NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1258

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Biddeford / Saco Mills Historic District

other names/site number

2. Location

street & number Roughly bounded by Pearl, Lincoln, York and Main Streets, Biddeford, and Main and Gooch Streets, Saco N/A not for publication

city or town Biddeford and Saco N/A vicinity

state Maine code ME county York code 031 zip code 04005, 04072

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date 11/13/08

SHPO

Maine Historic Preservation Commission
State or Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper — Date of Action

Patrick Andrus — 12/30/2008

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	
42	1	buildings
		sites
		structures
		objects
42	1	Total

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

N/A

Number of contributing resources previously listed in the National Register

None

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY / PROCESSING / EXTRACTION:
Manufacturing facility
INDUSTRY / PROCESSING / EXTRACTION
Energy Facility
INDUSTRY / PROCESSING / EXTRACTION
Industrial storage
RECREATION AND CULTURE

Current Functions
(Enter categories from instructions)

INDUSTRY / PROCESSING / EXTRACTION:
Manufacturing facility
INDUSTRY / PROCESSING / EXTRACTION
Energy facility
INDUSTRY / PROCESSING / EXTRACTION
Industrial storage
COMMERCE / TRADE: Specialty Store
COMMERCE / TRADE: Restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

MID - 19TH CENTURY / Greek Revival
LATE VICTORIAN / Italianate
MODERN MOVEMENTanate

Materials
(Enter categories from instructions)

foundation STONE /Granite
BRICK
CONCRETE
walls BRICK
CONCRETE (Block)
WEATHERBOARD
roof OTHER / Tar and Gravel
other METAL / Steel

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

6. FUNCTION OR USE, continued

Current Function

COMMERCE / TRADE: Business
COMMERCE / TRADE: Professional
DOMESTIC: Multiple dwelling

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

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

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

Areas of Significance
(Enter categories from instructions)

INDUSTRY

ARCHITECTURE

Period of Significance

1832 - 1958

Significant Dates

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Lockwood, Amos D. (1815-1884) and Lockwood-Greene, consulting engineers

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

See bibliography

10. Geographical Data

Acreage of Property 38

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1	19	382652	4816728	3	19	382871	4816407
2	19	382857	4816602	4	19	382713	4816316

☒ See continuation sheet

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

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

11. Form Prepared By

name/title Christine Beard, *Trement Preservation Services* and Amy Cole - Ives, *Sutherland Conservation & Consulting*

organization c/o Tremont Preservation Services date August 21, 2008

street & number 21 Market Street telephone (978) 356-0322

city or town Ipswich state MA zip code 01938

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

DESCRIPTION

Section 7

The Biddeford/Saco Mills Historic District is a cohesive collection of historic manufacturing buildings situated on roughly 38 acres of land flanking the Saco River. The district includes 13 properties in the city of Biddeford and the entirety of, or portions of six properties within the Saco city limits and is located adjacent to the downtown commercial areas of both cities. The river, which separates the two municipalities, runs through the district roughly north to south, with Biddeford on the west bank and Saco to the east. The properties in Saco are located on a small island in the river, historically known as Cutts Island then Factory Island, but now referred to as Saco Island. There are 42 contributing resources and one non-contributing resource within the district limits.

Property Divisions

The district comprises buildings that were erected for four distinct manufacturers, the York Manufacturing Company in Saco and the Saco Water Power Company (SWPC), Laconia Company, and Pepperell Manufacturing Company in Biddeford. The four original manufacturing properties have been subdivided through the years so that today there are 19 different lots and multiple property owners in the district. Land that currently makes up the district was once part of a larger parcel that was transferred from the York Manufacturing Company to the Saco Water Power Company (in 1840). The property for the Laconia and Pepperell complexes were subsequently carved out of the SWPC holdings. Nine of the existing lots were formerly part of the original Pepperell property. The original Laconia Company land was transferred to the Pepperell Manufacturing Company in 1899 and was later divided into four separate lots. Land on which Laconia Mill #1 stands is now part of what was the original SWPC mill yard. The York Manufacturing Company property on Saco Island was split into six parcels, including a condominium subdivision in one of the buildings. The district also includes three small historic buildings constructed for the Cumberland County Power & Light Company on land owned by the Pepperell Manufacturing Company; the land remains under the ownership of Pepperell's successor, West Point Property Holdings. The SWPC mill yard formerly extended further northward where they had a foundry and outbuildings. In fact, the largest of their mills stood even further to the north, on the opposite side of the Boston & Maine Railroad tracks. The foundry and associated structures were replaced by a modern waste-to-energy plant in the 1980s. Most of the factory space north of the railroad was demolished, leaving only one building (only about one-quarter of the original building stock in that location) isolated from the main mill yard. This mill has not been included within the district boundaries due to intervening intrusions.

INVENTORY OF DISTRICT RESOURCES

Resources Formerly Associated With the York Manufacturing Company

All buildings formerly associated with the York Manufacturing Company are located in the city of Saco on several parcels of land. The buildings stand on Saco Island (aka Factory Island), together with a commuter rail station that is outside the district boundaries.

1. York Mill #1, 1832-33, 1840, 1870, 1875 & 1903 – C
   110 Main Street - Saco

Mill #1 is six stories high, 85 bays long (approx. 665 feet) including the east and west extensions, and four bays wide (approx. 50 feet) except for the east extension which is nine bays wide. There are diamond shaped iron plates at the floor levels, marking the location of tie bars, and the soffit of the roof overhang is detailed with a single brick corbel seven courses tall and Italianate brackets placed between the windows. The mill has a shallow pitched (nearly flat) roof structure that dates from the first decade of the 20th century. Mill #1 has two stair towers on the south elevation and two on the north. The south face of the south side stair towers have new or enlarged openings cut into them at each level. The northeast stair tower has an open belvedere above the roof; the east and west sides have a double round arched opening and the north and south sides have a large single round arched opening. The window openings have rock faced granite lintels and 1/1 c.1987 replacement sash; the openings on the first level of mill one have iron grilles, not window sash. Due to the extensive renovations in 1987, which drastically altered the pedestrian circulation patterns at the complex, the original door locations are unidentifiable amongst all the additional doors that were created at that time.

2. York Mill #2, 1834-35, c.1905 - C
   110 Main Street - Saco

Mill #2 is connected to Mill #1 by the c.1875 east extension, and is oriented perpendicular to Mill #1. The building is four stories high, 19 bays long (approx. 190 feet) and four bays wide (approx. 50 feet). There are diamond shaped iron plates at the floor levels, marking the location of tie bars, and the soffit of the roof overhang is detailed with a single brick corbel seven courses tall and Italianate brackets placed between the windows. The mill has a shallow pitched (nearly flat) roof structure that dates from the first decade of the 20th century. The window openings have rock faced granite lintels and 1/1 c.1987 replacement sash; the openings on the first level of mill one have iron grilles, not window sash.

3. York Mill #3, 1837-38, c.1905 – C
   110 Main Street - Saco

Mill #3 has the same orientation as Mill #2 and is located directly south of it. The building is four stories high, 19 bays long (approx. 190 feet) and four bays wide (approx. 50 feet). There are diamond shaped iron plates at the floor levels, marking the location of tie bars, and the soffit of the roof overhang is detailed with a single brick corbel seven courses tall and Italianate brackets placed between the windows. The mill has a shallow pitched (nearly flat) roof structure that dates from the first decade of the 20th century. Mills #3 has one stair tower on their east and west elevations. The window openings have rock faced granite lintels and 1/1 c.1987 replacement sash; the openings on the first level of mill

one have iron grilles, not window sash.

4. York Mill #6 East Dye House Extension, c.1888 – C
110 Main Street- Saco

This building is a small remnant of the much larger building to which it was once connected. The Mill #6 Extension first shows up on a 1908 map connected perpendicularly to the #6 East Dye House (c.1851, 1870s, 1908). The extension is two stories tall, thirteen bays long and five bays wide. It has the same shallow pitched roof with Italianate eaves brackets as Mills #1, #2 and #3. The window openings have a segmental arched top and a rock faced granite sill; there are no windows on the north wall, which is where the building originally connected to the # 6 Dye House. A c.1950 postcard of the York Division of Bates Manufacturing shows this building with 12/12 arch top double hung black painted sash in a white frame. This postcard also shows that windows and doors on the first level had been altered by that time. Today the building has replacement 1/1 double hung windows with an arch transom. The building is currently empty and has no specific proposed use at this time.

5. York Mill #4, 1880, c.1890-1905 - C
110 Main Street - Saco

The original construction of Mill #4 is 61 bays long (approx. 492 feet), 5 bays wide (approx. 75 feet) and four stories tall. A substantial extension to the mill is 27 bays long (approx. 224 feet), 8 bays wide (approx. 84 feet) and four stories tall. Mill four is constructed with pilasters between the windows and segmental arches at the top of the pilasters spanning the window bays. The window openings of Mill #4, with the exception of the south stair towers and west elevation, have segmental arched tops and rock faced granite sills. Some of the window openings in the Mill #4 extension have the same 1987 1/1 double hung blue colored replacements windows as at Mill #1, and the majority of the window openings on the first level of Mill #4, like Mill #1, have a metal grille in them instead of window sash. The remaining window openings of Mill #4 have nothing in them, and are open to the weather. The two south stair towers and the west elevation of mill four have the greatest level of architectural detailing in any of the buildings on the island. The window openings of the stair towers and west elevation are wider than the other window openings though they also have a rock face granite sill. The windows have a segmental arched top, but there are brick hoods over them with a dressed granite keystone. Historically the windows had paired 9/9 double hung sash with a wide mullion that lined up with the keystone. The west elevation has a carved date stone of granite in the center bay below the fourth floor window. The stair towers are four stories plus a fifth level belvedere above the roofline and windows on all exposed sides. They have wide corner pilasters, a four-step nine-course corbelled belt course at the top of the fourth level and five-step fine-course corbelled brickwork at the top of the tower, just below the Italianate eaves brackets. The ground level entry opening on the south elevation has a round top with matching hood and dressed granite keystone, as do the triple windows on each face of the belvedere. Historically the tower had a double two paneled door with a fanlight above it and the window sash of the triple windows at the top of the tower were 8/8 on the sides and 16/16 in the center. Historically, the windows held 12/12 arched double hung sash. Mill #4 was originally constructed with the shallow pitched roof

with Italianate eaves brackets that it has today. Mill #4 essentially has the same slow-burning type interior construction as Mill #1, except that the wider span of mill four requires two columns per transverse beam rather than one. Currently Mill #4 is empty and a mixed use rehabilitation of commercial, office and rental residential is being designed.

6. York Engine/Boiler House, 1880, 1911, 1922 – C
   14 Gooch Street - Saco

The Boiler and Engine House was constructed in three phases, starting with the middle section (Boiler/Engine House) in 1880. The boiler house was extended north in 1911, and then the engine house was extended south in 1922. Today the boiler house is two stories tall, 18 bays long and 5 bays wide; the engine house is four stories tall, 10 bays long and 5 bays wide. Additionally, the engine house has a brick mechanical dog house on the roof and a two-bay by two-bay, four story extension on the west side of the building. On the east side of both the engine house and boiler house are enclosed CMU entrance/loading dock additions and the boiler house has a CMU stair tower and modern roll-up door. The Engine/Boiler House was originally constructed with the shallow pitched roof with Italianate eaves brackets that it has today. The building was constructed with pilasters between the windows and segmental arches at the top of the pilasters spanning the window bays. The window openings have segmental arched tops and rock faced granite sills; today all the window openings of this building are boarded or bricked up. Currently the Engine/Boiler House is being used for storage and future rehabilitation options are being explored.

Resources Formerly Associated With The Saco Water Power Company and Its Successors

Buildings formerly associated with the Saco Water Power Company and its successors sit on an L-shaped lot situated along the west bank of the Saco River in downtown Biddeford. They share the lot with Laconia Mill #1. The SWPC buildings form a U-shaped complex of 10 interconnected buildings.

7. Saco Water Power Company Machine Shop #1, 1842; 1847 – C
   24 Pearl Street - Biddeford

Machine Shop #1 was constructed as a free-standing building and is the oldest on the site. This red brick structure rises four stories for most of its length, although the basement level is also fully exposed at the east end of the building due to the sloping site. The building has a rectangular plan (40 bays wide and four bays deep) and is enclosed by a gable roof with unadorned overhanging eaves. Window openings of the longer elevations have rusticated granite lintels. Window openings on the west gable end are in the form of segmental arches with brick heads. The east gable end was reconstructed with wood framing and finished with clapboards. Window here are set in standard rectangular openings. Across the building, window openings hold a combination of early 6/6 double-hung wood replacement sash and later 2/2 replacements. Any historic entrances to the building that may have existed are no longer visible. There is a doorway at the east end of the building that appears to have been added, having a simple brick opening and modern flush door. A single-story wood-frame shed addition (c.

1970s) runs along the south side of the building. Another smaller one-story addition (c. 1970s) projects from the north elevation. Historical sources indicate that the building was originally constructed at half its existing length and was expanded in 1847.

8. Saco Water Power Company Counting House, c. 1843; c. 1870 – C
24 Pearl Street - Biddeford

The Counting House is a two and one-half story rectangular brick building (ten bays long and three bays deep). This building is more highly ornamented than others on the site, exhibiting Greek Revival style features. It occupies a position at the corner of the complex and is joined to neighboring buildings at its south and east elevations (although portions of the east elevation remain visible). The building is enclosed by a gable roof with gabled dormers along its east face. The roofline is defined by a corbelled brick cornice with dentils. The gabled north elevation has shallow returns where the cornice wraps around from the side elevations. Window openings are somewhat irregular. Most openings have segmental brick heads (both single and double-width openings) while a small number are standard rectangular openings with smooth granite lintels. Window openings hold both single and paired sash. Most of the first-floor windows have aluminum 6/1 replacement sash. Window openings at the upper floors hold wood double-hung 2/2 sash. The oldest of the three entrances to the building is located at the north elevation. This narrow rectangular opening is topped by a rusticated granite lintel and retains the historic glazed wood door set beneath a multi-pane transom. A second entry at the west elevation appears to have been added place of an original window. This doorway holds a modern door and is sheltered by a gabled hood set on brackets. A contemporary sheet metal storefront (c. 1990s) was constructed at the northwest corner of the building. The Counting House includes a small two-story brick addition (c. 1910) off its south end and another small three-story brick addition off the east elevation (early 20th century).

9. Saco Water Power Company Drafting Room, c. 1860 – C
24 Pearl Street - Biddeford

The Drafting Room is located in the southeast corner of the complex and is a four-story brick structure enclosed by a slightly-pitched roof. This utilitarian building is rectangular in plan (nine bays long and four bays deep) and has little architectural ornamentation, with the exception of widely-spaced brackets beneath the eaves. Windows along the long east elevation are set within segmental arched openings and hold paired 2/2 wood double-hung sash. Window openings at the south elevation originally had rough-cut granite lintels but these remain at the fourth floor only. Structural problems caused severe cracking and shifting of the masonry, requiring reconstruction of the brickwork, during which the lintels were removed. There are no exterior entrances into the building.

10. Saco Water Power Machine Shop #2, c. 1868 – C
24 Pearl Street - Biddeford

The Machine Shop #2 is a four-story brick structure (approximately 30 bays long and five bays wide)

that has adjoining buildings on three sides; only the north elevation is fully exposed. The top two floors of the west elevation are also visible, as are five bays of the east elevation. Due to the slope of the site, only three floors are above grade at the north end of the building. When originally built, the structure extended across what is today Pearl Street where it joined what was the company's foundry building (no longer extant). The structures north of Pearl Street were removed when a modern trash-to-energy facility was constructed on the land. As a result, the current north elevation was originally an interior party wall that was once painted. The northwest corner of the building is defined by a handsome four-story brick stair tower with a corbelled cornice and brackets beneath the eaves. Window openings on the tower have smooth granite sills and lintels. An entry at the base of the tower (west face) holds a modern door. The main body of the building has minimal ornamentation, the most notable being widely-spaced brackets beneath the eaves. Windows on the main block of the building are set within segmental arched openings with brick heads and hold 2/2 double-hung wood sash. The building is enclosed by a slightly pitched roof with a center ridge. A five-story brick stair tower projects from the south end of the east elevation. A single-story wood and brick addition was constructed off the west elevation in the early 20th century.

11. Saco Water Power Machine Shop Stock Building, c. 1880 – C
24 Pearl Street - Biddeford

The Stock Building is an L-shaped brick structure with three exposed floors at the north elevation and four visible stories at the south elevation. The irregular plan is seven bays deep, five bays wide within the longer south wing, and seven bays wide at the north end. The west wall is obscured by an attached building, while the top floor of the east elevation is visible above an adjoining structure. As with most buildings on the site, architectural detailing is limited to widely-spaced brackets along the eaves and segmental arched window openings with brick heads. Most window openings have 2/2 double-hung wood sash but those at the lowest level of the north elevation hold aluminum replacements. Original windows at the two lower floors of the south elevation were replaced with multi-pane steel sash. It appears that the building was formerly joined to another structure via two enclosed bridges at the north elevation, where a portion of the wall was also previously painted. Scars from this earlier configuration remain. A former loading bay at the first floor was modified to hold a modern window. Access to the building is by means of an entry at the west end of the south elevation. The entry has a simple brick head and modern double doors. A single-story concrete block addition extends from the south elevation (c. 1960s).

12. Saco Water Power Machine Shop Storage Building, c. 1880 – C
24 Pearl Street - Biddeford

The Storage Building is a small four-story structure that is roughly square in plan (roughly seven bays square). It is surrounded on three sides by other structures so that only the west elevation is exposed. This is the only building in the complex constructed without masonry exterior walls (wood with modern siding). The original appearance of the exterior wall is not known but clearly modifications have been made over time. Today there is an irregular arrangement of entries and windows containing a variety of

modern sash and doors. A pedestrian entry and a vehicular entry (both with modern doors) stand together at the lower level. Despite the modifications, the building retains a sense of its industrial character in its massing, low pitched roof, and wood brackets beneath the deep eaves. A small one-story wood-frame addition (early 20th century) extends from the lower level.

13. Saco & Pettee Pattern Building, c. 1900 – C
24 Pearl Street - Biddeford

The Pattern Building is a four-story brick structure located in the northeast corner of the complex. It is rectangular in plan (8 bays wide and 9 bays deep) and is enclosed by a slightly pitched roof. The roofline is defined by prominent brackets set beneath the eaves. The east, west, and north elevations are fully exposed, while the south wall adjoins the neighboring Drafting Room building. The design of the Pattern Building is typical of many in the complex, having utilitarian elevations with little ornamentation. The east and west elevations have segmental arched window openings with 6/6 wood double-hung sash. A three-story brick bay projects from the center of the west elevation. A small single-story addition (mid-20th century) sits at the base of the projecting bay, alongside a large vehicular entrance with a modern overhead door. The north elevation, where only two stories are visible, is constructed of brick at the lower level and has vertical wood plank siding above. Windows are set in rectangular openings, most of which hold 6/6 wood double-hung sash. Fenestration at this elevation has been modified, particularly at the first floor where doorways were added and window openings were altered. A central entry has a set of modern double doors; a large vehicular entrance was added at the west end.

14. Saco & Pettee Southwest Wing, c. 1905; c. 1910 – C
24 Pearl Street - Biddeford

The Southwest wing is a single-story brick structure with a rectangular plan. It is enclosed by an added corrugated metal shed roof. The only exposed elevation faces west. This elevation is dominated by a band of paired windows, each of which holds a six-pane wood sash. The overhanging eaves rest on prominent brackets. At the north end of the elevation are two loading bays separated by brick piers. These bays were infilled with modern materials. The principal entrance to this structure is located on the west face of a small brick addition off the south end of the main block. The entry consists of a set of modern aluminum double doors that were set within a larger opening, apparently formerly a loading bay. The addition has a flat roof, an irregular plan, and is exposed on three sides (west, south, and east). Large segmental arched window openings along the south and east sides were partially infilled and modern windows were installed.

15. Saco-Lowell c. 1930s Wing, c. 1930 – C
24 Pearl Street - Biddeford

This utilitarian infill structure appears to have been built in several stages and has exposed walls facing north and east. The structure has a two-story main block, constructed of red brick, set on an exposed

concrete foundation. Due to the slope of the site, only one floor of the main block is exposed at the north elevation. At either end of the structure, two-story concrete and brick blocks (only two bays wide and two bays deep) project above the main block. These blocks have no window or door openings. Fenestration of the main block has been modified but most window openings have concrete sills, brick heads, and the historic multi-pane steel sash. Bricks used to construct the main block are of two sizes (standard brick and a larger square-face brick). The manner in which the two types of bricks are toothed together indicates that this may have been the original condition. Both the north and east elevations include a large loading bay with a modern overhead door.

16. Saco-Lowell c. 1940 Wing, c. 1940 – C
24 Pearl Street - Biddeford

This two-story structure is more modern in design than of any other buildings in the complex and is largely constructed of oversized red bricks. It is exposed on three sides (north, east, and south) and is enclosed by a flat roof. The building rests on an exposed poured concrete foundation and has little in the way of architectural ornamentation, other than widely spaced brackets beneath the overhanging eaves. Most window openings contain multi-pane steel sash, although a few have been replaced. Window openings have concrete sills and flat heads formed by a soldier course of standard bricks. The principal entry is located at the north elevation and holds a set of aluminum replacement doors. There is a secondary entry at the south elevation, added in the location of a window and containing a modern door. A small added porch shelters the secondary entry.

Resources Formerly Associated With The Laconia Company

Buildings formerly associated with the Laconia Company are located on three different parcels of land in Biddeford.

17. Laconia Mill #1, 1845 – C
24 Pearl Street - Biddeford

The Laconia Mill #1 shares a lot with the Saco Water Power Company buildings and is a five-story red brick structure with a rectangular plan (35 bays long and 4 bays deep). The building is enclosed by a shallow pitched roof with two rectangular monitors. The roofline is defined by prominent brackets set under the deep eaves. At the center of each long elevation is a brick tower. The west tower is topped by a belvedere, which was added in the late nineteenth century. Fenestration is symmetrical over most of the building and features modest window openings with rough-cut granite lintels and 2/2 wood double-hung sash. Principal access to the building is by means of a double-width entry at the base of the west tower (south face). This simple utilitarian entry appears to have replaced an earlier arched doorway. The entry currently holds a set of modern double doors and is topped by a wide lintel. The mill's interior remains very much intact, with only a small number of partitions having been added within the original large open spaces. A two-story brick addition extends from the north elevation. This is the

fragmentary remains of a long narrow structure (c. 1880s) that once ran perpendicular to the main block. The building is joined to the adjacent Saco Water Power Company complex by a modern stair/elevator connector.

18. Laconia Mill #2, 1846 – C
2(b) Main Street - Biddeford

Laconia Mill #2, which is closely hemmed in by its neighboring buildings, shares a lot with Laconia Mills #3 and #4. Mill #2 is a five-story red brick structure with a rectangular plan (42 bays long and 4 bays deep). The building is enclosed by a shallow pitched roof with three rectangular monitors. The roofline is defined by prominent brackets set under the deep eaves. A corbelled belt course above the fourth floor marks the location of the original roof line (fifth floor added). Window openings have flat heads with rough-cut granite lintels and early wood replacement sash. Most window openings hold two-pane fixed sash with two-pane center pivoting transoms. Mill #2 is joined to neighboring buildings to the north and south by several enclosed wood-frame bridges. A five-story brick tower projects from the north elevation, near the east end.

19. Laconia Mill #3, 1847 – C
2(b) Main Street - Biddeford

Laconia Mill #3 sits on the river's edge near the center of the district and shares a lot with Laconia Mills #2 and #4. At its north end, Mill #3 connects to Mill #4, while enclosed wood-frame bridges connect it with Mill #2 (south) and the Picker House #2, #3, #4 (east). Mill #3 is a five-story red brick structure with a rectangular plan (32 bays long and 4 bays deep). The building is enclosed by a shallow pitched roof with three rectangular monitors of varying sizes. The roofline is defined by a compound corbelled brick cornice. Both of the long elevations feature a central brick tower; the east tower is six stories, while the west tower rises five floors. The uppermost level at both towers has narrow arched windows with granite keystones. A brick mechanical stack rises above the roofline at the south elevation. Principal access to the building is by means of a double-width entry at the second floor of the east tower. The entry has a rough-cut granite lintel and modern double doors and is reached by a steel bridge with a simple pipe railing. Window openings have flat heads with rough-cut granite lintels and a variety of sash types, including the earliest wood 12/12 double-hung sash, as well as two-pane fixed sash with two-pane center pivoting transoms. A two-story brick addition dating to c. 1930 runs along the west elevation.

20. Laconia Mill #4, 1873 – C
2(b) Main Street - Biddeford

Laconia Mill #4 shares a lot with Laconia Mills #2 and #3. At its west end, it adjoins Mill #3, while the south elevation connects to the Picker House #2, #3, #4 via a two-story enclosed wood-frame bridge. Mill #4 is a five-story red brick structure with a rectangular plan (34 bays long and 7 bays deep). The building is enclosed by a shallow pitched roof, with the roofline defined by prominent brackets set under the deep eaves (at all but north elevation) and a compound corbelled brick cornice. Both long elevations

feature a central five-story brick tower. At its upper level, the north tower has arched windows with brick hoods and granite keystones. Windows are set within segmental arched openings with slightly projecting brick heads. The building features a variety of sash types, including wood 12/12 double-hung sash and two-pane fixed sash with two-pane center pivoting transoms.

21 Laconia Picker House #2, #3, #4, c. 1885 - C
100 Main Street - Biddeford

The Picker House #2, #3, #4 is located at the center of what was the Laconia mill yard and is joined to the neighboring buildings as follows: to Mill #4 by a two-story wood-frame enclosed bridge, to Mill #2 by a four-story brick connector, and to the Weave Shed by two enclosed bridges. The Picker House #2, #3, #4 is a red brick structure with a rectangular plan (18 bays long and 14 bays wide), four exposed floors at the north and east elevations, and five exposed floors at the south and west elevations. The building is enclosed by a shallow pitched roof, with the roofline defined by prominent brackets set under the deep eaves. This simple building has a five-story brick tower and a three-story brick tower with near the center of its west elevation. Both towers have recessed brick panels defined by corbelling. There are two small single-story brick mechanical room additions, one on the south elevation and another off the west elevation.

22. Laconia Office, 1890 – C
100 Main Street - Biddeford

The Laconia Office is part of an adjoining row of buildings lining Main Street and, as such, has exposed west and east elevations only. It stand between the #5 Cloth House and the Cloth Room. The Laconia Office is a two-story red brick structure (roughly five bays square in plan) with a raised basement and a low pitched roof. The roofline was originally defined by deep overhanging eaves supported on broad brackets, but the brackets and projecting eaves were removed (date unknown), leaving the brick fascia seen today. Typical of buildings constructed in the district in the late nineteenth century, Laconia's office has segmental arched windows with brick heads and rusticated granite sills. Windows hold both 2/2 and 6/6 wood double-hung sash. The original main entry remains intact and features a set of glazed and paneled wood doors beneath a transom and a granite hood.

23. Laconia Cloth Room, c. 1890 – C
100 Main Street – Biddeford

The Laconia Cloth Room is part of an adjoining row of buildings lining Main Street and, as such, has exposed west and east elevations only. It stand between the Office Building and the Mapping Room and is connected to Laconia Mill #4 by an enclosed wood-frame bridge. The Laconia Cloth Room is a red brick structure (34 bays long and four bays deep) with a low-pitched roof. Due to the slope of the site, there are both two and three-story sections of the building. A third floor was added to the 16 northernmost bays c. 1925. The roofline was originally defined by deep overhanging eaves supported on broad brackets, but the brackets and projecting eaves were removed (date unknown), leaving the

brick fascia seen today. Typical of buildings constructed in the district in the late nineteenth century, Laconia's Cloth Room has segmental arched windows with brick heads and rusticated granite sills. Window openings hold the historic 12/12 wood sash.

24. Laconia #5 Cloth Store House, c. 1890; 1916 – C
100 Main Street – Biddeford

Laconia #5 Cloth Store House is at the south end of an adjoining row of buildings lining Main Street and, as such, has exposed south, west and east elevations only. The #5 Cloth Store House adjoins the Office Building and is connected to the Laconia Weave Shop by a two enclosed bridges. The building was constructed in two phases, the lower two floors around 1890 and the upper five floors in 1916. It is constructed of red brick and is 27 bays long and four bays deep. The warehouse is strictly utilitarian in its design, with unadorned brick walls and very small arched windows. Windows have slightly projecting brick heads, the only suggestion of architectural ornament on the building. Small arched windows of this type were used on most of the storage buildings in the district.

25. Laconia Mapping Room, c. 1890 – C
100 Main Street – Biddeford

The Laconia Mapping Room is part at the north end of an adjoining row of buildings lining Main Street and, as such, is fully exposed at its north, west and east elevations only. It joins the Laconia Cloth Room to the south. The Laconia Cloth Room is a red brick structure with a wedge-shaped plan, 12 bays long and five bays wide at its north end (due to the irregular footprint, there are two exposed bays at the south elevation). The building is enclosed by a low pitched roof and has a shallow brick fascia defining the roofline. The top floor was added around 1925. Typical of buildings constructed in the district in the late nineteenth century, Laconia's Mapping Room has segmental arched windows with brick heads and rusticated granite sills. Window openings hold the historic 12/12 wood sash.

26. Laconia Store House #1, c. 1890 – C
100 Main Street – Biddeford

Laconia Store House #1 adjoins the Pepperell Weave Shed along its east side and is connected by enclosed bridges to Pepperell Mill #4 and Laconia Mill #2. Store House #1 is unusual for its irregular floor plan, a wedge-shaped structure with a curved north wall. This red brick building is four stories in height and enclosed by an offset pitched roof. The roofline is defined by prominent brackets set under the deep eaves. The first floor features very small arched windows, while window openings at the upper floors are in the form of segmental arches; all windows have brick heads and granite sills. Most openings hold modern replacement sash, except those at the second floor (and a few modified openings at the first floor), which have historic six-pane fixed sash with central pivoting transoms.

27. Laconia Picker #1, c. 1890 – C
100 Main Street – Biddeford

Laconia Picker #1 is a red brick structure with a rectangular plan (30 bays long and 4 bays deep). Due to the slope of the site, three are three exposed stories at the west elevation and four at the east. The building is enclosed by a shallow pitched roof. A tall mechanical penthouse sits near the center of the roof. At the west elevation the roofline is defined by prominent brackets set under the deep eaves; the remaining elevations are unadorned. Two four-story brick pavilions, with detailing to match the main block, project from the east elevation Window bays at the west elevation are separated by brick piers. Fenestration features window openings in the form of segmental arches with brick heads. Windows hold modern replacement sash. A two-story wood-frame shed addition extends from the west elevation. At the north end of the east elevation is an earlier two-story brick addition that retains the historic multi-pane wood sash.

28. Laconia Weave Shed, c. 1895 – C
100 Main Street – Biddeford

The Laconia Weave Shed is closely hemmed in by its neighboring buildings and abuts Laconia Mill #2 near its west end. The Weave Shed is connected to the #5 Cloth House and Picker House #2, #3, #4 by enclosed bridges. The Weave Shed is a two-story red brick building with a low rough-cut granite water table and a rectangular plan (roughly 30 bays long and nine bays wide). The structure is enclosed by a shallow pitched roof and the roofline is defined by prominent brackets set under the deep eaves. Typical of buildings constructed in the district in the late nineteenth century, Laconia's Cloth Room has large segmental arched windows with brick heads. Most window openings hold the modern replacement sash or are largely infilled with modern materials.

Resources Formerly Associated With The Pepperell Manufacturing Company

29. Pepperell Counting House, c. 1848 - C
1-15 York Street - Biddeford

Typical of this building type, the Pepperell Counting House was designed with a bit more architectural ornamentation than the utilitarian manufacturing buildings. The Counting House is a two and one-half story red brick buildings with a gabled roof. The roofline is defined by decorative corbelled brick cornices with dentils set above a wide compound brick fascia. This Greek Revival style building has full pedimented gable end walls and simple window openings with simple rusticated granite heads and sills. A number of the window openings retain 6/6 wood double-hung sash that may have been original to the building. The main entry is centered on the façade and sheltered by a gabled enclosure. The enclosure features wide pilasters beneath a partial pediment.

30. Pepperell Mill #3, 1854 – C
17 Lincoln Street – Biddeford

Pepperell Mill #3 is one of the largest and most impressive of the manufacturing buildings in the district. It consists of a central main block flanked by two smaller end wings. Mill #3 is a four-story red brick

building enclosed by a shallow pitched roof. The roofline is defined by prominent brackets set under the deep eaves, except at the east elevation of the main block, where it appears that the eaves and brackets were removed. Regular window openings hold modern replacement sash and feature rough-cut granite sills and lintels. The façade (west elevation) is distinguished by a central brick clock tower with recessed panels, a corbelled brick cornice, and blind bullseye windows with granite keystones. The crowning cupola has been temporarily removed for restoration. Attached to Mill #3 is a two-story brick addition with octagonal corner towers. Tall brick stacks rise from two of the corners.

31. Pepperell Waste House, c. 1880 – C
12 Lincoln Street – Biddeford

The Pepperell Storage House is a two-story red brick building with a rectangular plan (14 bays wide and four bays deep). The building is enclosed by a shallow hip roof with deep overhanging eaves; prominent brackets decorate the eaves. Window bays are separated by wide brick pilasters that rise to double arches at the cornice line. Regular window openings hold 6/6 double-hung sash and feature rough-cut granite sills and lintels. The main entry is centered on the façade and sheltered by a modern awning.

32. Pepperell Store House #1, c. 1880 – C
10 Lincoln Street – Biddeford

Pepperell Store House #1 is nearly identical to the neighboring Store House #2. It is a three-story red brick structure with a rectangular plan (29 bays long and six bays wide) and a low pitched roof. Like the neighboring manufacturing buildings, they have deep overhanging eaves supported on wide brackets. Exterior walls are divided into narrow bays by brick pilasters that rise to form arches beneath the cornice line. Its small arched windows are sparse, occurring in alternating bays only. Windows have slightly projecting brick heads, the only suggestion of architectural ornament on the building. Small arched windows of this type were used on most of the storage buildings in the district.

33. Pepperell Store House #2, c. 1880 – C
12 Pearl Street – Biddeford

Pepperell Store House #2 is nearly identical to the neighboring Store House #1. It is a three-story red brick structure with a wedge-shaped plan (18 bays along Pearl Street, 13 bays along the south elevation, and 9 bays deep) and a low pitched roof. Like the neighboring manufacturing buildings, they have deep overhanging eaves supported on wide brackets. Exterior walls are divided into narrow bays by brick pilasters that rise to form arches beneath the cornice line. Its small arched windows are sparse, occurring in alternating bays only. Windows have slightly projecting brick heads, the only suggestion of architectural ornament on the building. Small arched windows of this type were used on most of the storage buildings in the district.

34. Pepperell Picker House #2, c. 1880 – C
22 Pearl Street – Biddeford

Pepperell Picker House #2 is a free-standing three-story red brick building with a rectangular plan (19 bays long and 7 bays wide). The building is enclosed by a shallow hip roof with deep overhanging eaves; prominent brackets decorate the eaves. Window bays are separated by wide brick pilasters that rise to arches at the cornice line. Segmental arched window openings with brick heads hold replacement sash and feature rough-cut granite sills. A wide three story brick pavilion and a four-story brick tower project from the east elevation; both have detailing to match the main block. A modern single-story entry enclosure is also located here. A single-story shed addition runs along the south elevation.

35. Pepperell Mill #4, c. 1882 – C
1-15 York Street – Biddeford

Pepperell Mill #4 abuts the Pepperell Weave Shed to the north and is joined to the Laconia Storehouse #1 by an enclosed bridge. Mill #4 is unusual among the manufacturing buildings in the district in several regards. This three-story red brick building has an L-shaped plan, an octagonal corner tower, and flat window heads, which were more typical of the earlier buildings. Both wings of the building are enclosed by shallow pitched roofs with prominent brackets set against a shallow brick fascia beneath the deep eaves. Window openings are trimmed with rough-cut granite sills and lintels and hold modern replacement sash. The uppermost openings in the tower have arched heads. An entry at the base of the tower has a paneled wood door and a three-pane transom. A three-story modern addition extends from the west elevation.

36. Pepperell Store House #4, c. 1890 – C
10 Lincoln Street - Biddeford

Pepperell Store House #4 is two stories high and has a broad irregular footprint, similar to the adjacent Store House #5. As with the earlier storage buildings, this structure has a shallow pitched roof, prominent brackets beneath the deep eaves, small arched windows, and brick elevations divided by pilasters. Store House #4 has been altered more than others in the district, primarily with regard to changes to fenestration. It was also modified by the addition of a stucco finish over all exterior walls.

37. Pepperell Store House #5, c. 1900 – C
81 Elm Street – Biddeford

Pepperell Store House #5 is two stories high and has a broad irregular footprint, similar to the adjacent Store House #4. As with the earlier storage buildings, this structure has a shallow pitched roof, prominent brackets beneath the deep eaves, small arched windows, and brick elevations divided by pilasters. Store House #5 has been altered more than others in the district, primarily with regard to changes to fenestration. It was also modified by the addition of a stucco finish over all exterior walls. A stepped brick façade was added on the north side of Storehouse #5 (c. 1930s).

38. Pepperell Switching Station, c. 1900 – C
2a Main Street - Biddeford

The Pepperell Switching Station is a free-standing utilitarian outbuilding with a rectangular plan (four bays long and three bays deep) and a low pitched roof. Tall window openings have rough-cut granite sills and are blocked with plywood. The only notable features are two historic wood paneled entry doors.

39. Pepperell Weave Shed, 1909 – C
1-15 York Street – Biddeford

The Pepperell Weave Shed abuts Pepperell Mill #4 to the south and is joined to Laconia Picker #1 by an enclosed bridge. The Weave Shed sits on a sloped site, resulting in two exposed floors at the east elevation and one on the west side. The building has an irregular footprint (roughly 24 bays wide) and is enclosed by a shallow pitched roof. Prominent brackets are featured along the roofline, beneath the deep overhanging eaves. Window openings have segmental arch brick heads and rough-cut granite sills. Most window openings have been infilled with brick.

40. Pepperell Recreation Building, c. 1910 – C
180 Main Street – Biddiford

The Pepperell Recreation Building is located at the intersection of Lincoln and Main Streets, the Recreation Building is a one-story brick structure with a curved southeast corner. The building rests on a rusticated granite foundation and is enclosed by a flat roof. Like the neighboring mill buildings, this structure features widely spaced brackets beneath the eaves. Window openings have rusticated granite sills and lintels. The main entry is located at the curved in the façade and consists of a Colonial Revival style surround with fluted pilasters, a fanlight, and a pedimented gable. Two windows flanking the entry have similar styling, with narrow pilasters supporting an entablature with dentils.

41. Pepperell Cotton House, 1914 – C
100 Main Street – Biddeford

The Pepperell Cotton House adjoins the south end of Laconia Storehouse #1. The Cotton House is a two-story red brick structure with a very wide rectangular plan (roughly 50 bays long and 18 bays wide). The building is enclosed by a shallow pitched roof, with an unadorned cornice line. Windows are set within segmental arched openings with brick heads and rough-cut granite sills. Many of the first-floor windows have been infilled; others hold modern replacement sash. The south elevation features a number of loading bays with paneled wood double doors. A modern metal hood shelters some of these bays.

42. Cumberland County Power & Light Company, c. 1925 – C
2a Main Street - Biddeford

The small parcel of land on which the Cumberland County Power & Light Company is located was historically owned by the Pepperell Manufacturing Company. It is a two-story brick building (adjoining engine and boiler rooms). A small brick shed is attached to the engine room. A tall brick smoke stack stands adjacent to the boiler room. The building is utilitarian in its design, with little in the way of architectural ornamentation. Windows and doors of the engine room are set within recessed brick panels with corbelled heads. Stout brackets are set beneath the eaves. The boiler room is less detailed, having only plain brick walls. Tall windows line the river side of the engine room, while the boiler room has smaller openings. The buildings rest on poured concrete foundations that serve as retaining walls along the river.

43. Pepperell Shed, c. 1960 - NC
17 Lincoln Street – Biddeford

The Pepperell Shed is a free-standing building located behind Pepperell Mill #3. This small rectangular structure is constructed of concrete block and has a gabled roof. It is strictly utilitarian.

STATEMENT OF SIGNIFICANCE

The Biddeford / Saco Mills Historic District possesses integrity of location, design, materials, workmanship, feeling, setting and association. It is significant for its associations with development of the Biddeford / Saco region from a remote seventeenth-century maritime settlement to a major industrial center in the nineteenth century. Buildings that make up the district are representative of the industrial development that fueled growth and expansion of Biddeford and Saco in the nineteenth century. The Biddeford / Saco district is also important as a cohesive collection of well-preserved industrial buildings types that represent the development of industrial architecture in the nineteenth and early twentieth centuries. The district further attains significance for its association with the Waltham system of textile manufacturing, which was utilized in major nineteenth century industrial communities throughout New England. The buildings were constructed following the slow-burning construction methods particular to the Waltham system and promulgated by the associated factory mutual fire insurance companies in the later nineteenth and early twentieth centuries. The district is eligible for listing in the National Register of Historic Places at the local significance under Criteria A for its industrial significance and Criteria C for its architectural significance. The period of significance commences in 1832 with the construction of the earliest extant building and ends in 1958, fifty years before the present.

The earliest settlement in the area now occupied by the cities of Biddeford and Saco occurred around 1616 on the tip of a narrow peninsula at the mouth of the Saco River, several miles southeast of the current downtown. A small coastal village, known as Winter Harbor (Biddeford Pool today) formed what is said to have been the earliest permanent settlement in Maine. In 1678 the so-called Saco settlements (from Kennebunkport to Scarborough) became a province of Massachusetts. In 1718 the Saco settlements were incorporated as a single town (with the Saco River running through it) and adopted the name Biddeford. By the 1750s significant growth of the towns on both sides of the Saco River made it difficult to govern residents under a single municipality. The General Court permitted the east bank to form its own government in 1762, whereby the residents chose the name of Pepperellborough, after William Pepperell, the recently deceased landowner and developer of a large portion of the land that makes up Biddeford and Saco today. In 1805 Pepperellborough legally changed its name to Saco, which was incorporated as a city in 1867. Biddeford's status was changed to that of a city in 1855.

Early Industrial Development Along The Saco River

The Saco River, which separates Biddeford and Saco, includes falls of about 40 feet that drop in two stages, only about 100 feet apart. The industrial value of these falls, located approximately four miles upriver from Biddeford Pool, was recognized very early on. From the time the region was first settled in the early decades of the seventeenth century, small milling operations were established near the falls. The first saw mill was erected on the Saco River in 1653 and many other modest operations followed through the seventeenth and eighteenth centuries; among them were grist, cider, and saw mills. Lumbering operations were particularly important to the early economy of the area, with abundant

timber resources supporting that industry well into the nineteenth century.

Thomas Cutts, merchant and ship owner, established himself in Saco on the east bank of the river in the late 1750s and eventually purchased Indian Island (which became known as Cutts Island, then Factory Island, and finally Saco Island). He developed various lumber, mercantile and shipping interests on the island as Saco and Biddeford became "structured, prosperous communities which took their place in the pre-industrial Atlantic trading community." (Fairfield, p. 45.) The shops, mills and residences of both towns were concentrated at the falls, known as Falls Village, and included merchants, lawyers, smithies, cobbler shops, cabinet makers, tanneries, tailors, hatters and brickyards. Industry focused on forest products, including cut lumber, clapboards, shingles and staves. These construction products naturally needed a source for nails, which was met by Cutts, who entered into a partnership with Boston merchant Josiah Calef; together they built an iron works on Indian Island in 1811 that Calef directed and managed. Following Cutts' death in 1821, Calef secured a charter for a new company, called the Saco Iron Works Company, in order to manufacture iron, steel, and cotton goods. This company acquired the original iron works in May of 1825. The following year the Saco Iron Works Company changed its name to the Saco Manufacturing Company and constructed a seven-story wooded cotton mill. This marked the start of a textile industry that would ultimately become the economic foundation for Biddeford and Saco.

Although substantial cotton factories had been operating in several locations in Massachusetts and Rhode Island, it is believed that only three such mills existed in Maine by 1823. From the start, the Saco Manufacturing Company experienced great difficulties with their operation, including construction delays, an economic depression (1829), and a disastrous fire in 1830 that destroyed their cotton mill. Following the fire, the company holdings were sold at auction to Charles Bradbury, a Boston publisher and lawyer. Bradbury and several associated investors formed the York Manufacturing Company in 1831 and completed construction of a new cotton mill on the foundation of the burned out factory (**York Mill #1**) the following year. The successful establishment of the York Manufacturing Company laid the foundation for further investment in the development of cotton textile and textile machinery manufacturing at the Saco Falls. The net result of this successful start was that within ten years of its establishment, the York became the progenitor of the three manufacturing companies, on the Biddeford side of the Saco Falls, included within the historic district boundaries.

History of the Waltham System and Development of the Factory Mutual Fire Insurance Companies

The early development of the textile industry in America is generally credited to Samuel Slater, who successfully established a Rhode Island spinning mill in 1793 following the traditional English system under which he received his training. Slater's mill made thread, which was then sent out to be woven on small looms worked by hand in the homes of the weavers. The Rhode Island system of cotton manufacturing following Slater's model was "characterized by small mills owned by individuals or partnerships, the employment for labor of whole families, and payment in script to be used in trade at

mill – owner's stores." (Yorke, p. 56.)

In 1814 a number of men from Boston, including Francis Cabot Lowell and Nathan Appleton, set up a cotton mill in Waltham, Massachusetts that was fundamentally different from the English mills or those previously built following the Rhode Island system in terms of ownership, manufacturing process, and employment. The Waltham manufacturers were the first in this country to set up a cotton mill in which all phases of production "from the opening of the cotton bale to the finished cloth – were done under one roof." (Yorke, p. 56.) They also introduced the corporate form of business organization and, in a startling innovation for that period, paid their employees' wages in cash. During a visit to England, Lowell and Appleton had been appalled by what they saw as the dependent "factory populations" and, upon setting up the Waltham mill, instead took advantage of a different labor pool, the New England farm girl who worked for the mill independent of her family, living in company provided boarding houses, returning to the farm, when production at the mill slowed down until she was needed again. Investment for Waltham system mills was generated primarily in Boston, but development of these mills was north and west of Boston and included mills in Massachusetts (Lowell, Lawrence, Chicopee), New Hampshire (Great Falls, Manchester) and Maine (Biddeford-Saco and Lewiston).

As noted previously, the physical construction of the Waltham system mills differed from its predecessors, with slow-burning structures replacing the traditional joisted floors. Another innovation in fire prevention was the practice of constructing the picking rooms, where loose cotton could easily fuel flames, as free-standing structures rather than within the mill buildings. While some mill owners and managers were investing in fire safety improvements for their buildings, it was not the fire insurance industry that was promoting it. In fact, the underwriting practices of stock-held fire insurance companies at this time discouraged this type of investment because premium reductions were generally not offered for fire safety features added by textile manufacturing companies. (Wermiel, p. 106.) The iniquity of this lack of discrimination led to the gradual establishment and growth of mutual fire insurance companies for factories in which the policy holders owned the insurance company and had a self-interest in keeping premiums down and claims to a minimum. The factory mutuals maintained their solvency by working cooperatively with each other and by only insuring well-built and well-managed mills. To that end they established construction and maintenance standards and enforced them with knowledgeable inspectors. (Wermiel, p. 106.) The largest factory mutual company in the nineteenth century, the Boston Manufacturers Mutual Fire Insurance Company, played a significant role in developing and publishing fire safety standards for mill construction and maintenance. The basic elements of the standard for mill construction remained constant, until it was replaced by concrete construction in the 1920s.

Development of York Manufacturing Company and Creation of the Saco Water Power Company, Laconia Company, and Pepperell Manufacturing Company: 1832 to 1855

In its early years, the York Manufacturing Company prospered under the direction of Samuel Batchelder, who was hired away from Lowell, Massachusetts where he had achieved great success at the Hamilton Mills. During the 1830s and 1840s the York mill yard continued to grow with the

construction of two more factories (**York Mill #2** and **York Mill #3**), blacksmith and machine shops, dye and counting houses, a wharf at the Ferry and numerous ancillary buildings. (Fairfield, p. 45.) Following the model of the Lowell mills, the York directors created the Saco Water Power Company in 1837 to oversee real estate and water power matters of the company, as well as operations of the machine shop, which produced the machinery needed to outfit their cotton mills. Meanwhile, York Manufacturing continued to focus on production of cotton goods. An agreement was struck with local machinist Rufus Nichols, who contracted to run a new machine shop for the Saco Water Power Company. Land for the new machine shop was set off on the Biddeford side of the river and the building was completed in 1842 (**Machine Shop #1**). Shortly thereafter, directors of the Saco Water Power Company authorized construction of the **Counting House** (c. 1843) and a storehouse. The Machine Shop was extended in 1847, roughly doubling its size. By 1848 the Machine Shop and Counting House (the only two surviving pre-1860 structures built by the Water Power Company), along with a large blacksmith shop, had been erected on land south of Pearl Street, which bisected the SWPC property. A foundry and bobbin shop were situated on the north side of Pearl Street.

The first machinery produced by the Water Power Company was for the York Manufacturing Company's fourth mill (later incorporated into York Mill #1). Once this contract was fulfilled the machine shop sat idle for several months while the SWPC assembled a sufficient number of investors to carry on with plans to develop a new manufacturing company, the Laconia Company, and erect a cotton mill on a parcel of land just south of the SWPC machine shop. Creation of the new manufacturing company allowed the SWPC to generate new revenue, utilize their water power privileges, and make use of the idle machine shop to produce machinery for the new Laconia factory. Construction of Laconia's first mill was completed in 1845 (**Laconia Mill #1**). The land allocated to the Laconia Company was bounded by Main Street to the south, the Saco River to the east, Laconia Street to the west, and the Water Power Company site to the north. The agreement between the Water Power Company and the Laconia Company called not only for providing the mill machinery and main mill but also for construction of a counting house, picker house, cotton house, packing house, and three blocks of tenements. A contract for a second Laconia mill building followed shortly thereafter, resulting in five years of steady activity for the Water Power Company. **Laconia Mill #2** was completed in 1846 and a third mill was added to the complex (**Laconia Mill #3**) the following year. The Laconia's line of cotton goods included shirtings, sheetings, drills, jeans, and flannels. Laconia's three early mills remain today, while the other early structures were replaced by larger brick industrial buildings in the late nineteenth century.

In 1847 the SWPC embarked on development of a second manufacturing company, to be known as the Pepperell Manufacturing Company. The Pepperell site was located on the opposite side of Laconia Street from the Laconia Company, on a parcel of land bounded by York Street to the south, Lincoln Street to the west, and Pearl Street to the north. By November of 1847 work had begun on the new Pepperell complex, which was to include two mills, a picker house, counting house, cotton house, and a tenement block. Most of this work had commenced by the end of 1848 and kept the Water Power Company machine shop so busy that they had to contract with the Lowell Machine Shop to provide some of the machinery for Pepperell's mills. By 1850 the Pepperell complex included two mills and a picker house on the east side of the mill yard, a cotton and cloth house on the north side, and a

counting house on the south side. Only the Pepperell **Counting House** survives from this earliest period of construction. In 1854 construction began on a third mill at Pepperell (**Pepperell Mill #3**) along with two picker houses, which were later joined to Mill #3. By then the company had also erected a long row of three-story brick boarding houses (no longer extant) along the north side of Pearl Street, opposite the mill yard.

In addition to developing the new manufacturing companies, by 1850 the SWPC had created a system of canals to provide the water necessary to power to mills. Water from the Saco River was diverted above the upper dam to a main canal that passed through the SWPC yard to a holding basin from which secondary canals carried the water to the Pepperell mills and Laconia's lower mills (#2 and #3). A smaller canal branched off the river just above the lower dam and ran beneath Laconia Mill #1. Stone culverts carried the water from the canals into the lower level of the mill buildings. A similar system was established for the York mills, with a canal running from the river above the upper dam toward Mills #1, #2 and #3 and a smaller canal diverting water from above the lower canal to Mill #4. The canal system was updated over time but the basic configuration established in the mid-nineteenth century remained in use into the twentieth century. The open canals have long since been infilled but remnants of the stone culverts can be seen at the lower level of some buildings.

Development of York Manufacturing Company – Post-1850

An 1851 map of the villages of Biddeford and Saco by H. F. Walling, documents the buildings of the York Company on Cutts Island: five mill buildings, three picking houses, three blocks of boarding houses, a cotton house, lumber house, two dye houses and additional sheds and ancillary structures. Little new development was undertaken in the 1850s and 1860s. The decades after the Civil War were marked by the introduction of the railroad and accompanying influx of French-Canadians from the Province of Quebec, changes in textile machinery, the addition of steam power to the mills, and the Panic of 1873 - an economic depression that lasted until 1878. During this period, capital investments at the York mill yard focused on repairs and additions to the existing mills, the construction of steam plants, and the change from throstle to ring spinning. (Fairfield, p. 92.) The 1872 Atlas of York County illustrates that the original fourth mill had been incorporated into an expanded Mill #1, Mill #3 had been extended, and the Boston & Maine Railroad had tracks on the north side of Gooch Street. In 1880 the existing **York Mill #4** was constructed to the north of Mill #1, along with the oldest section of the **York #8 Boiler/Engine House** at the falls. This was the beginning of a period of construction that included the removal of boarding houses for the erection of a cloth hall on the north side of Mill #4 in 1883 and five years later the construction of a store house on the north side of the cloth hall. As illustrated in Colby's 1887 *Atlas of the State of Maine*, there was also considerable expansion of the bleaching and dying buildings in the southeast section of the mill yard, behind and below Mill #2 and Mill #3. Around 1888 an addition was also constructed off the south end of the #6 East Dye House. The final decade of the nineteenth century saw the construction of a modern cotton store house in 1891 at the corner of Gooch and Main Streets. Many of the buildings from the second half of the nineteenth century were later removed from the site, but Mill #4, Engine/Boiler House, #6 East Dye House Extension, and additions to Mill #1 remain.

At the York Manufacturing complex, the opening years of the twentieth century saw the last significant renovation of Mill #1, connecting it to Mill #2 and transforming it from a five story gable roof structure to the six story flat roof structure it is today. Early twentieth century postcards showing Mill #1 just before and just after this renovation also indicate that the multi-light double hung windows in this mill were being incrementally changed out to wooden hopper style windows. Investment in the physical plant of the mill continued in the first quarter of the twentieth century under the direction of Elmer Page with the removal of the remaining boarding houses (from the north side of the mill property) and the addition of new mills and warehouses. These alterations and additions included the construction of Mill # 8 in 1906, extensions to the cloth hall in 1906 and 1909, #4 and #5 Storehouse extensions in 1909, additions to the York #8 Boiler/Engine House in 1911 and machine shop in 1911-1912, and the construction of the #6 Cotton Storehouse in 1924.

The construction of the #6 Cotton Storehouse marked the physical apex of the York Manufacturing Company. The mill made a profit during World War I and survived the textile depression of the early 1920s (brought on by over production, a.k.a. "excess capacity"), but by the time the stock market crashed in 1929, the looms had ceased their production under the original management of the York Manufacturing Company. In 1930 control of the York Manufacturing Company was acquired by New England Industries Inc., a part of the Insull network of public-utility holding companies, which at this time was acquiring vacant and idle mill properties in Maine. In an adept move of adaptation, New England Industries Inc. invested millions of dollars in updating the manufacturing processes at the York and miraculously turned a profit through the Great Depression. While the removal of redundant structures and replacement with new structures had been a cyclical part of the adaptation and modernization of the York from its inception to 1924, by 1935 a turning point had been reached in which redundant structures were now being removed and not replaced. This first happened along the river bank in the southeast portion of the complex with the removal of the sprawling dye house, waste house, kier house, bleachery, boiler house and storage shed.

The Bates Manufacturing Company, a well established textile manufacturing company in Lewiston, Maine, purchased the York in the mid-1940s and successfully integrated it into their production as the York Division. In 1955 the York Division "accounted for 14 percent of the Biddeford-Saco value of manufactured product, almost 20 percent of employment, and over 16 percent of total wages in manufacturing." (Devino, Raphaelson, and Storer, p. 7-8.) The next year professor Roy P. Fairfield made the following comment in his classic 1956 history of Saco entitled *Sands, Spindles and Steeples:* "there have been the inevitable ups and downs characterizing the textile industry, but war contracts, alert sales policies, and astute management have made the York Division of the Bates Manufacturing Company a significant force in the community." (Fairfield, p. 353.) In spite of this success, or perhaps because of it, a few months after the publication of Fairfield's history, the Bates Manufacturing Company "became the victim of an adroit maneuver on Wall Street by Consolidated Textiles." (Downs, p. 178.) Bates became Consolidated's property in March 1956, and the following year the York Division was ordered to close. In October 1958, the Bates Manufacturing Company sold all of its Saco buildings to the Saco Tanning Corporation. The Kirstein Leather Company, NKL Division, operated at the site until 1982, the Nike Corporation operated on the site for a couple years in the

1980s, and in 1985 a private development company purchased the site for mixed use development. Photographer J. Ramsden documented the demolition and renovation work undertaken at Factory Island in 1986-1987. Cotton Storage Building #6, the last significant building constructed by the York Manufacturing Company, was one of the first buildings to be demolished, along with #3 and #5 Store Houses, Mill #3 Extension, and the 1850s Counting House. Additionally, Mills #1, #2, #3 and #4 were gutted and their associated engine houses, sheds and connecting bridges were demolished, effectively stripping the buildings of all their industrial appendages except for the exterior stair towers. The 1980s project fell short of its intended goals with the result that the gutted out Mill #4 has been left open to the weather for over twenty years. In the 1990s Mills #5, #6, #7 and #8 were demolished. Because of the extensive loss of complex's historic building stock, the York Manufacturing site achieves significance only when considered as a unit within the overall context of the overarching development of the Bidderford and Saco industrial complexes.

The Saco Water Power Company and Its Successors – Post-1850s

By 1850 the Saco Water Power Company successfully developed its real estate holdings and its machine shop had completed the job of outfitting the Laconia and Pepperell mills. The Pepperell and Laconia mill sites had been sold outright to the respective companies, greatly reducing the real estate development activity of the SWPC. It became clear that if the SWPC was to remain in business they would need to focus their energies on the machine-making industry and look outside to the open market for future work. Advancements in technology had rendered their machine shop obsolete by 1850, making it necessary to revamp and update their facility in order to become sufficiently competitive. It appears that the company erected the **Drafting Room** and expanded the foundry during this period. They developed a specialization in the cotton machinery field, becoming a leading producer of roving and spinning frames. The firm acquired an excellent reputation, with some observers noting that "the Biddeford machines were not excelled by any builders of cotton machinery in America." (Gibb, pg. 391.) In 1866 directors of the Pepperell Manufacturing Company and Laconia Company, most of whom were also controlling the SWPC, arranged to purchase all the Water Company assets, including their real estate holdings, water privileges, and machine shop operations. The following year all of the machine shop operations were transferred to a new company, the Saco Water Power Machine Shop. Meanwhile, the real estate and water power responsibilities continued to be handled by the SWPC, under the joint ownership and control of Pepperell and Laconia.

Among the first directors of the Saco Water Power Machine Shop was Amos D. Lockwood (1811-1884), who is said to have taken the initiative in organizing the new company. (Gibb, p.381.) Lockwood played an important role in development of the Biddeford mill district, for not only was he pivotal to expansion of the Saco Water Power Machine Shop, but he also served as consulting engineer to the Pepperell Manufacturing Company for many years and oversaw significant expansion of the mill yard during those years (1854-1884). Lockwood began his career in the Rhode Island cotton mill of Almy, Brown & Slater, where he became resident agent at the young age of 24. He subsequently established the firm A.D. Lockwood & Company, specializing in building, remodeling or enlarging mills with modernized equipment. He made a name for himself as a "mill doctor," an engineering consultant who provided guidance on all

aspects of a textile mill, including selecting factory sites, designing buildings, and supervising construction. In 1882 he took on Stephen Greene as a partner, under the name Lockwood Greene & Company. The company went on to become the nations preeminent mill engineers, working on numerous mill complexes in New England and the South in the late nineteenth and early twentieth centuries. However, due to the destruction of Lockwood's record's in a Boston fire of 1872, it is not possible to determine whether he served as the architect for the industrial buildings at the Saco Water Power Mashine Shop and the Pepperell Manufacturing Company after 1867.

The Saco Water Power Machine Shop embarked on a period of expansion following the Civil War. In 1868 and 1869 the company expended over $250,000 on new buildings, tools, patterns, and repairs. During that time, the size of the machine shop was nearly doubled with construction of **Machine Shop #2**. Over the subsequent two decades the company added to their work space with construction of a **Stock Building** (c. 1880) and **Storage Building** (c. 1880) as well as adding to the Counting House. In 1897 the Saco Water Power Machine Shop merged with the Pettee Machine Shop of Newton, Massachusetts, adopting the name of Saco & Pettee Machine Shops. Operations continued at both the Biddeford and Newton facilities as the market for textile machinery expanded rapidly in the early twentieth century. Between 1900 and 1910 the total number of spindles in the United States increased by a third. Much of this growth occurred in the South, where the industry tripled in size. Much of the production carried out at the Saco & Pettee was to outfit Southern mills, although they did continue to sustain a strong market in New England. Manufacturing capacity was dramatically increased at the Biddeford location during the period 1897 to 1912. Several manufacturing buildings were erected just north of the mill yard along Gooch Street (one remains but is located outside the NR district due to intervening intrusions). Among the improvements made at the main mill yard by Saco & Pettee was construction of the **Southwest Wing** (1910) and the **Pattern Building** (c. 1900), which replaced an earlier structure along the river.

In 1912 the Saco-Lowell Shops was formed to consolidate the machine-making operations of the Lowell Machine Shop (Lowell, Massachusetts) and Saco & Pettee Company. Saco-Lowell continued producing textile machinery in Biddeford into the mid-1950s, during which time they made only minor additions to the complex, erecting the **Circa 1930 Wing** and the **Circa 1940 Wing**. The adjacent Laconia Mill #1 became part of the Saco-Lowell property in 1941 when it was purchased from the Pepperell Manufacturing Company. In 1959 the entire Saco-Lowell property was sold to the Biddeford & Saco Development Corporation, who subsequently subdivided the land. The parcel south of Pearl Street, containing the main mill yard and earliest buildings, was sold in 1973 to Robert J. Harrisburg. Since then the complex has changed hands a number of times and rented to various businesses. It currently houses a variety of tenants, although much of the floor area is vacant. A second parcel, just north of the main mill yard between Pearl Street and the Boston & Main Railroad tracks, was acquired by the Maine Energy Recovery Company in the mid-1980s. The former foundry and other buildings associated with the SWPC were removed to make way for a large trash-to-energy facility. The third parcel, a narrow strip of land north of the railroad tracks, on which the largest of the SWPC mills stood, was sold to the Grafton Lumber Yard in 1962. The property transferred through five subsequent owners and only one of the buildings remains (outside the district boundaries).

The Laconia Company and Pepperell Manufacturing Company – Post-1850s

As with the other nearby mills, only minor new construction was undertaken at Pepperell in the late 1850s and 1860s. It was not until the last three decades of the nineteenth century, continuing into the twentieth century, that the Pepperell Manufacturing Company substantially expanded their operations. The Pepperell Manufacturing Company added to its property holdings in 1866 when, together with the Laconia Company, they bought nearly all the property of the Saco Water Power Company, except the mill yard. This included extensive holdings throughout the area, as illustrated by the Biddeford tax valuation of 1862, which lists among the SWPC holdings seven mills with water privileges, over two dozen houses throughout the city, various work shops, a blacksmith shop, all of Gooch Island, and many parcels of vacant land. By 1870 a machine shop, boiler house, coal shed and smithy had been added to Pepperell's main mill complex. Beginning in 1874, Pepperell embarked on an expansion and construction campaign at their mill yard that lasted nine years. Around 1880 the earliest mills were modified by replacing the original gables with flat roofs, which posed less of a fire hazard and made fire fighting easier. By 1880 Pepperell had added more storehouses, including several outside the main mill yard.

In 1899 the Pepperell Manufacturing Company absorbed the smaller Laconia Company, which had struggled to remain operational through most of its history. Early on, Pepperell produced a variety of cotton fabrics, including jeans, drills, shirtings, and sheetings. By 1871 they had added sateens and twills. The company was feeling the pressure of growing competition in the South, where production was less costly, in the early twentieth century. To combat this Pepperell modified production, continuing to produce their successful sheetings in Biddeford and adding blankets to their production line, making the old Laconia mills their blanket division in 1928. They also opened a factory in the South where they continued to manufacture some of their other products. Pepperell was rewarded for its years of sound management and high quality production, becoming one of the most well-known and respected manufacturers of cotton goods in the world. A U.S. Department of Commerce report from 1916 notes that Pepperell "is one of the largest selling brands of cotton goods in the world..." (Pepperell Manufacturing Co. p.71.) That same report further states that " The 'Dragon' chop [or trade mark] of the Pepperell Manufacturing company commands the highest price because of its good quality and the fact that it has been in the market for many years and is a well-known chop." (Pepperell Manufacturing Co. p.71.)

The Pepperell Manufacturing Company merged with the West Point Manufacturing Company, a large Southern firm, in 1965. The company operated under the name West Point-Pepperell for roughly 20 years when, in 1988, they acquired J.P. Stevens & Company, their rival in the sheet and towel manufacturing markets. With factories and subsidiaries throughout the world, West Point Stevens, Inc. continues to manufacture textiles in Biddeford, occupying most of the former Pepperell and Laconia buildings.

Architectural Overview

While resources within the district represent development from the introduction of large-scale

manufacturing in 1832 through the mid-twentieth century, nearly half the buildings were constructed in the three decades between 1870 and 1900. Of the 43 structures in the district, nine (21%) date to the first period of major industrial development in the 1830s and 1840s. Another 7% were built between 1850 and 1870, 53% between 1871 and 1900, while 19% post-date 1900. There is very little in the way of major modern intrusions in the district. The Italianate style was most widely used for buildings in the building designs, with nearly 60% exhibiting some level of Italianate style detailing. Other architectural styles represented include Greek Revival, Industrial Vernacular, Colonial Revival, and Modern Industrial.

While there is a uniformity to the district, with the buildings sharing a common design model, some of the principal manufacturing structures are distinguished by detailing of their stair towers. The towers feature such elements as cupolas, clock faces, belvederes, corbelled brickwork, arched windows, and decorative stonework. Structures in the district represent a full range of building types, from large multi-story manufacturing buildings to more modest mill offices, warehouses, and outbuildings. In many locations, particularly on the Biddeford side of the river, the mill buildings are linked by utilitarian enclosed bridges from the late nineteenth and early twentieth centuries. While uses of the various structures have changed over the years, the building exteriors are quite intact, with alterations typically limited to window and door modifications and small additions. The only major new construction within the district boundaries was a public parking garage and elevated promenade built on Saco Island, but that has recently been removed. Nearly all buildings are constructed of red brick and trimmed with rough-cut granite. There is one secondary building of wood-frame construction and some of the enclosed bridges joining the buildings were also built of wood. Concrete block was used to a very small degree, for a few small additions and outbuildings. Despite the loss of several primary buildings from the Pepperell Manufacturing Company mill yard (Mill #1, Mill #2 and the Cloth Room), Laconia Company complex (Picker House #1), and the York Manufacturing Company yard (Mills #5, #6, #7, #8, Store House #4 and the Cloth Hall), when viewed as a whole, the scale, concentration and massing of the entire district reflect an important and distinct collection of historic resources.

Description of Building Types

Manufacturing Buildings of the 1830s, 1840s and 1850s

Design of the mill buildings was based on the model conceived for cotton mills in Waltham, Massachusetts in the early nineteenth century. The physical construction of the Waltham system mills diverged from the English mills, which were using traditional joisted floors systems in the early nineteenth century and then shifted to fire-proof construction using iron and brick arch systems later in the nineteenth century. Instead, American mill owners minimized their potential fire loss by developing a slow-burning construction system utilizing closely spaced wood columns and beams in masonry buildings with joistless floors and separating the interior vertical and horizontal spaces to limit the spread of fire. The Waltham model was further beneficial in that it created a stronger and stiffer floor for supporting heavy vibrating machinery. The results of this construction system can be seen today in many of the buildings, where the large open manufacturing spaces remain intact.

The oldest surviving mills in the district date to the establishment of the York Manufacturing Company, Saco Water Power Company, Laconia Company and Pepperell Company in the 1830s, 1840s and 1850s. Surviving manufacturing buildings from this era include the earliest sections of the **York Mills #1, #2 and #3** (1832, 1834 and 1837), the **SWPC Machine Shop #1** (1841-1842), **Laconia Company Mills #1, #2 and #3** (1845, 1846 and 1847) and **Pepperell Mill #3** (1854). These early buildings were typically four or five stories tall and had rectangular plans with external brick stair towers. The utilitarian nature of the mills was evident in their lack of architectural ornamentation. In most cases, detailing is limited to modest corbelling beneath the eaves. One of the earliest detailed descriptions of American mill construction is in James Montgomery's 1840 *A Practical Detail of the Cotton Manufacture of the United States of America; and the State of the Cotton Manufacture of the Country Contrasted and Compared with that of Great Britain; with Comparative Estimates of the Cost of Manufacturing in Both Countries.* Montgomery includes a discussion of the plan and arrangement of mills in three districts of the northeastern United States. He notes that the mill plans are nearly the same in the districts and that the mill buildings generally are three or four stories high with an attic or double roof. He also notes that recent mills constructed in Lowell have five stories with a plain roof and accurately predicts that "the double roof will here-after be abandoned." While most of the Biddeford mills had steep gable roofs with small dormers, the York buildings included a clerestory level, or so-called double roof. By 1875 the double roof at York Mill #1 had been replaced by a plain gable with a cupola. A cupola had also been added to Laconia Mill #1 and the main mills of the Pepperell Manufacturing Company. In the late nineteenth and early twentieth centuries the steep gable roofs and double roofs of nearly all the mill buildings were gradually replaced by very shallow pitched roofs as a means of reducing potential fire hazard. In several instances the roof replacements involved the addition of a top floor, as can be seen at Laconia Mill #2, where the original corbelled brick cornice remains beneath the upper floor. Buildings constructed by the mill companies after about 1870 were built with the lower pitched roofs. Only the SWPC Machine Shop #1 retains its original gable roof. It appears that brackets were installed on the early mill buildings at the time the roofs were replaced. Brackets of this type were also used for the post-1840s buildings, so that today they serve as a unifying feature throughout the district.

Window openings of the earliest mills in the district were smaller than those of their later counterparts and typically had wood sills and flat heads with rough-cut granite lintels. The earlier buildings were originally illuminated by multi-pane wood double-hung sash in varying configurations (both 6/6 and 12/12 are in evidence), which remain in only a few scattered locations. In later years, windows in several of the mills at the York, Laconia, and Pepperell yards were replaced by an unusual multi-paned fixed sash with operable central pivoting transoms. A few of the later mill buildings apparently incorporated this window type into the original design, particularly those of the Laconia Company (see discussion below).

Late Nineteenth and Early Twentieth Century Manufacturing Buildings

Roughly 63% of the district buildings were constructed in the second half of the nineteenth century, most after 1870 (little construction occurred in the 1850s and 1860s). Through the nineteenth century and into the early years of the twentieth century the basic design for mills established in the 1830s continued to serve as the model for mill construction in the district. Four and five story red brick structures with

rectangular plans and external stair towers continued to be favored by the mill companies. Where the later nineteenth century mill buildings differed from their earlier counterparts was in their roof design, size and shape of window openings, and detailing of exterior brickwork. Buildings constructed after about 1860 had shallow pitched roofs with central ridges. Nearly all had deep overhanging eaves supported on widely spaced brackets. Window openings continued to hold multi-pane wood double-hung sash but the earlier flat windows heads were abandoned in favor of segmental arched windows. By 1870 use of the arched windows became standard construction practice in the district, as seen at the **SWPC Shop** (c. 1880), **Laconia Mill #4** (1873), and the **York #6 East Dye House Extension** (c. 1888). Notable exceptions include two substantial additions made to York Mill #1 in the 1870s, which have flat window heads to match the original 1830s construction rather than the arched openings. The **SWPC Machine Shop #2** (c. 1868), one of the earliest of this type in the district, has sills of rough-cut granite while most buildings of this type had wood sills. The **Pepperell Mill #4** (1873) is an anomaly within the district, having been constructed around 1882 with an L-shaped plan, an octagonal corner tower, and flat window heads, which were more typical of the earlier buildings.

Beginning about 1880 brick pilasters were introduced into the design of some of the new exterior elevations, particularly at the York mill yard. These wide vertical elements separate the window bays and rise through all floors and form an arcade beneath the eaves. Among the first of this type to be constructed there were the **York Boiler & Engine House** (c. 1880) and **York Mill #4** (c. 1880). In most cases the pilasters rise up to form a shallow brick arcade beneath the cornice line. Although the pilasters were used for only a few of the manufacturing buildings on the Biddeford side of the river, most notably the **Pepperell Picker House #2** (c. 1880) and the **Pepperell Waste House** (c. 1880), there are quite a few storage buildings that were designed with pilasters (see "Storage Buildings" below). The Waste House features interesting double arches between the pilasters and is atypical for its hip roof.

Another significant modification to the early nineteenth century mill design was the use of larger windows, typically with 12/12 wood sash, as seen on the **Laconia Mapping Room** (c. 1890), the **Laconia Cloth Room** (c. 1890), and the **Pepperell Cotton House** (1914). At the **Laconia Picker House** (c. 1890) the south and east elevations have very large segmental arched windows holding unusual wood sash with a multi-pane fixed lower panel beneath a smaller center-pivoting transom. These appear to have been the original sash. Historic photographs indicate that similar windows were used at **Laconia Picker House #1** (c. 1890), but those were later replaced. The structures erected after about 1890 were generally smaller, some only two or three stories high, like the **Pepperell Weave Shed** (1909) and **Laconia Weave Shed** (c. 1895).

Little construction occurred in the district after about 1910, other than several minor additions to existing structures. Of note are two additions to the Saco Water Power Company complex, which in 1912 had become the Saco-Lowell Shops. The additions have a distinctly modern appearance and are consistent with advancements in building technology and refinements to mill design after about 1920 when long strips of steel windows, long span steel beams and trusses, and reinforced concrete came into popular use. Saco-Lowell's **Circa 1930 Wing** and **Circa 1940 Wing** are very similar in design and feature elements typical of Modern industrial design. Exterior walls are faced with oversized red bricks and are punctuated

by bands of multi-pane steel windows with smooth concrete sills. Long steel beams and tall braced steel columns allow for large open interior spaces.

Counting Houses/Mill Offices

The original mill offices, known as the counting houses, of the Saco Water Power Company (1843) and Pepperell Manufacturing Company (c. 1848) remain much as they were when first erected. Typical of this building type, these small structures are designed with a bit more architectural ornamentation than the utilitarian manufacturing buildings. Both counting houses are two and one-half story red brick buildings with gabled roofs. Rooflines are defined by decorative corbelled brick cornices with dentils. The buildings are similar, combining Greek Revival and Italianate styling, but differ in their detailing. The older **SWPC Counting House** has a compound brick cornice with shallow returns at the gable ends. Most window openings have segmental arch brick heads; those at the second floor hold paired sash, a feature found in a few of the SWPC buildings. Windows have 2/2 wood double-hung sash that appear to be historic features. There are also a small number of openings with flat lintels of rusticated granite. The **Pepperell Counting House** has full pedimented gable end walls and simple window openings with flat rusticated granite heads and sills. A number of the window openings retain 6/6 wood double-hung sash that may have been original to the building. The first mill office for the Laconia Company was located in a building just west of Mill #1 but was replaced by a manufacturing building in the late nineteenth century. In about 1890 the company erected a second office building, which remains today. The **Laconia Office** (1890) is a two-story red brick structure, roughly square in plan, with a low pitched roof. The roof line was originally defined by deep overhanging eaves supported on broad brackets, but the brackets and projecting eaves were removed (date unknown). Typical of buildings constructed in the district in the late nineteenth century, Laconia's office has segmental arched windows with brick heads and rusticated granite sills. Windows hold both 2/2 and 6/6 wood double-hung sash. The original main entry remains intact and features a set of glazed and paneled wood doors beneath a transom and a granite hood.

Storage Buildings

Although the utilitarian secondary buildings were removed from the York complex on Saco Island as part a 1980s renovation, there are a number of examples remaining among the Biddeford properties. The southern boundary of the district, along Main Street, is sharply defined by the massive **Laconia #5 Cloth Store House** (c. 1890; 1916). Constructed in two phases, the warehouse is strictly utilitarian in its design, with unadorned brick walls and very small arched windows. Windows have slightly projecting brick heads, the only suggestion of architectural ornament on the building. Small arched windows of this type were used on most of the storage buildings in the district. There are four such buildings surviving from the Pepperell complex. **Pepperell Store House #1** (c. 1880) and **Pepperell Store House #2** (c. 1880) are nearly identical three-story brick structures with low pitched roofs. Like the neighboring manufacturing buildings, they have deep overhanging eaves supported on wide brackets. Exterior walls are divided into narrow bays by brick pilasters that rise to form arches beneath the cornice line. The small arched windows are sparse, occurring in alternating bays only. **Pepperell Store House #4** (c. 1890) and **Pepperell Store House #5** (c. 1900) were built about a decade later and are only two stories high and have broad irregular

footprints. As with the earlier storage buildings, these structures have shallow pitched roofs with brackets at the eaves, small arched windows, and brick elevations divided by pilasters. They have been altered more than others in the district, primarily changes to fenestration. A stepped brick façade was added on the north side of Storehouse #5 (c. 1930s). Storehouse #4 was more heavily modified by the addition of a stucco finish over all exterior walls.

Miscellaneous Property Types

Pepperell Recreation Building (c. 1916) – Located at the intersection of Lincoln and Main Streets, the Recreation Building is a one-story brick structure with a curved southeast corner. The building rests on a rusticated granite foundation and is enclosed by a flat roof. Like the neighboring mill buildings, this structure features widely spaced brackets beneath the eaves. Window openings have rusticated granite sills and lintels. The main entry is located at the curved in the façade and consists of a Colonial Revival style surround with fluted pilasters, a fan light, and a pedimented gable. Two windows flanking the entry have similar styling, with narrow pilasters supporting an entablature with dentils.

Cumberland County Power & Light Company (c. 1925) – The small parcel of land on which the Cumberland County Power & Light Company is located was historically owned by the Pepperell Manufacturing Company. It is a two-story brick building (adjoining engine and boiler rooms). A small brick shed is attached to the engine room. A tall brick smoke stack stands adjacent to the boiler room. The building is utilitarian in its design, with little in the way of architectural ornamentation. Windows and doors of the engine room are set within recessed brick panels with corbelled heads. Stout brackets are set beneath the eaves. The boiler room is less detailed, having only plain brick walls. Tall windows line the river side of the engine room, while the boiler room has smaller openings. The buildings rest on poured concrete foundations that serve as retaining walls along the river.

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Repositories

McArthur Library, Bidddeford, Maine. Collections include maps, views, scrap books, vertical files, photographs, newspapers, and manuscript histories of Biddeford and Saco and the mill complexes.

Dyer Library and Saco Museum, Saco, Maine. Collections include Sanborn insurance maps, isometric maps of the York Manufacturing Company complex, City of Saco manuscript city records, vertical clipping files, slides and black and white images of York manufacturing, over 150 blueprints of mill buildings and machinery for Pepperell, Saco-Lowell and York Manufacturing (1880s to 1950s), as well as stereo views, postcards, newspapers and ephemera.

10. GEOGRAPHICAL DATA

UTM'S continued:

5). 19 / 382435 / 4816313
6). 19 / 382230 / 4816431
7). 19 / 382016 / 4816621
8). 19 / 382169 / 4816760
9). 19 / 382205 / 4816648

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Biddeford/Saco Mills Historic District are delineated on city assessors maps and include the following: Biddeford: 40-67, 40-68, 40-71, 40-71-1, 40-72, 71-4, 71-5, 71-5-1, 71-6, 71-9, 71-10, 71-11, 71-12 and Saco: 037-002, 037-001, 037-001-001, 037-001-002, and small portions of 037-004 and 037 -008-001. Please refer to the "District Sketch Map" for precise boundaries of the district. Please note: only very small portions of lots 037-004 and 037-008-001, as depicted on the map, are included within the district boundaries as necessary to form a contiguous district in Saco.

BOUNDARY JUSTIFICATION

The boundaries of the Biddeford / Saco Mills Historic District include most of the land historically associated with the main mill yards of the York Manufacturing Company, Saco Water Power Company, Laconia Company, and Pepperell Manufacturing Company. Some portions of the former mill properties were excluded due to the existence of modern intrusions (area of Saco Water Power Company north of Pearl Street) or the loss of buildings (northeast portion of York Manufacturing Company site).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

PHOTOGRAPHS

Photograph 1 of 15
ME_York County_Biddeford/SacoHD1.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View east showing west elevation of York #8 Boiler/Engine House.

Photograph 2 of 15
ME_York County_Biddeford/SacoHD2.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View west showing south elevation of York Mill #4.

Photograph 3 of 15
ME_York County_Biddeford/SacoHD3.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View northeast showing York Mill #1, York Mill #2, York #6 East Dye House, and York Mill #3 (left to right).

Photograph 4 of 15
ME_York County_Biddeford/SacoHD4.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View northeast showing south elevation of Laconia Cloth Room.

Photograph 5 of 15
ME_York County_Biddeford/SacoHD5.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View northwest showing south elevation of Laconia #5 Cloth Store House.

Photograph 6 of 15
ME_York County_Biddeford/SacoHD6.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View southwest showing east elevation (left) and north elevation (right) of Laconia Picker House #2, #3, #4.

Photograph 7 of 15
ME_York County_Biddeford/SacoHD7.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View west showing east elevation (left) and curved north elevation of Laconia Store House #1.

Photograph 8 of 15
ME_York County_Biddeford/SacoHD8.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
view north showing south elevation of Pepperell Mill #4.

Photograph 9 of 15
ME_York County_Biddeford/SacoHD9.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View northeast showing south elevation of Saco Water Power Machine Shop #1.

Photograph 10 of 15
ME_York County_Biddeford/SacoHD10.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View southeast showing tower off northwest corner of Saco Water Power Company Machine Shop #2.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

PHOTOGRAPHS, continued.

Photograph 11 of 15
ME_York County_Biddeford/SacoHD11.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View southwest showing east elevation (left) and north elevation (right) of Pepperell #2 Picker House.

Photograph 12 of 15
ME_York County_Biddeford/SacoHD12.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View northwest showing south elevations of Pepperell Recreation Building (left) and Pepperell Counting House (right).

Photograph 13 of 15
ME_York County_Biddeford/SacoHD13.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View northeast showing west elevation of Pepperell Mill #3.

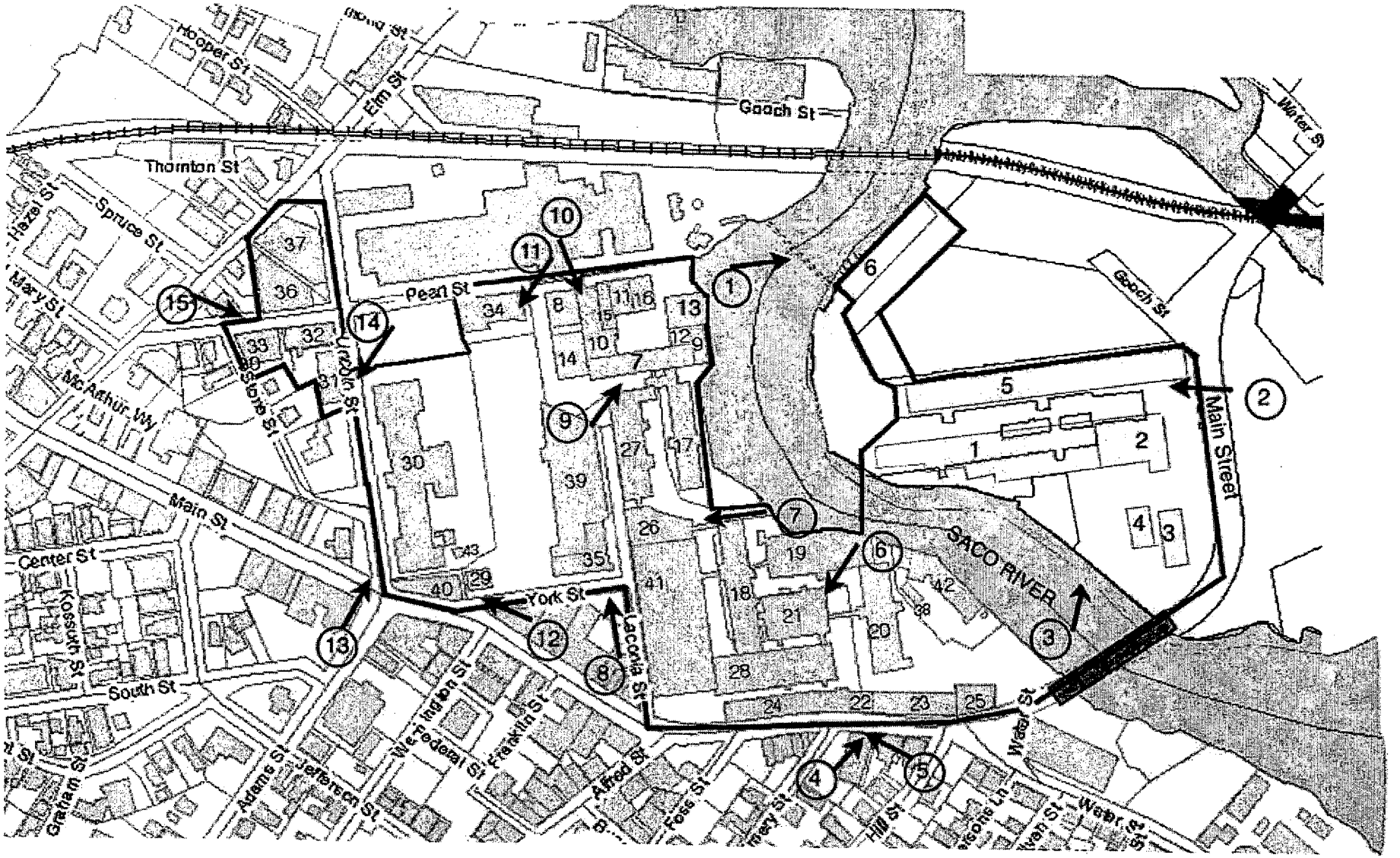
Photograph 14 of 15
ME_York County_Biddeford/SacoHD14.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View southwest showing east elevation (left) and north elevation (right) of Pepperell Waste House.

Photograph 15 of 15
ME_York County_Biddeford/SacoHD15.tif
Christine Beard
Maine Historic Preservation Commission
6 November 2007
View southeast showing north elevations of Pepperell Store House #1 and Pepperell Store House #2.

All photographs were printed on Epson Premium Glossy Paper with Claria High Definition Ink on an Epson Stylus Photo 1400 printer.

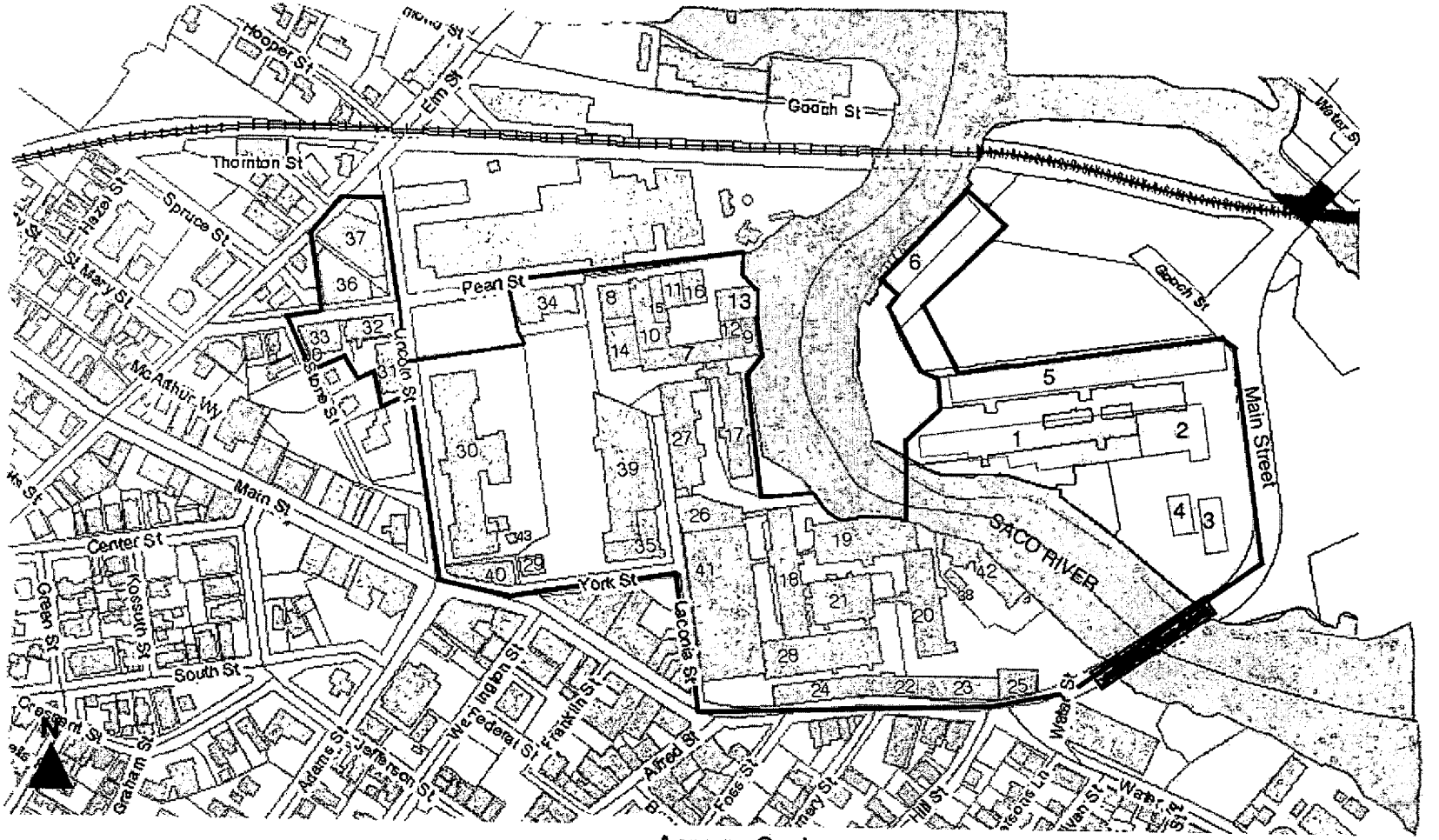
BIDDEFORD/SACO MILLS HISTORIC DISTRICT
BIDDEFORD & SACO, MAINE

DISTRICT PHOTO KEY



BIDDEFORD/SACO MILLS HISTORIC DISTRICT
BIDDEFORD & SACO, MAINE

DISTRICT SKETCH MAP



Approx. Scale
1/2" = 100'