches across the entire façade, surmounted by the building's signage. A single double hung window is in the upper level.

17. Bodwell Store, 1871 One contributing building
50 Maine Street
U14/114

This two-story Maine Street building is sited between commercial/retail structures to north and south. It is constructed of brick with multiple Queen Anne decorative brick details; there is a stone foundation and a flat roof. The four-bay street level façade consists of a single pass door to the upper floor, positioned to the south of the primary display windows and recessed entrance door to the street level retail area. An applied wooden decorative trim board, transom window panes and arch are located above these windows and entrance; sunray-type details ornament much of this wooden trim. A decorative, dentilated brick stringcourse divides the street level from the upper level of the building. The large bay window on the second story is centered over the primary entrance and is original. There is a circular design element centered above the pass door which might have originally been an oculus window. Decorative brick work supports the heavy wood cornice of the building. Historical records mention an Eastlake balustrade and entrance rail that were removed.[12]

This building marks the northwest terminus of the district. Although there are several more gable-front wooden buildings on this side of the street before the intersection with Mill Street, which generally mimic the proportions of #16, they have been excluded from the district due to compromised integrity.

18. Swift Block 1846 (1884, 1910) One contributing building
53-61 Maine Street
U13/121

[12] 1980 Historic Preservation Survey by J. Goff, Pejepscot Historical Society.

The Swift Block is the northeastern terminus of the district; the two-story, flat-roofed structure occupies the corner of Mason and Maine Streets, with the façade on Maine Street. The foundation is stone and brick. The construction is brick on the street level and wood shingle on the second floor. At the building corners and at the tops of the one-story engaged columns on the Mason Street elevation, the shingled corners of the second floor flare out over the brick corners in a Queen Anne manner.

The street level consists of four symmetrical store fronts flanking a door in the center of the façade, which provides access to the apartment spaces on the second floor. Each of the store fronts consists of an entry door and a large plate glass to the outside of that door. The second floor contains a double-hung window above each of the lower bays, with the exception of the center bay, which has no opening. The northern and southern-most windows are paired. The wide rooftop cornice is trimmed with dentil molding. This strong horizontal line is echoed by the lintel above the storefronts, which extends the length of the Maine Street façade.

The Mason Street elevation consists of three bays, divided on the first floor by engaged piers. There is a plate glass window in the bay closest to Maine Street. The middle bay contains a two-over-one double hung window, and there are no openings in the easternmost bay. The second story contains a paired double-hung window in the center bay and a single window in each of the flanking bays. The cornice and lintel continue from the Maine Street façade.

The building was originally constructed in 1846, planned with storefronts on the first floor and the Universalist Church on the second level. The church was destroyed by fire in 1884, and the second floor was rebuilt, with a new interior and roof; the walls and windows of the church survived. The second floor space was remodeled in 1903 as the Company K Armory. When that burned in 1910, the second story was repaired for tenements, with an entrance on Maine Street. At that time new windows were installed and the formerly peaked roof was changed to the current flat roof.

19. Foye & Sons, 1960, alt. 1988 One non-contributing building
65 Maine Street
Part of U13/123

This three-bay two story building is part of the property located to the south, which has been a commercial clothing laundry for many years, and connects to it via covered walkways on both floors. The siding is pine and vinyl clapboard, matching the building to its south; the foundation is concrete. The slightly pitched front gable roof has wide overhanging eaves with angle iron bracket supports; it is finished with asphalt shingles. There are three overhead garage doors on street level. On the second level, a ribbon window is divided into nine one-over-one window segments, to complement the window treatment of the abutting building. The building is set back about eight feet from the sidewalk.

This building was erected as a one-story commercial establishment with T-111 siding, a high brick veneer basement and aluminum cornice. Between 1979 and 1989 the first floor was

reconfigured and the second floor was added. The bracketed gable roof was constructed sometime after 1989. The building had multiple uses including functioning as a gas station/mechanical garage and a retail flooring establishment (Foye & Son's).

20. Citizens Laundry, J&J Cleaners, 1926/1956, altered c. 1980 One contributing building
69 Maine Street
U13/123

The two-story three-bay gable-front building on the corner of Maine and Dunlop Streets sits back fifty feet from the street, but it connects visually to the streetscape with a 1950s era canopy and sign. The front portion is concrete block construction with pine siding, vinyl clapboard, and brick. The slightly pitched front gable roof has wide eaves and structural angle-iron brackets and asphalt shingles; the foundation of the building is concrete. There is a tall center rear chimney.

On Maine Street, the street level of the building has a centered double door with six plate glass display windows to either side. The second floor consists of a ribbon strip of fourteen two part windows. On the seven-bay Dunlap Street elevation, the first story is brick and the upper story is vinyl-clad. Beginning with the Maine Street corner, there are four large windows, a double-door entry, another window, and a service door with rolled steel covering. A soldier row of bricks creates a string course just above the tops of the windows. On the second floor, there are no openings in the west, but in the east are two three-part casement windows, and between them, a double-door with a railing in front. Above these doors is a steel I beam that appears to have once hosted a hoist.

It is likely that the current building incorporates a 1926 one-story brick building that was associated with the earliest incarnation of the laundry. The expanded first story dates to 1956, a flat roofed second story was added in c. 1958, and the pitched roof was added in c. 1980. There has been a commercial laundry facility on this property continuously since 1908.

21. J&J Cleaners Sign and canopy. ca. 1956 One contributing object
69 Maine Street
U13/123

A long rectangular one-story wooden canopy, supported by metal posts, extends from J&J Cleaners (#20) to the sign for the business, which is located at the sidewalk line. Although a low pitched roof has been added to the original flat roofed canopy, the upward flare to the underside of the canopy is original and the wooden sign is a fine example of mid-century modern design. An elongated upside down triangle sheathed in flush-board siding, oriented east-to-west rises from the pavement at the end of the canopy. The sign is braced to the canopy by diagonal pipe braces. The word "Cleaners" is printed vertically in neon letters down the spine of the sign (the neon tubing and gas are not extant) and a bubble-shape projects

from near the top of the triangle and contains "J&J" in cursive writing on an acetate backing. This part of the sign is wrapped in a sheet-metal frame.

22. Union Bank Building, pre-1846 One contributing building
83 Maine Street
U13/134

There have been many changes to the small two-and-one-half-story brick bank building situated between Dunlap Street and Bank Street, but nothing that obliterates its simple Greek Revival beginnings. It consists of a temple-front main block with a long, single-story, flat-roofed side ell addition to the north and a small addition, housing a stairway, set back to the south. The pedimented front gable roof is asphalt shingled, with deep raking and horizontal cornices with white dentil molding. There is a granite foundation under the early portion of the building and a full concrete foundation under the newer section. The historic block of the Maine Street façade is divided into three bays by brick pilasters. On the street level, the large central bay is dominated by a Palladian style window; fixed fifteen-light windows flank it in the smaller bays to either side. On the second level there are six-over-nine windows in each of the outer bays, with an ornate bullseye in the center.

The one-story, six bay brick side addition was constructed in two stages. At the south end of the addition is the main entrance, with transom lights and granite surround, then two fixed, twenty-pane windows with the inset carved stone panel "Brunswick Savings Institution" centered above them. Continuing north, the newer section includes a transomed door serviced by an access ramp, and two twenty-light windows. The corniced windows all have deep moldings, and a concrete string course extends under the windows for the full length of the north four bays, creating a common sill. The small stairway addition on the south has a door with raised stoop, and a window above.

The Bank Street elevation includes one window on each story on the main block. On the stairway addition, there is one window to the far rear on the street level, and three symmetrically placed windows on the second level. The Dunlap Street elevation has a central, three bay entryway with a window to either side.

Union Bank occupied this building prior to 1846, when it moved to a new building across the street. At that time, the building had a center entrance door and the four flanking windows (two on each story), all with simple trim. Brunswick Savings Institution was located there the second half of the nineteenth-century and well into the twentieth-century. As shown on the Sanborn Fire Insurance maps the building remained a single mass until circa 1939, when a small addition with a Palladian window was added to the north. Between 1948 and 1963 this ell had been expanded to more than twice as deep and half again as wide, yet there still remained another building, the Dunlap Block between the bank and Dunlap Street. It is not known at this time when the Dunlap Block was removed and the side ell grew to its current size. The Palladian window appears to have been saved and moved to the center of the main block, and the bulls- eye was added above it. It is currently occupied by Norway Savings Bank.

23. Tondreau Building, 1926 One contributing building
87 Maine Street
U13/143

This Colonial Revival style commercial building on the corner of Bank and Maine Streets appears much as it did when constructed in 1926. It is a massive two-story, seven-bay building—measuring 127 feet on Maine Street, with a depth of 66 feet—constructed of red brick with ornamental cast stone detailing. It has a flat roof and a foundation of concrete, brick and stone. Corinthian capitals on paneled pilasters separate the seven major sections, with double Corinthian pilasters at the corners of the building—all made of cast stone. Although the central entrance is visually prominent, with an arched keystone façade and recessed doorway, it is the entrance to the upper floors. There are two storefronts to either side of center, occupying the two wider sections at the north and south ends of the building and the narrower section that flanks the entrance. The storefronts do not coincide with the pilastered sections. Street level windows are large plate glass with marbleized panels below, with 3 rows of small-paned transom style windows located above each window as well as above the entrances to the individual business establishments. The southernmost store front differs from the other six sections in that it is totally recessed with a large mullioned wood window and no transom window above. On the second floor the outer, wider bays contain two sets of paired one-over-one windows while the narrower interior bays have two one-over-one windows each. There is a cast stone entablature with a wide frieze, and dentils and scroll modillions under the soffit. Above this, lining up with the paired window and giving the impression of a parapet, are sections of engaged balusters. Above the entrance bay, instead of a baluster section, is the cast concrete sign with raised lettering giving the name of the building: Tondreau.

The Bank Street façade is three bays wide, and continues the overall design of the main façade, with engaged Corinthian columns, paired on the corners, and the frieze, cornice, and engaged balusters continuing around from the front. A soldier brick course divides the first and second stories. At street level on the front or westernmost corner, small glass blocks make up a large window which is the same size as the display windows across the front of the building. Most of the remainder of the ground floor is solid brick, with the exception of two sets of small, paired, nine-pane casement windows placed high in the second bay and a similar frame with a ventilation duct and a casement window in the third bay.

The building is named for the original owners, Omer and Adjutor Tondreau, whose Tondreau Bros. Market occupied retail space on the street level, along with four smaller stores. This building replaced the wooden building that housed Tondreau Market, and was destroyed by fire in 1926.

24. Eastern/American Express Company Building, ca. 1882 One contributing building
103 Maine Street
U13/144

The two-story, three-bay wood frame building south of the Tondreau Building has a front gabled peaked roof with shingle roofing; however, a Western style false front with deep flat cornice and solid parapet masks the actual roofline and gives the appearance of a flat roof. The foundation is stone and brick. Siding is vinyl siding, presumably over wood clapboard. There is a one-story wood framed addition to the rear of the building. The street level consists of two doors to the north; one for access to the upper floor, and the more central door for access to the ground level storefront. To the south of the doors, there is a large three-part display window with wood panels below. The display window angles inward from the corner of the building. The side wall of the shop wall is also framed with a window. An arched awning runs the full width of the building between the first and second floors. The upper story has three two-over-one double-hung windows with simple surrounds, symmetrically spaced across the façade. Corner boards with a recessed center frame the two-story façade, continuing above the cornice onto the parapet. A simple frieze board is below the cornice, and is echoed by a narrow board at the top of the parapet.

The southern elevation consists of a large expanse of siding. On the second floor there is a double hung window in the front and a small window to the rear; one small window is on the rear addition. On the western side, a door and window give access to the shop space in the rear addition.

This building appears to have been built as the American Express office after the original location of this service was integrated into another building. Originally, the building had a center crest where the parapet is now.

25. Jenney Station, 1937 (1944, 1955) One contributing building
105 Maine Street
U13/145
Attributed to William A. Gott, chief Jenney engineer in the 1930s

The building sited in the middle of the Maine Street block between Bank and Center Streets consists of a three-part, one-and-a-half-story building constructed of concrete block with a stucco finish. It was originally built as a gas station and has a concrete foundation, with a cellar below the northern third and concrete slab under the remainder. The building is one of the three mid-20th c. buildings in the district sited back from the Maine Street, with parking in the front.

The one-and-a-half story, side-gabled 3-bay original block, with a projecting pedimented canopy with front columns, is located at the north end of the building. The steeply pitched front-gabled one-bay middle section projects slightly in the front and more in the back, forming a cross-gabled "T." South of that is a flat-roofed one-story, three-bay addition. The roof material is asphalt, and there is an end chimney on the northern end.

The center section, which once had a garage door, now holds the main entrance, with six-pane windows to either side, and six transom lights above, and has original brick trim

surrounding the windows and arching above them with a center keystone. The business sign is within the arch; in the gable peak is a lunette window, also with brick trim. The northern section has a central door, with flanking 9-pane display windows to either side. Above each bay are transom windows with brick trim above them. The north elevation first floor has a large multi-pane window, similar to the front windows, to the east and a smaller window on the west. A split lunette window is in the gable. The later addition, constructed to the south, now has two large fanlight windows over 2 sets of large multi-paned windows where two garage doors once were. Although not all original, the current window and door configurations are reflective of the original fenestration, and are consistent with the intended Colonial Revival vocabulary of the original building.

This original gas station was constructed in 1937, with the additions and alterations constructed in 1944 and 1955. The entire structure was renovated in 1994. The Jenney Company built a chain of Colonial Revival-styled gas stations in Boston, featuring hip roofs and dormers, bay windows, and arched doorways, as an attempt to blend its stations in with the regional landscape. They also developed a cottage style with steeply pitched high roof and a cupola with shuttered windows and cornice. The design is attributed to William A. Gott, the chief company engineer in the 1930s.

26. Frank's Shoe Repair Building, pre 1871 One contributing building
111 Maine Street
U13/146

The two-and-one-half-story wood frame building located just north of the Snow Block has seen numerous incremental changes since construction. A vernacular, three-bay, gable-front building, it has a full basement, and the stone foundation raises the structure above street level. The siding is wood clapboard and the roof material is asphalt. A central recessed entry door is reached by several stone steps. It is flanked by large display windows, located in the upper half of the front wall with raised wood panels below. The second story is fronted by a full width glass-enclosed porch. Three four-over-four porch windows are separated by wooden pilasters and surmounted by a friezeboard and cornice. Barely visible behind the porch windows, the façade holds a door on the north side and window on the south side. A double hung two-over-two window is centered in the attic peak. There is a fanlight window on the north elevation. A covered two-story exterior stairway was added on the north wall to access the second floor apartment. The south side of the building is obscured by the neighboring Snow Block, as is the rear façade.

Early photos show the original residential-style structure with a small window in the attic story, a large window flanked by two double hung windows on the second story, and a central door with large flanking windows on the street level. A street level open covered porch appeared in an 1898 photograph; it was later adapted post-1949 to provide the appearance of a conventional retail storefront with recessed door, and an enclosed second-story porch built above it.

Notes in the Pejepscot Historical Society file suggest that the fanlight window on the north side seems to have been saved from First National Bank.

27. Snow Block, 1887 One contributing building
115 Maine Street
U13/147A
Samuel B. Dunning

The three-story Second Empire commercial building at the corner of Maine and Center Streets was designed by architect Samuel B. Dunning. The Maine Street façade is three bays, and the building extends seven bays along Center Street. The two lower stories are of brick, with Queen Anne inspired brickwork above the windows; the modified mansard-roof third story is wood with pressed metal shingles on the front slopes and wood and asphalt on back roofs. A shallow slanted roof has been added to the top of the roof, and the rear of the mansard is vertical. The raised foundation is granite.

On the Maine Street first floor facade, on either side of the central paired door entrances, a 30-light window is topped with an eight-light transom. These windows continue around inside to the recessed doorways, which are each topped with a four-light transom. On the second floor, two pairs of double hung windows with segmental arched headers are positioned symmetrically. The third floor contains a large hall once rented by the Knights of Pythias. The pedimented center front dormer with a sunray design in the pediment has three parts. There is a double hung window to either side, and a wood panel between the two.

On the western portion of the seven-bay Center Street elevation, there is a 30-light window with transom, similar to the front windows, in a segmental arch frame. Next is a solid brick section, which appears to have replaced a window. The five-bay eastern portion of this elevation has a Center Street address, with a recessed door with a side light flanked by two windows with arch headers on the left and two windows with segmental arch headers on the right. Above, eight two-over-two windows with segmental arch headers stretch along the side façade, with four pedimented windows on the third floor. There is a rear ell, and the building extends north behind #26.

The building is named for original owners, Larkin D. and Jordan Snow. The multi-pane windows either side of the entrance date from post-1979 and replace earlier display windows.

28. Johnson/Poland or **Riley Block, pre-1831, 1875 addition** One contributing building
117 Maine Street
U13/157

This Federal two and one-half story, side gable, five-bay, painted brick building is bounded by Center Street to the north, and is visually integrated with the later Lufkin Block located to the south. It was constructed pre-1831 and has a two-story 1875 rear ell along

Center Street. The foundation is constructed of concrete, and the roof has asphalt shingles and interior center end chimneys.

The street level entrances and fenestration are not original. Starting at the northern Center Street corner, there is a large plate glass window, two single entrance doors, and two plate glass windows with a recessed door between them. All the first floor openings have canvas awnings – arched for doorways and straight for windows. Above the awnings is a wood frieze board with dentil molding detail that spans the width of the building. On the second story, five smaller six-over-six double-hung (replacement) windows are evenly spaced across the Maine Street façade, each framed by dark shutters. On the Center Street elevation of the main building there are 2 recessed cellar windows, which have been covered with wood, and one window, also wood-filled, at the very eastern edge of the main block. There are three windows on the second story, with a single offset window in the attic story. In the brick rear ell, starting from the east, there is a modern glass door, one set of paired windows, one single window, and a door. All but the glass door are blocked with plywood. Upstairs are three double-hung windows and one paired double-hung window with one-over-one wooden sash. To the east of the ell is another frame addition with a shed roof and composite siding. The street level has a double loading door and a single door, and there are two small windows on the upper story.

This is the oldest brick structure in the central business district. E.M. Johnson was the earliest known owner (along with N. Badger, 1846 map). By 1875, the store was owned by Albert G. Poland; in 1910, T.H. Riley was listed on the map.

29. Lufkin Block, 1862 One contributing building
123 Maine Street
U13/157

This two and one-half story, four bay, painted brick structure was built as an addition to the earlier adjoining Federal structure to its north. Like the neighboring building, it has a side gable roof with asphalt shingles and an end chimney. On the street level, a single recessed door on the northern edge of the façade wall provides access to the upper story; plate glass windows on either side of a raised and recessed double central door provide access to the restaurant space inside. On the second story, three offset, six-over-six double hung replacement windows are framed by dark shutters. A frieze board with dentil molding similar to that on the adjoining Johnson/Poland/Riley block (#28) separates the first and second stories.

A two and one-half story gable-roof rear addition roughly parallels the main block, and is connected to it by an ell. A large two-level covered wooden deck is attached to the southern elevation of the building, obscuring many details of the main block and the ell. There are two plate glass windows on the first floor of the main block, a single six-over-six double hung window on the east side of the second floor, and a similar window in the gable. The rear addition is vinyl clad and has a projecting first floor with a shed roof. On the first floor, three window openings have shutters On the second floor, there are four double hung eight-over-eight windows with open shutters; there is one window in the gable.

Joshua Lufkin owned a previous detached store at this site, and built the new brick building in 1862. He sold groceries, crockery, hats, etc. It was still owned by a Lufkin (S.B.) in 1910.

30. A&P Block, 1960 One contributing building
135-137 Maine Street
U13/158

While this 1960 Neo-Colonial one-story, three-bay brick structure has been extensively modified for a variety of retail uses, it still retains the iconic Atlantic and Pacific Tea Company profile. The shingled hip roof supports the traditional A&P cupola, with a pedimented gable over the front entrance. It has a concrete foundation. Unlike the majority of Maine Street structures, this building is set back on the lot, with paved parking area in front of the building. The original fenestration has been replaced with large storefront windows, which are topped by a continuous wide white painted frieze board, similar to that on the original structure. There are two retail spaces in the building. Centered on the Maine Street façade, each main entrance is flanked by a side light; a stationary window separates the two doors. On the north side, there are three large plate glass metal frame windows, framed out with white trim. On the south side, the windows provide a more rhythmic pattern: two narrow, one wide, one narrow, one wide, and one narrow. There is a drive-up window and portico on the south side of the building.

This building replaced an earlier A&P building which was constructed in the 1940s.

31. Bank of Maine Drive-Up Kiosk, 2009 One non-contributing structure
135-137 Maine Street
U13/158

Across the parking lot from the former A&P block and just east of the sidewalk, is a free standing, drive-up ATM structure. Two large brick pillars support a wooden canopy with an arched roof. The pillars have concrete bases, scored and made to look like rough-cut stone. The ATM sits between the two pillars.

32. Central Maine Power Building, 1926-27 One contributing building
139 Maine Street
U13/159
John Howard Stevens, architect

This one-story, three-bay brick building with concrete foundation is located mid-block on Maine Street, between Center Street to the north and School Street to the south. Designed in the Colonial Revival/Spanish Revival styles, it has a flat roof with a front tile shed roof slightly overhanging the façade, with parapet gables and engaged exterior chimneys on the north and south elevations. There is a long asymmetrical rear ell, slightly shorter than the main block. As it goes back on the north side, it steps in to accommodate the lot line, and was probably built in several stages. The Maine Street façade features eight large plate glass metal frame windows, divided into two groups of four two-part windows with a brick pillar between them,

that are replacements for the original arched windows, and a recessed entrance in the southern corner of the main façade. The original arched windows are extant on the north and south elevations, on either side of the chimney. Trim throughout the main block is cast stone, and consists of a raised foundation, a belt course just below the window arches, a keystone in each window arch, and a panel above that. On the north face of the ell, there are two single windows grouped together and three smaller windows toward the east end of the building; on the south side, there are two single windows grouped together, one paired window, and two single windows spaced apart.

The building was designed by Maine architect John Howard Stevens of Portland. Its expressed intention at the time of construction was to be architecturally sympathetic with the nearby Colonial residences, while providing a unique retail experience: it provided office space as well as a retail showroom for electrical fixtures and appliances.

33. Dennett Residence, 1899 One contributing building
141 Maine Street
U13/160

This vernacular building is a three-bay, two and one-half story wood structure with its gable end facing the street. The clapboarded first and second stories project forward of the original façade; the projection is covered with a shallow hip roof which extends forward over the outside bays and cuts back in close to the building in the center. The gable end has vertical board siding, and the roof is metal. Although the overall fenestration pattern is historic (although not original), the windows themselves are modern metal-trimmed stationary and/or casement windows. On the street level façade, large display windows with wood panels below frame the angled, recessed entry, which is raised one step up from the sidewalk. The display windows each contain three vertical divisions, with the center section slightly larger; the single horizontal is placed high in the window. There are also long windows on the entrance side walls and a single sidelight to the left of the door. The projecting canopy above the first floor windows extends almost the entire width of the building, with a signboard above.

On the second level, there two four-pane fixed windows, one on either side of a small center square fixed window. There is a modern, Palladian-influenced window at the attic level under the gable peak. The north side of the building borders a wide lane, and features multiple stationary and casement windows. Decks on the rear of the building provide access to the rear doors. There is a lower cross-gable projection towards the rear of the south side of the building.

Originally a Queen Anne residence, this house was built for Mrs. J.M. Dennett in 1899. The original structure had a one-story projecting porch and stoop entry on the north side of the front façade, with a double hung window above. On the south side of the front façade there was a two-story bay window. There was also a double hung window in the gable. Over time, the building had the addition of upper and lower porches which were later enclosed; the entrance was moved to the center of the Maine Street façade, and new windows and siding were added.

34. Crawford Block, 1902 One contributing building
143-147 Maine Street
U13/161
Coombs and Gibbs, architects

The frame Crawford Block is a two-story, three-bay late Italianate building, sheathed with wood clapboard covered by brick patterned asphalt siding. It has a flat roof with wide projecting cornice with modillions. A one story addition to the north once had a Colonial Revival balustrade projecting above the roofline and was added to the main block between 1906 and 1912. The foundation is brick and rock.

The program of fenestration on the Maine Street façade of the main block is similar to the original. In the center of the façade, angled walls with two shop entrances flank the recessed central door to the upstairs spaces; the center door is topped with a free-standing inverted scrolled pediment. To the outside of each of the shop doors is a plate glass window. On the street level, large three-part plate glass windows are framed with wood and have narrow wood panels below them; original transoms have been blocked in. The one-story addition continues the pattern, with a recessed entry to the south, a plate glass window on an angled wall, and a two-part plate glass window at the street. A continuous frieze board between the first and second stories runs from the addition, across the main block, and around the southwest corner where there is one more plate glass window. Ionic pilasters are at each corner and at the dividing line between the main block and the addition. There are awnings over each of the storefronts. On the 2nd story, an overhanging bay window is flanked by single double-hung windows. The Ionic pilasters that were located at the corners of the second story façade appear to have been removed when the siding was added.

The second story center bay window dominates the six-bay south elevation. The ground floor has the southwest corner plate glass window, followed by two two-over-two windows, an unused entrance door, a modern glass door, and four-part window with tall narrow panes. In addition to the bay window, the second floor has two one-over-one windows on either side of the bay window; the one immediately east of the bay window is smaller than the others. Most of this elevation is also covered with the "brick" asphalt siding, but clapboard is visible at the bottom of the wall and covers the first floor east section. There is also a two story rear addition on the north side of the main block, with a second story projecting enclosed porch.

The building was designed by architects Coombs & Gibbs, noted Maine architects and the drawings for the buildings are on file in the Coombs collection at the Maine Historical Society, Portland, Maine, collection # C-122.

35. Goodwin's Chevrolet, 1927, 1945-1963, 1977 One contributing building
149 Maine Street
U13/164

This one-story, "L" shaped brick and masonry building is located just north of School Street, and directly across the Maine Street intersection with Pleasant Street. Like several

other buildings on the eastern side of Maine Street, the building is sited back on the lot, with room for parking in front of it. It was built in two stages. The west leg of the "L" is perpendicular to Maine Street and was built first. The second leg turns south to School Street, and was built between 1945 and 1963. Brunswick Motor Mart (#36) overlaps the inside of the "L." The majority of the building is above grade, with an additional retail level below grade. The foundation is concrete, and the roof is flat. The main entrance to the building, on the five-bay west end, is accessed by a ramp, and has a large projecting gable-front metal portico with canvas covering; the motif is repeated on a smaller scale at each of the other entrances of the building. Right of the main entrance is a three-part large plate glass window; to the left are two bays of windows similar to the windows on the south elevation, and one bay that has been bricked in. South of the entrance ramp, stairs lead down from the sidewalk to the wide glass door entrance to some of the below-ground retail spaces.

The nine-bay south elevation of this leg is visually framed by concrete, with horizontals at the roofline, just above grade, and again below the line of basement windows. Verticals are provided by the engaged piers that mark each bay. Following the original fenestration pattern, each bay contains three windows, each with three panes and a concrete sill, divided by simple brick columns. The eastern-most bay contains an entrance directly into one of the commercial spaces.

The north-south leg has large plate glass windows across its face with an entrance close to the southern terminus of the ell. The windows front an enclosed walkway that accesses the retail spaces. The original six-bay front wall of this leg is seen within the walkway. Each bay originally held large square openings with a grid patterned windows. Several have been blocked in; others contain entrances to the commercial spaces.

Although the building is set back in the lot, a geometric metal framework (#37) with a three-story clock tower, space for mall signage, and an ATM, establishes a presence for the mall at the sidewalk and helps maintain the consistent downtown setback.

The building was originally built by Joseph Goodwin Sr. in 1927 and was called Brunswick Fireproof Garage until he obtained a Chevrolet franchise in 1932 and the building became an early automobile showroom. The large front windows gave an opportunity to showcase the cars; the ramp to the entrance allowed vehicle access. The dealership remained on this spot until 1975. The showroom was adapted to its current retail use ca 1977, when it took the name "Tontine Mall," to commemorate the Tontine Hotel, a prominent historic hotel that burned in 1904. The mall is located where hotel outbuildings once were.

36. Allen's Garage; Brunswick Motor Mart, c 1913 One contributing building
151 Maine Street
U13/163

This two-story, nine-bay building at the corner of Maine and School Streets was constructed after the destruction of the Tontine Hotel, a prominent historic hotel that burned in 1904. The building is of wood construction, with tin imitation-stone siding. The roof is flat with

a deep bracketed cornice and frieze board, and the foundation is concrete. Each of the three storefronts consists of a central door and, to either side, a large plate glass window with a wood panel beneath. Paneled pilasters divide the storefronts, and there is a wide frieze board with projecting molding between the first and second floors. This frieze covers the lintels and provides a space for commercial signs. The second story has a paired six-over-one window in the center, with a bay window with supporting brackets to either side.

On the south (School Street) elevation, the first floor frieze board continues around the corner, and there is a two-part display window below it. West of that is a six-over-six window, then a door with a simple paneled surround. The last three bays hold another storefront entrance similar to the Maine Street facade, with an entrance flanked by display windows. Although the frieze board does not continue across the entire south elevation, the associated molding does. The second floor has nine six-over-one windows. There is a small one-half story rooftop addition above the southeast portion of the building.

The north elevation has a small paired modern window near the center of the first floor, with four additional windows at different heights to the east. There are eight six-over-one windows on the second floor.

Like the neighboring Tontine Mall property, this building was once an automobile dealership (first Ford; later Buick-Cadillac). It was built for cars, and originally had center double garage doors, with a ramp running from the doorway to a showroom on the second floor. There was a second set of garage doors on the School Street elevation. It was run by Theodore S. Allen between 1913 and 1917; he had a large "Allen's Garage" sign above the roofline. In early photographs, quoins are visible on the corners of the buildings, complementing the "stone" siding.[13] It is likely that they were removed when the building apparently was aluminum or vinyl sided, which happened by 1980. That siding was later removed. When the building was a car dealership, the south elevation had a slightly different configuration of openings, with an access door next to the corner display window, then a window, a double garage door, and two more windows.

37. Tontine Mall Sign, c. 1977 One non-contributing object

This three-bay geometric metal open framework structure sits at the entrance to the Tontine Mall (#35) and its parking area. The mall building is set back in the lot; this structure establishes a presence for the mall at the sidewalk and helps maintain the consistent downtown setback. The pedestrian and automobile entrances to the mall occupy the north half of the space between #34 and #36; the metal framework occupies the south half. The north bay has a three-story clock tower with a hip roof over the clock face and signage below it: "Tontine Mall," and below that, signs for the individual businesses. At street level, the center bay is open and the south bay contains an ATM with an awning above it. The second story of the south two bays contain the outlines of bay windows, echoing the second story of the neighboring building to the south, #36.

[13] Joyce Bibber, *Brunswick and Topsham* (Augusta, Maine: Alan Sutton, Inc., 1994), 89.

This object is located where the Past Time Movie Theater once stood.

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.)
ARCHITECTURE
COMMERCE

Period of Significance
1820-1961

Significant Dates

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

Cultural Affiliation

Architect/Builder
DUNNING, SAMUEL (1847-1910), architect
STEVENS, JOHN HOWARD (1879-1958), architect
COOMBS, GEORGE M. AND AND GIBBS, EUGENE J. (1900-1910), architects

Period of Significance (justification). ***Brief summary of period of significance.***

The period of significance for the Brunswick Commercial Historic District extends from ca. 1820, when the earliest extant commercial building was constructed on Maine Street, through 1961, when the latest building was constructed. This latter year also marked two significant changes which both affected, and reflected, the commercial trends that led to the dispersal of commercial energy away from downtown. The Route 1 bypass was being built, so all coastal northbound traffic, with its captive potential customers, would no longer travel the length of Maine Street. Another big change was the demolition of the imposing 1883 Frances Fassett-designed Town Hall. That building had originally housed not only the town offices, but also the post office and a large hall with a stage. The new town building, consisting only of

town offices, was built one block west of Maine Street. On Maine Street, the Town Hall was replaced by a chain store – J.J. Newberry's. Several years later, in 1965, Cook's Corner Shopping Center opened several miles west of town, cementing the changes that were set by 1961.

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 Brunswick Commercial Historic District located in the Town of Brunswick, Cumberland County, Maine, is significant under National Register Criterion A in the area of Commerce and under National Register Criterion C in the area of Architecture. The section of Maine Street that lies between the Cabot Mill on the banks of the Androscoggin River, and the First Parish Church (NR # 69000008) in downtown Brunswick served as the primary commercial business district for the region from the early nineteenth century through the mid-twentieth century. The Brunswick Commercial Historic District consists of most of the northern half of that historic area, between Mason and School Streets. These buildings retain much of their original design features, and comprise a visually cohesive grouping of commercial buildings constructed between 1820 and 1961. The development of the district reflects both national and local commercial development trends. The buildings are a mix of wood and brick, and of gable-front and flat-roofed buildings, but it is the two-story long blocks, mostly of brick but some of wood, that give the district its defining look and help pull together the varied styles. The buildings reflect the predominate styles of the mid-nineteenth through early twentieth century, most notably the Greek Revival and Colonial Revival periods. There are thirty-three contributing buildings and one contributing object, with the remaining building, structure and object being the only non-contributing resources within the district. The district has a local level of significance.

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

Criterion A: Commerce

The history of the establishment and growth of Brunswick's downtown business district was defined by three local factors in conjunction with national trends. On the north end of town, the development and growth of the mills on the banks of the Androscoggin River provided the impetus for business development there. Anchoring the southern end of the commercial section of Maine Street is Bowdoin College, established in 1802, with its guaranteed population and need for goods and transit-related services. Also contributing to the growth of the town was its role as a transportation hub. Overland travel routes, whether by stagecoach, rail, or highway, intersected in Brunswick. Travelers from Portland and points south came to Brunswick before either going northeast up the coast or straight north to the

capitol city of Augusta or to other inland towns and cities. Commerce developed to supply the needs of those population groups.

In Brunswick's early days, typical of pre-Revolutionary towns, commerce consisted largely of supplying immediate needs, and was clustered where there was protection from Native American raids. In this case, it was at the north end of Maine Street, near Fort Andross, located on the banks of the Androscoggin River. That was also where the concentration of mills was located. Businesses were usually conducted from homes, rather than being in a separate location or building. This pattern continued into the early nineteenth-century. A map of Brunswick in 1802 shows a village area containing twenty-three homes, six stores, one bakery, one inn, two artisan's shops, seven mills (sawmills and grist mills), one law office and one school. Many of the buildings are tightly packed around the Maine Street and Pleasant Street intersection, in the area that is still the center of downtown.

During the nineteenth-century, Brunswick followed a common development pattern, in which a very mixed Maine Street, containing homes, businesses, and churches, gave way to a downtown that was almost entirely commercial at the street level, although with living areas on upper floors. The first part of the century was an entrepreneurial time, with businessmen often being involved in multiple enterprises. In Brunswick, mills on the Androscoggin continued to be relatively small-scale and not always successful, and included cotton and pulp mills as well as sawmills. Some manufacturing was on Maine Street, most notably Dennison Manufacturing Company, which made boxes in the Maine Street/Dunlap Street area. Multiple small commercial businesses predominated. Transportation-related businesses, including hotels, livery stables, the stage office, and the telegraph station, tended to be toward the center of town, near the intersection of Pleasant and Maine Streets.

Although Bowdoin College is up a slight rise, and south of the concentrated downtown area, it supported and had an influence on the commerce. Both students and faculty would have used the transportation facilities, and the college provided another group of customers for businesses to cater to. That was probably more true of businesses south of the historic district, since they were closer to the college, but the college had a positive influence on the overall level of commercial activity.

The second half of the nineteenth-century saw major changes in Brunswick. The coming of the railroad in 1849 provided new opportunities and expanded links to the outside world. Cabot Manufacturing Company, which was better capitalized than earlier iterations, expanded, culminating in its 1892 brick cotton mill, which replace older buildings. This building still stands today, just north of the historic district, and is called "Fort Andross." Similar to other New England mill towns, as part of the mill expansion, the company actively recruited French-Canadian workers. This led to two parallel, but apparently amicable societies developing in Brunswick during the late 1800s and the first half of the 1900s. The French-Canadians lived in the area of the mill, in the northwest part of town. Although at first the company store had a monopoly, that did not last, and businesses owned by French-Canadians appeared along the north part of Maine Street. Duplicate English-based businesses continued on the southern part of the street.

Another major trend during the second half of the nineteenth-century was the replacement of many of the small wooden businesses with larger, multi-storefront brick buildings or blocks. Sometimes the wooden building(s) had burned, creating a business opportunity; other times, properties were bought and demolished. One of the more notable examples of this is Lemont Hall (#1), at the corner of Pleasant and Maine Streets. Cushing's store, a wooden building, had burned. Its replacement, built in 1870, was an impressive three-story building, built by Adam Lemont, a prominent businessman involved in lumber, ship-building, and trade, and who was president of Brunswick Maine Insurance Company and the Union National Bank.

The larger scale of manufacturing in the early twentieth-century pushed existing small-scale manufacturing out of the Maine Street buildings. The structures that remained either continued their function as commercial/financial businesses or were converted to that use.

The next major development in Brunswick was the coming of the automobile, and with it, several car-based businesses on Maine Street, particularly on the east side of the street (#25, #35, #36). The major travel route up the coast, which became Route 1, came in at the north end of Maine Street, traveled the length of the commercial district, and exited west near Bowdoin College. Being on a major route both provided incidental customers to local businesses and eventually became a congestion problem for downtown.

The middle of the twentieth-century saw another shift, as the cotton manufacturing industry declined. The Cabot Mill changed to making rayon in the late 1930s. In 1942, it was bought by the Verney Corporation, which employed up to 1,100 people. It declined after World War II, and closed in 1955. At about the same time, a very different employer was established in Brunswick. The Brunswick Naval Air Station on Route 1 west of town was established during World War II. It closed after the war but was reopened in 1951-52. Unlike the earlier, temporary base, the Navy established a long-lasting station which brought service men and their families to town. They were housed both on the base and in housing developments close to downtown, and the base also employed non-military personnel. The effect on local commerce was two-fold. First, as a large, steady employer, it maintained a paid workforce that patronized downtown businesses; and second, as it was located outside of the downtown area, it led to the development of nearby shopping centers, a move that was occurring throughout the country as people lived or worked in suburban or extra-urban areas.

The 1960s brought changes that went with the erosion of the downtown as the primary area for commerce. This mirrored national trends, where high-speed highways and the development and expansion of national chain stores led to commercial growth outside the traditional downtowns. In Brunswick, early in the decade, the Route 1 bypass was built, diverting traffic off Maine Street. Outside of town, west of the Naval base, the commercial development of Cook's Corner began in the mid-1950s, including overnight cabins and roller skating. In 1965, Cook's Corner Shopping Center opened, giving area residents a focused place to shop other than the town center. Although this transition changed the nature of downtown business, Brunswick had a large enough population base to still sustain the downtown area. Businesses in the historic district cater not only to area residents, but also to tourists and to Bowdoin-related commerce, whether it is the college itself, the students who

spend four years there, many without cars, or the prospective students, alumni, or other visitors to Bowdoin programs.

The buildings of the Brunswick Commercial District reflect two-and-a-half centuries of changes in commerce. The home businesses of the early days of settlement gave way to buildings that were visibly business-focused, although they may have had housing or social gathering spaces in the upper floors. During the heyday of the Cabot Mill (1892 – c.1945) and into the 1960s, Maine Street businesses provided both the necessities (food, clothing, hardware) and the "extras" (haberdashery, gift shops). That continued through the introduction of the automobile, when automobile-based businesses were inserted into the existing pattern of commercial activity. Automobiles then redefined travel and shopping patterns, and today, reflecting current shopping trends, many of the necessities are purchased at big box stores outside of town, while the buildings that used to house grocery stores are now gift shops. Yet the Brunswick Commercial Historic District remains an attractive and viable place to shop in part due to the concentration of historic buildings and a palpable sense of time and place.

Area of Significance: Criterion C
Architecture

The Brunswick Commercial Historic District is eligible for listing in the National Register of Historic Places under Criterion C in the area of architecture. The architectural significance comes from the relatively unaltered nature of many of the buildings, the solid manifestation of successive commercial styles, and the cohesiveness of the overall appearance, despite having been constructed over time. Although there are a few buildings that are architect-designed, they are not showpieces, but are restrained reflections of prevailing styles.

Overall:

The Brunswick Commercial Historic District is characterized by closely spaced commercial buildings, two to three stories tall, with an overall regular setback from the street. Although there are gable-front buildings among the mix, the overall impression is of a consistent horizontal cornice line. The majority of the buildings are of brick, built in the late 1800s through the 1930s. Although many of the street level facades have changed with prevailing design trends, the upper stories generally retain their original design features.

Early Architecture

Mixed in among the larger brick commercial blocks, there are few remaining buildings from the early 1800s. Although they have undergone numerous changes over the years, primarily in fenestration and surface treatment, Bisbee/Campell (#8) and the Apothecary of Charles Baker (#9) retain their form. The two-story, gable-front wooden structures were once the prevailing shape of Maine Street businesses, and they are located near the north end of the district, where those early business first clustered. Slightly later, but with a similar form, is Carvill/Stetson's/Frosty's (#16). Also from the first half of nineteenth-century are two higher-end brick buildings, both on the east side of the street. The Federal style Johnson/Poland or Riley Block (#28) is the oldest brick structure in the central business district (pre-1831). It was also during this period that the first of the two imposing brick gable-front banks was built, the pre-1846 Union Bank (#22).

Mid-late nineteenth-century

As Brunswick became more established, both larger wooden buildings (McLellan or Brackett Block, #2) and more imposing brick buildings were built. The most individually notable buildings in the district, the brick Greek Revival Furbish Hardware Store (#14) and the brick three-story mansard Lemont Block (#1) were built in 1862 and 1870, respectively. In both cases, they replaced earlier, smaller, wooden buildings. The Lemont Block, in particular, was clearly built to make a statement. Built by a local banker, in a prominent position in the current style, the third story was built as a meeting hall, replacing the use of the upper story in the much less imposing building next door (#2). This time period also saw the reconstruction of Stetson's Arcade (#12 & #13) into the Italianate style it has today.

Late nineteenth-century – ca 1930

This period gave the district its defining style. The Cabot Mill was quite prosperous by this time, and Brunswick's population could support a large business community. In most cases, there were two parallel sets of businesses, one serving the Anglo community and another serving the Franco-American mill workers. The end of the nineteenth-century and the early 1900s saw the construction of large brick blocks with multiple storefronts. They had a similar overall height as earlier buildings, but were long buildings with strong cornice lines in the Renaissance Revival or Colonial Revival Style. Examples include Senter Place (#4), the Lincoln Block (#7), the Perry and Snow/Rines Blocks (#10 & #11), and the Tondreau Building (#23). The other imposing gable-front bank, this time in the Colonial Revival Style, the 1917 First National Bank (#6), was built during this period. A precursor to the next period, the 1913 Allen's Garage/Brunswick Motor Mart (#36), was built for automobiles, but retained the traditional building style and massing (cf. the 1902 Crawford Block, #34).

Circa 1930-1961

The essence of the Brunswick Commercial Historic District was defined by this point, but there were still changes during this period. The mill was just beginning its long, slow decline, but Maine Street businesses generally continued through the middle part of the century. The advent of the automobile and related businesses did insert itself into the downtown, primarily on the east side of Maine Street, with Citizen's Laundry (#20, #21), Jenney Station (#25), and Goodwin's Chevrolet (#35). Those businesses did not adhere to the common setback or massing, but adopted layouts that were convenient for automobile traffic. Jenney Station, along with the A&P (#30), represented another trend – the coming of franchises and standardized design. The biggest change to the district's architectural landscape took place at the end of this period, when the 1883 Victorian town hall was razed and replaced by Newberry's. An iconic building that was meant to stand out, was seen as too expensive and not meeting current needs, and was replaced by an understated, single story chain business, that was none-the-less representative of its stylistic era. Aside from the razing of Town Hall, the biggest changes affecting the downtown during this period took place outside the district, as businesses replaced residences on the west side of Maine Street south of the district.

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

Maine Street in Brunswick has been a major conduit and force in the economic, cultural, and political history of its inhabitants and those of other towns as well. It occupied a prominent position among the trade routes of Southern Maine and Cumberland County. In the early eighteenth century it was a path and horse trail that connected the commerce and life around the Androscoggin River and the sea at Maquoit Bay.

In the early days of the town, the full range of activities – industrial, commercial, civic, religious, and residential – took place on Maine Street. Shipyard, cotton mills, and wood mills developed along the River. Bowdoin College anchored the town at the southern end. Houses and small shops served both groups. Stores, hotels, and taverns grew along with the fine houses of sea captains, bankers and successful businessmen. The only such houses that survive are found adjacent to Maine Street, on Park Row, in the Federal Street Historic District (NR # 76000092).

As the nineteenth-century advanced, the nature of the Maine Street buildings gradually changed. As structures met their demise (most notably in an 1825 fire that destroyed 33 buildings) or changed hands, the uses of the replacement and existing buildings shifted. The downtown churches moved off the northern section of Maine Street, as did the residences. Shipbuilding and wood mills gave way to large cotton mills, a box factory and other industrial developments. An immigrant community arrived, primarily Franco-American, providing both the population necessary to sustain and expand the commercial activity downtown and to become entrepreneurs themselves.

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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: Pejepscot Historical Society, Brunswick, Maine

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 14 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:	422348	Northing: 4863188
2. Zone: 19	Easting:	422475	Northing: 4863202
3. Zone: 19	Easting:	422673	Northing: 4862836
4. Zone: 19	Easting:	422441	Northing: 4862794

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

The boundary of the nominted historic district is depicted on the map entitled Brunswick Commercial Historic District - Inventory of Resources. The boundary is represented by a thick red line.

Boundary Justification (Explain why the boundaries were selected.)

The boundary was drawn to inclue all of the historic resources within the Commercial section of Maine Street that retain integrity to the period of significance and which contribute to the historic significance of the district. The boundary does not rigidly follow lot lines; in places it is drawn to exclude parking lots or alleys behind buildings.

11. Form Prepared By

name/title: Janet Roberts
organization: Janet Roberts, Historic Preservation Consultant
street & number: 40 Weymouth Street
city or town: Brunswick state: Maine zip code: 04011
e-mail: janetroberts@alumni.williams.edu
telephone: 207-729-8967
date: July 10, 2015

name/title: Annie Robinson
organization: _____
street & number: 24 Heronwood Drive
city or town: Brunswick state: Maine zip code: 04011
e-mail: Arobinson5840@gmail.com
telephone: 207-902-0545
date: July 10, 2015

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: Brunswick Commercial Historic District

City or Vicinity: Brunswick

County: Cumberland State: Maine

Photographer: Malcolm L. Collins, AIA

Date Photographed: November 2013

Negatives are located at the Maine Historic Preservation Commission, Augusta, Maine.

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

(Inventory Number in Parentheses)

1 of 40. 2 Pleasant Street, Lemont Block, corner Maine Street, looking northwest from School Street. (# 1)

2 of 40. 134-136 Maine Street, McLellan/Brackett Block, corner Town Hall Place, looking southwest from near Center Street. (# 2)

3 of 40. 124 Maine Street, Senter Place, facade view west. (# 4)

4 of 40. 112 - 114 - 116 Maine Street, Fidelty Bank, corner Cumberland Street, looking southwest from corner Center Street. (#5)

5 of 40. 106 - 108 - 110 Maine Street, First National Bank, corner Cumberland Street, facade view west. (#6)

6 of 40. 90 - 102 Maine Street, Lincoln Block, corner Lincoln Street, looking southwest from corner Bank Street. (#7)

7 of 40. 86 - 84 Maine Street, Bisbee/Campbell and Baker Apothecary, corner Lincoln Street, looking northwest from corner Bank Street. (#s 8, 9)

8 of 40. 70 - 82 Maine Street, Snow & Rines Block, Perry Block, facade view looking west. (#s 10, 11)

9 of 40. 62 - 68 Maine Street, Arcade Block South, facade view looking west. (#12)

10 of 40. 60 Maine Street, Arcade Block North, corner Gilman Street, looking southwest from Mason Street. (#13)

11 of 40. 58 Maine Street, Furbish Block, corner Gilman Street, looking northwest from corner Dunlap Street. (#14)

12 of 40. 56 Maine Street, Black Building, facade view looking west. (#15)

13 of 40. 50 - 54 Maine Street, Carveill/Stetson/Frosty Building and Bodwell Store, facade view looking west. (#s16, 17)

14 of 40. 57 - 61 Maine Street, Swift Block, corner Mason Street, facade view looking east. (#18)

15 of 40. 65-73 Maine Street, Foye & Sons and Citizens's/J & J Cleaners, facade view looking east. (#s19, 20)

16 of 40. 69 - 73 Maine Street, J & J Cleaners sign, looking north. (#21)

17 of 40. 75 - 83 Maine Street, Union Bank, corner Bank Street, looking northeast.(#22)

18 of 40. 85 - 99 Maine Street, Tondreau Block, corner Bank Street, looking southeast. (#23)

19 of 40. 101 - 103 Maine Street, Eastern/American Express Co., facade view looking east. (#24)

20 of 40. 105 Maine Street, Jenney Station, facade view looking east. (#25)

21 of 40. 111 Maine Street, Frank's Shoe Repair, facade view looking east. (#26)

22 of 40. 113 - 115 Maine Street, Snow Block, corner Center Street, looking east. (#27)

23 of 40. 117 - 125 Maine Street, Johnson-Poland-Riley Block, Lufkin Block, corner Center Street, facade view looking east. (#s 28, 29)

24 of 40. 135 Maine Street, A & P, facade view looking east. (#30)

25 of 40. 139 Maine Street, CMP Building, facade view looking northeast. (#32)

26 of 40. 141 Maine Street, Dennett Residence, facade view looking east. (#33)

27 of 40. 143 Maine Street, Crawford Block addition, facade view looking east. (#34)

28 of 40. 145 - 147 Maine Street, Crawford Block, facade view looking northeast. (#34)

29 of 40. 147-1/2 Maine Street, Goodwin's Chevrolet and Tontine Mall Sign, facade view looking east. (#s 35, 37)

30 of 40. 151 Maine Street, Brunswick Motor Mart, corner School Street, view looking northeast. (# 36).

31 of 40. Streetscape view of Maine Street looking north from corner School and Maine Streets. (#s 1-11 visible on west side of street.)

32 of 40. Streetscape view of Maine Street looking north from corner School and Maine Streets. (#s 28 and 29 visible on right side of street, foreground and #s 5 and 6 on left side of street.)

33 of 40. Streetscape view of Maine Street looking northwest with Lincoln Block in foreground, from corner Center and Maine Streets. (#s 7-17)

34 of 40. Streetscape view of Maine Street looking southwest from corner Mason and Maine Streets. (#s 7-17)

35 of 40. Streetscape view of Maine Street looking southwest with Lincoln Block in foreground, from corner Dunlap and Maine Streets. (#s 1-7)

36 of 40. Streetscape view of Maine Street looking southeast with Swift Block in left foreground, from intersection with Mason Street. (#s 18-24)

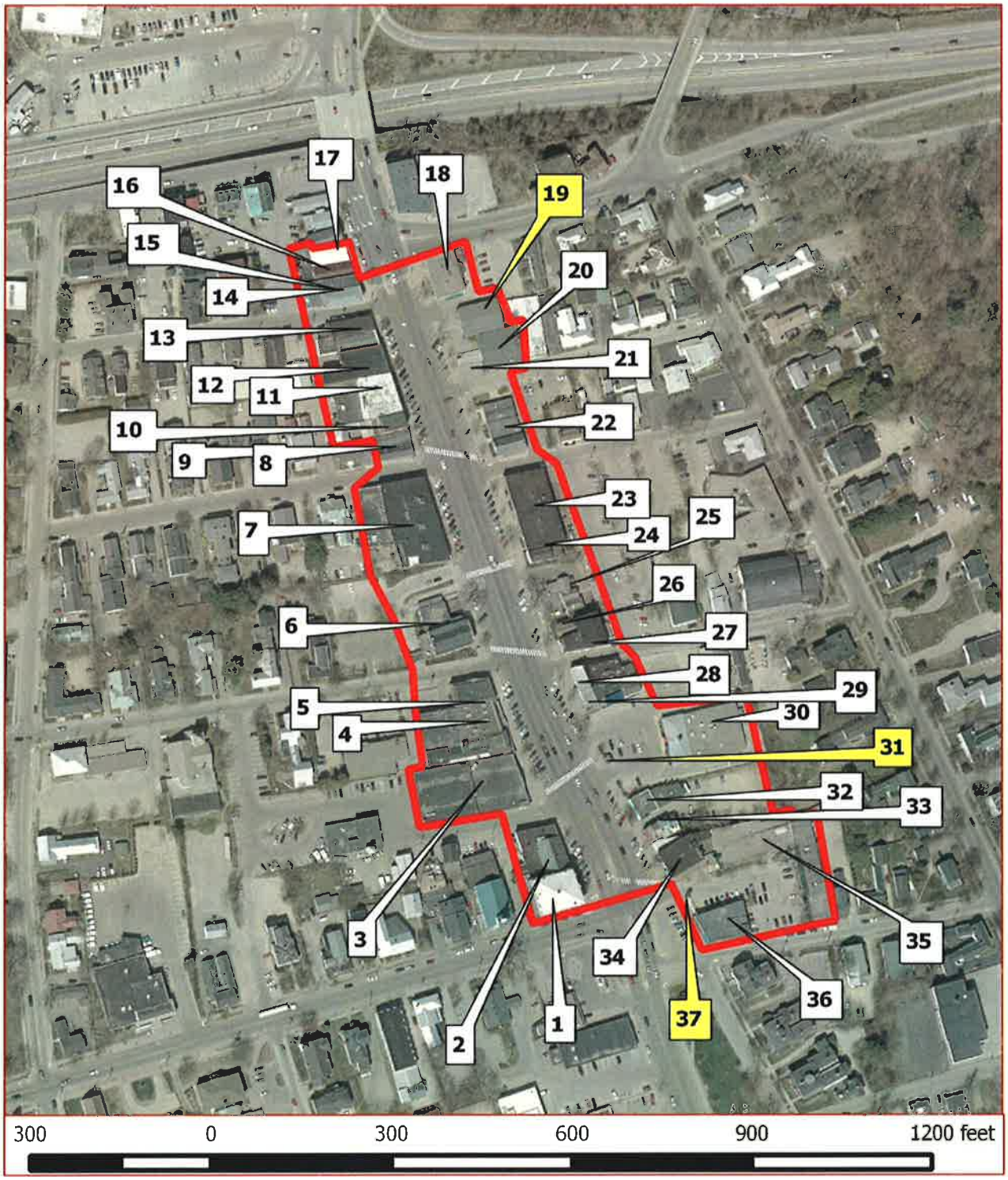
37 of 40. Streetscape view of Maine Street looking northeast, with Crawford Block in right foreground, corner of Pleasant and Maine Streets. (#s 32,33, 35)

38 of 40. Sidewalk streetscape of east side of Maine Street looking north from School Street. (#s 34, 37, 36)

39 of 40. Streetscape view of west side of Maine Street looking northwest from corner of Bank and Maine Streets. (#s 11-17)

40 of 40. Streetscape of west side of Maine Street between Pleasant Street and Cumberland Street, with the Lemont Block at left, from corner of School and Maine Streets. (#s 1-6)

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.



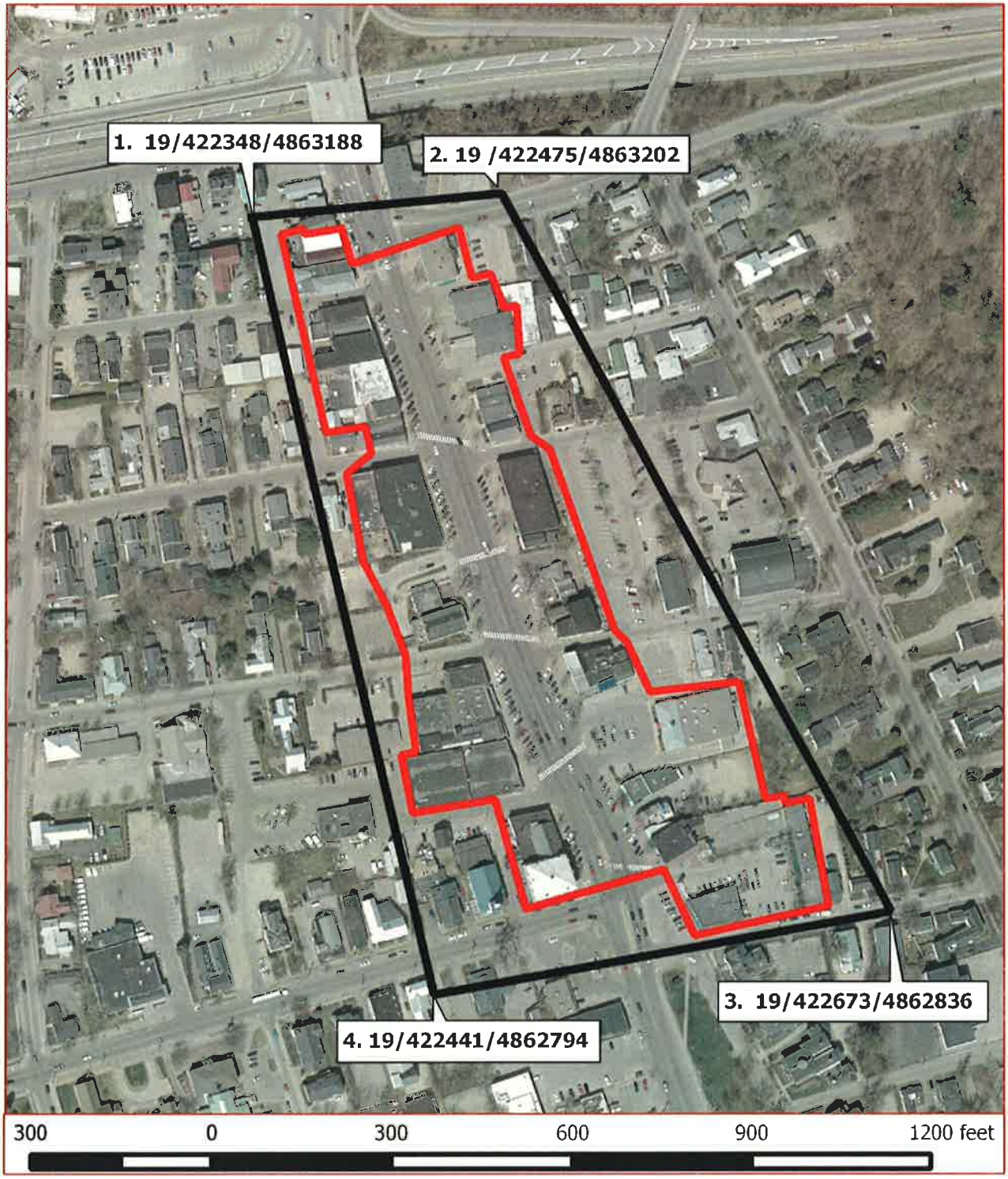
HD Boundary

Contributing Resource

Non-Contributing Resource

BRUNSWICK COMMERCIAL HISTORIC DISTRICT
Cumberland County, Maine
Inventory of Resources
26 June 2015

N



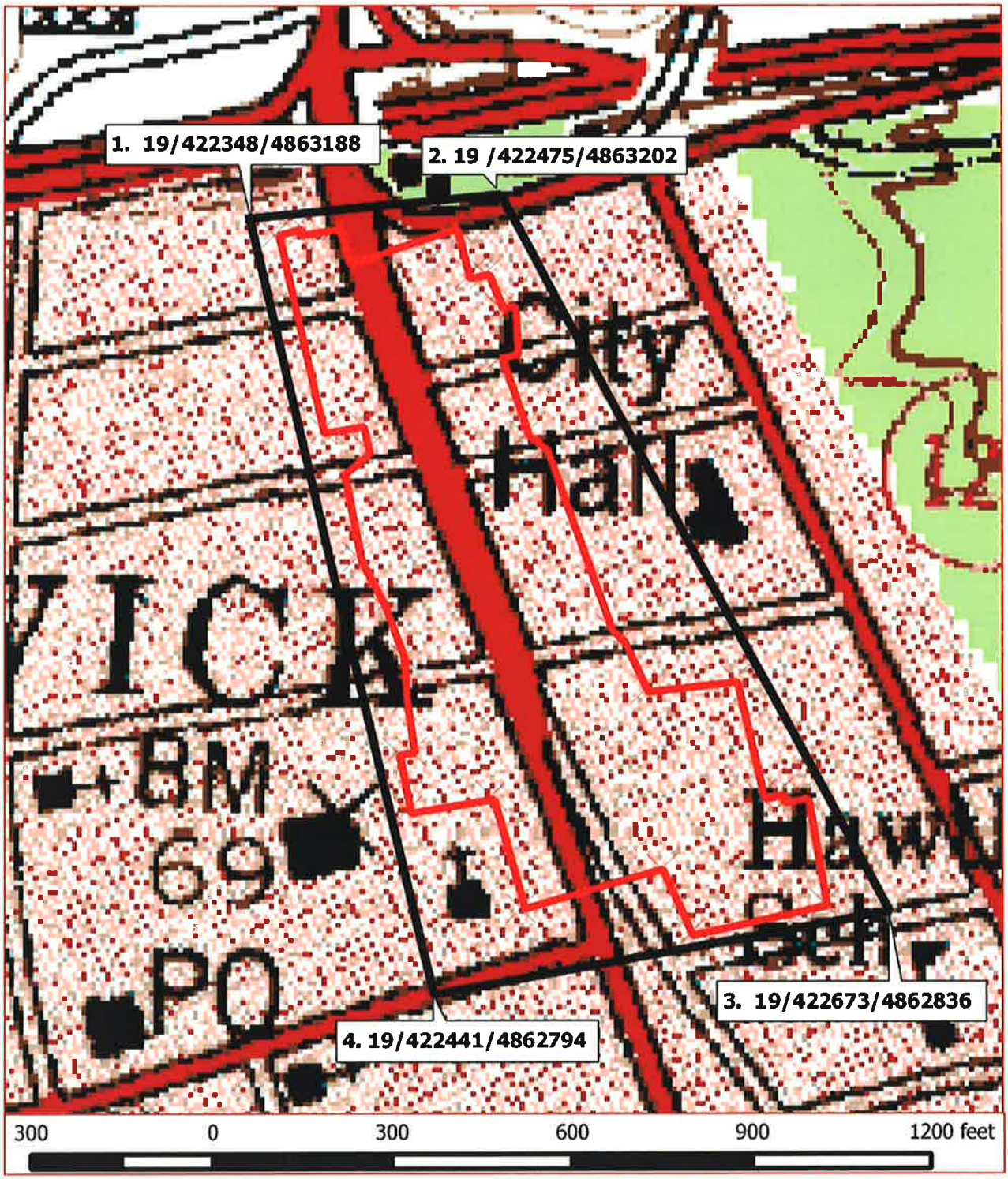
Legend

UTM Boundaries

HD Boundary

BRUNSWICK COMMERCIAL HISTORIC DISTRICT
Cumberland County, Maine
UTM Boundary
26 June 2015

N



Legend

UTM Boundaries

HD Boundary

BRUNSWICK COMMERCIAL HISTORIC DISTRICT
Cumberland County, Maine
UTM Boundary
26 June 2015

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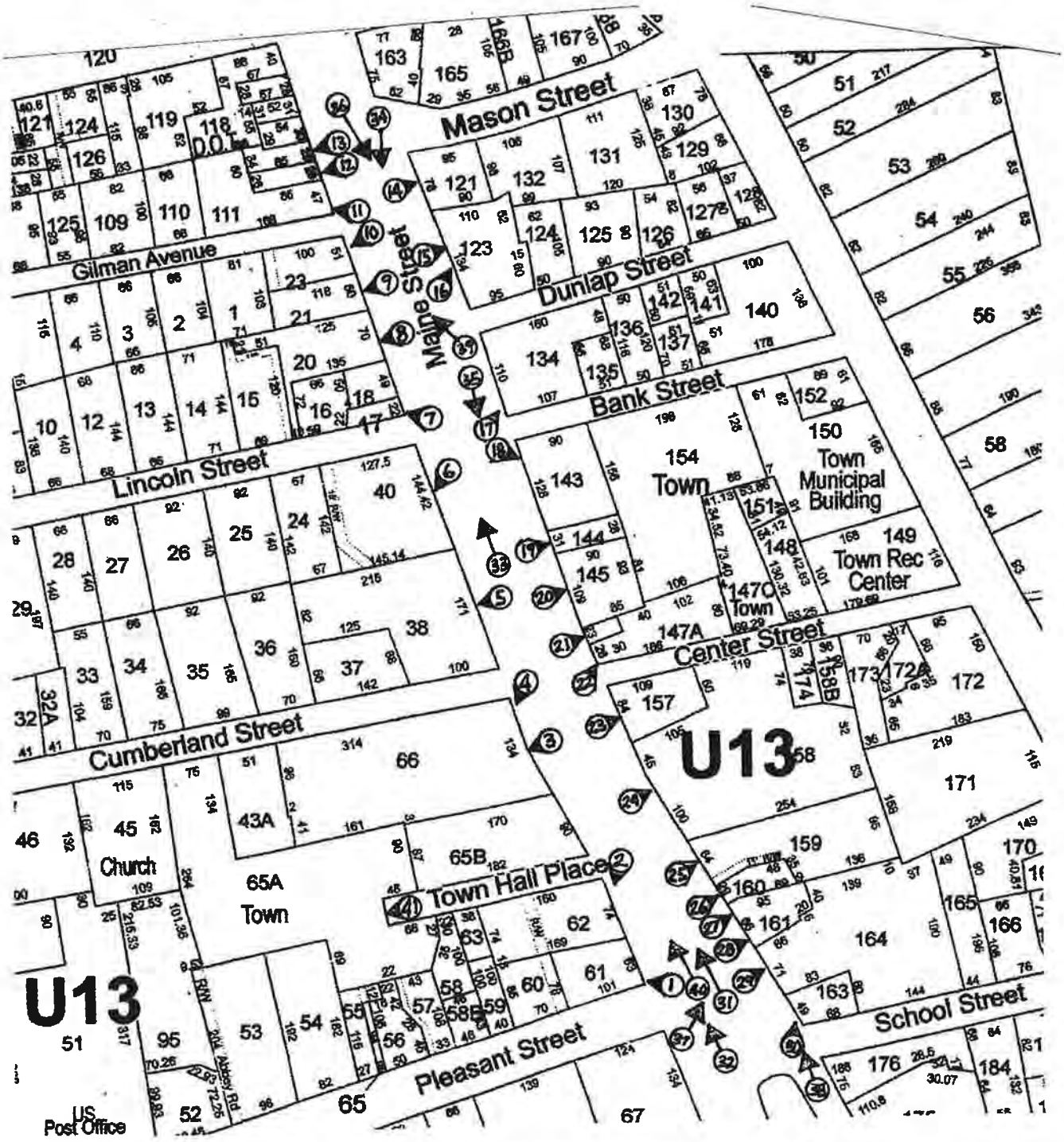

BRUNSWICK DOWNTOWN HISTORIC DISTRICT
BRUNSWICK, MAINE

DISTRICT PHOTO KEY

Building photos
Streetscape photos

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO; ME

BRUNSWICK COMMERCIAL H.D., CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D., CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

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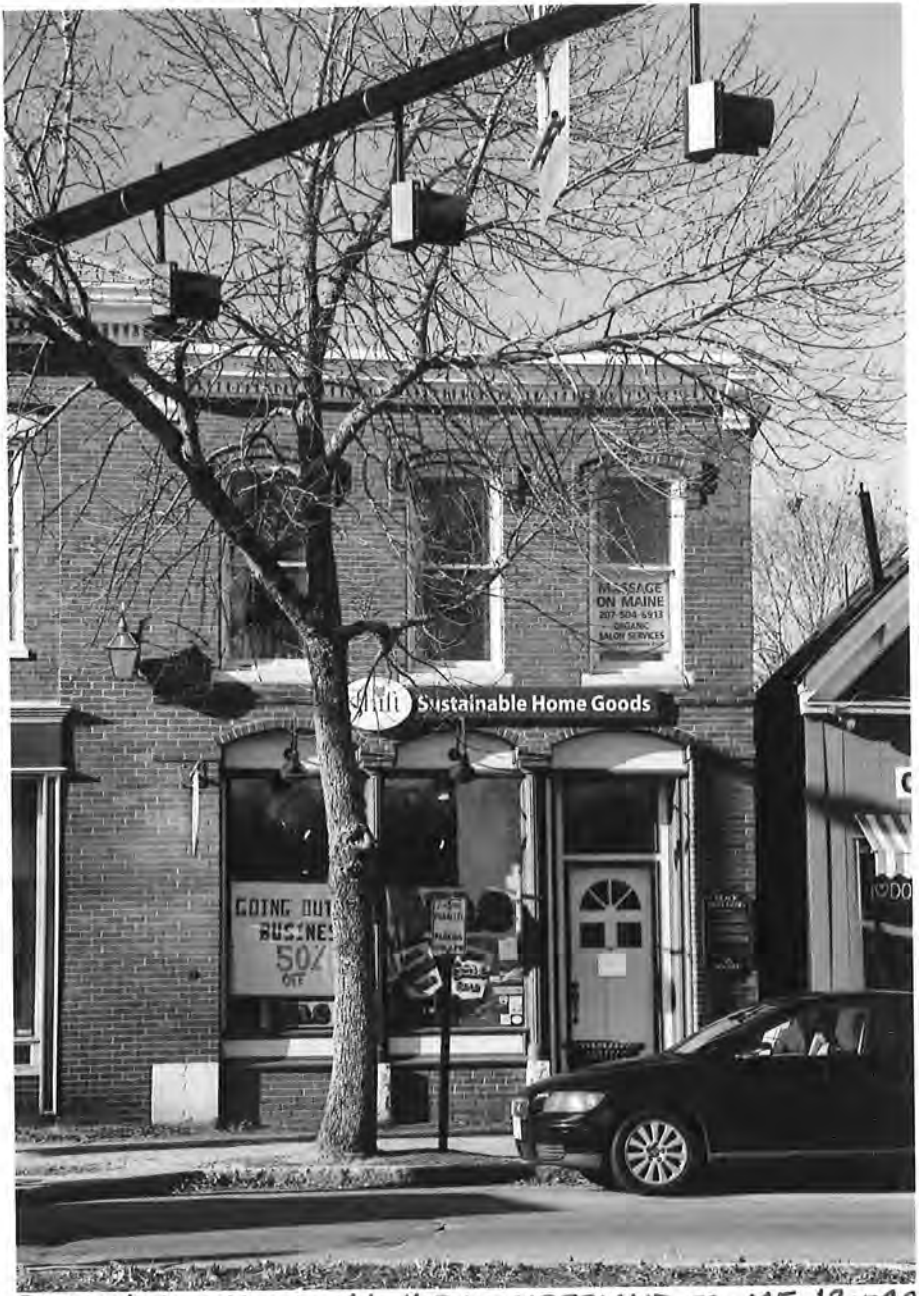
BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME



BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME 12 OF 40

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D. ; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL HISTORIC DISTRICT

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

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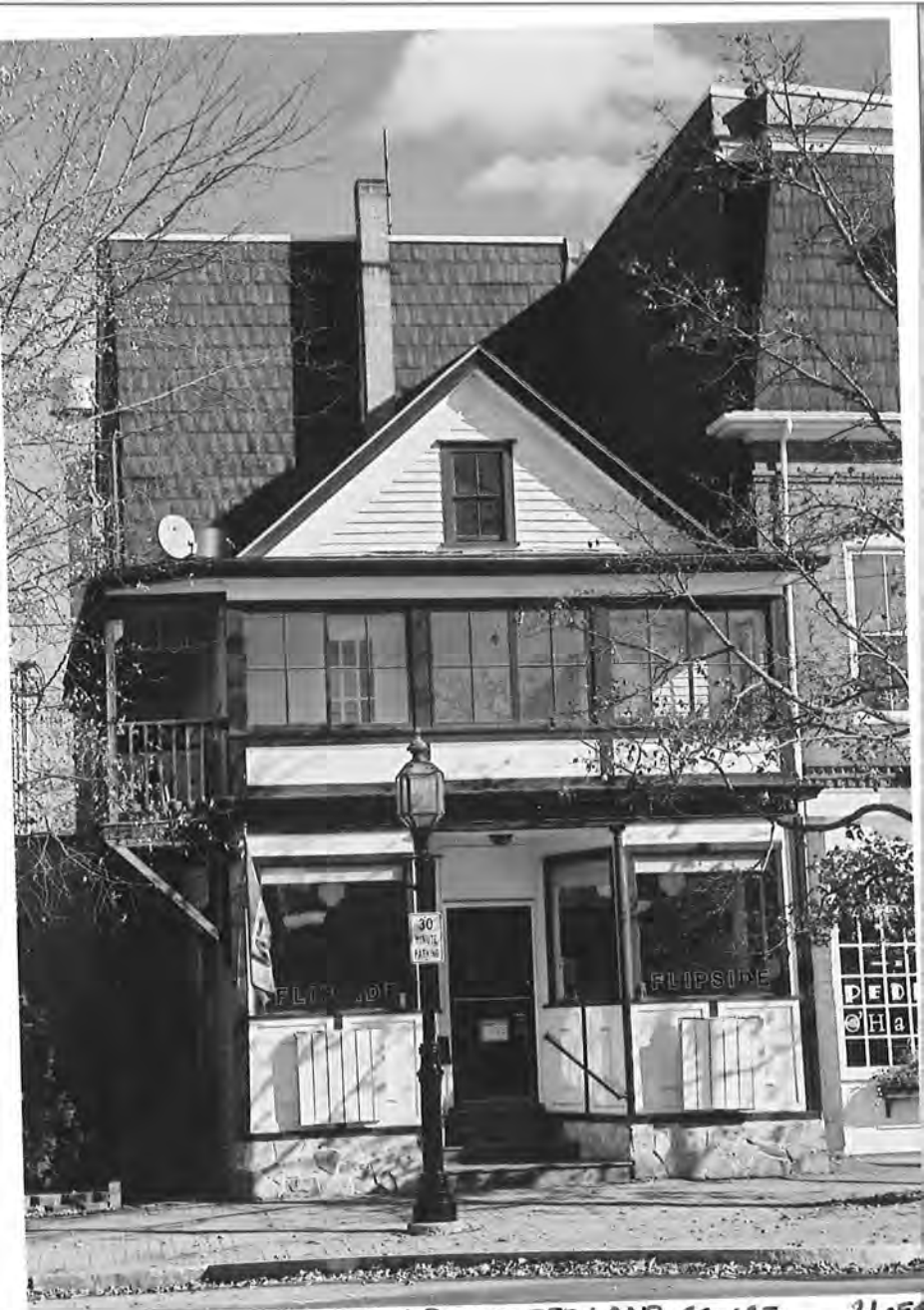
BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME 19 OF 40

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME



BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME 21 OF 4

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME 22 of 20

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.: CUMBERLAND CO., ME 26 OF 40

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D., CUMBERLAND CO., ME

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BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

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BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME 37 OF 40

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME

BRUNSWICK COMMERCIAL H.D.; CUMBERLAND CO., ME 40 OF 40