NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

United States Department of the Interior
National Park Service

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Biddeford Main Street Historic District

other names/site number

2. Location

street & number 29 to 316 Main St, and portions of Elm, Jefferson, Adams, Washington Franklin, Alfred and Water Streets. ☐ not for publication

city or town Biddeford ☐ vicinity

state Maine code ME county York code 031 zip code 04005

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Signature of certifying official — Date 11/4/09

SHPO - Maine

Title — State or Federal agency/bureau or Tribal Government

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

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper — Date of Action 12/24/09

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [X] private
- [X] public - Local
- [ ] public - State
- [X] public - Federal

Category of Property
(Check only one box)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
50	9	buildings
		district
1	2	site
		structure
1		object
52	11	**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

Three (3)

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Hotel
DOMESTIC / MULTIPLE DWELLING
COMMERCE / TRADE / Business
COMMERCE / TRADE / Financial Institution
COMMERCE / TRADE / Specialty Store
COMMERCE / TRADE / Department Store
(See continuation sheet)

Current Functions
(Enter categories from instructions)

DOMESTIC / Multiple Dwelling
COMMERCE / TRADE / Business
COMMERCE / TRADE / Financial Institution
COMMERCE / TRADE / Specialty Store
COMMERCE / TRADE / Professional
COMMERCE / TRADE / Restaurant
(See continuation sheet)

7. Description

Architectural Classification
(Enter categories from instructions)

MID – 19TH CENTURY / Greek Revival
LATE VICTORIAN / Italianate
LATE VICTORIAN / Romanesque Revival
LATE 19TH AND 20TH C. REVIVALS
/ Classical Revival
MODERN MOVEMENT / Art Deco

Materials
(Enter categories from instructions)

foundation: BRICK
STONE / Granite
walls: BRICK
roof: ASPHALT
other: *(See Continuation Sheet 7)*

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Biddeford Main Street Historic District consists of 62 buildings, three parks, and one monument along Main Street, Jefferson Street, Adams Street, Franklin Street, Washington Street, Alfred Street, Elm Street, and Water Street in downtown Biddeford, York County, Maine. Biddeford is a city of approximately 22,000 persons, located about 15 miles south of Portland. The City encompasses an estimated 30 square miles just west of the coast line. The Biddeford Main Street Historic District encompasses approximately 14.5 acres (less than 0.025 square miles) and is located along a half-mile section of Main Street, which generally runs in an east-west direction. There are 50 new contributing resources and eleven non-contributing resources within the district, as well as three properties that were previously listed in the National Register and also contribute to the current district. The non-contributing resources were either constructed after the period of significance or are older buildings that have undergone modern façade renovations and no longer retain sufficient integrity to contribute to the district. Biddeford's Main Street is a concentration of predominantly attached commercial buildings that served as the central business district for the City of Biddeford and the surrounding area beginning around 1846. The buildings form a cohesive grouping that conveys the significance of the district as the commercial and social center of the City of Biddeford from 1846 through 1952.

The district includes mainly two- to four-story brick or frame buildings with first-floor storefronts and upper-story office or residential uses. The most prominent stylistic influence is Italianate, although Greek Revival, Romanesque Revival, Art Deco, and Classical Revival are also represented. Common details include segmental arch windows and pressed metal cornices with decorative brackets. The storefronts are visually separated from the upper stories and usually have display windows and recessed entrances. The civic and religious buildings follow many of the same stylistic principles, with notable details that discern them from the commercial buildings, such as the tower on City Hall (Photograph 1) and the physical separation of the McArthur Library (Photograph 2). Several of the commercial buildings are distinguished by materials, such as the Marble Block (Photograph 3), or through design, such as the Egyptian Revival J.K. Paquin Building (Photograph 4).

Narrative Description

Overall, the buildings of the Biddeford Main Street Historic District are in good condition and retain adequate integrity to portray their significance as components of a mid-nineteenth to mid-twentieth-century central business district. Most of the windows have been replaced, and some of the storefronts have been altered. However, the contributing buildings retain their original form, ornament, and continue to portray their original use and design. While individual buildings may be altered, the district as a whole retains integrity of design, location, workmanship, setting, feeling, association, and materials. Few buildings have been altered to a degree that they no longer contribute to the district. The majority of the buildings within the district retain their original facades, and there are few modern intrusions. Where buildings have been demolished, open space or parking areas have often taken their place; however, all but two modern parking lots are located on a parcel associated with a contributing building.

Setting

The Biddeford Main Street Historic District represents the central business district of the City of Biddeford, and is located along the south side of the Biddeford - Saco Mills Historic District (NR: 08001258). The buildings of the mill district are typically large brick mills along the Saco River or lower Main Street and smaller brick Greek Revival offices front upper Main Street. The Biddeford - Saco Mills Historic District is significant for its architecture and association with industrial history between 1832 and 1958. The mill buildings are visibly distinct from the commercial buildings of the Biddeford Main Street Historic District; therefore, the boundaries of the two districts abut each other but do not overlap.

The surrounding buildings to the east, west and south are not included within the historic district boundary as they are typically either residential in use, of modern construction, or have been highly altered. The immediate residential buildings are typically two-story frame structures constructed in the mid- to late-1800s (Photograph 5). While constructed within the period of significance, these adjacent buildings are not included within the boundary as they are solely residential in use and do not contribute to the historic significance of the Biddeford Main Street Historic District. The residential buildings near lower Main Street predominantly contain details of the Greek Revival style, while many of the dwellings of upper Main Street are more ornate with Italianate and Second Empire influences. Modern commercial establishments

extend along Elm Street and Alfred Street beyond the district, and much of Washington, Adams, and Franklin streets have either been vacated for parking lots, used for modern construction, or contain highly altered commercial buildings (Photograph 6).

Main Street between Elm and Water streets is a two-way street with two lanes of traffic and parallel parking on both sides of the street. The road runs along angles and curves, echoing the route of the Saco River, along the south side of the Biddeford - Saco Mills Complex. Standard width sidewalks flank the street, with occasional street trees, utility poles, and decorative pedestrian-scaled street lamps. The side streets of Water, Elm, Jefferson, Adams, Washington, and Alfred have narrower sidewalks than Main Street, and only Adams Street has decorative street lamps. Water Street has only a narrow sidewalk on the south side of the street, and a public park is located on the north side of the street along the Saco River, outside of the Biddeford Main Street Historic District boundary. Limited parking is allowed on the south side of Water Street. Signage is typically found installed on the building façades or in windows. Notable deviations from the typical signage include the projecting sign for the City Theater within the City Hall building, and the stand-alone sign in front of the McArthur Library. Other signage is found advertising the walking tour hosted by the Biddeford Historical Society, including maps and placards giving historical information about Biddeford. Awnings are occasionally installed flush to the façade and projecting over the sidewalk. The majority of the buildings abut the sidewalk, with the exception of the McArthur Library, Fleet Bank (non-contributing), and the Getty Gas Station (non-contributing).

Individual Building Descriptions:

Main Street

1. 29 Main Street, ca. 1850; ca. 1940 — 1 contributing building.
   MHPC No. 041-0079

Located on a corner lot across the street from a large mill building, the two-story frame dwelling at 29 Main Street has a *circa*-1940 commercial addition that fronts Main Street. The two-story wood-frame commercial addition is faced with brick and has a flat roof and concrete foundation (Photograph 7). A storefront sheltered by a pent roof wraps around the northeast corner. The elevation facing Main Street is four bays wide, with paired windows located in the two center bays and single windows in the outer bays. The windows all have one-over-one light, double-hung vinyl sashes and stone lintels and sills.

2. L. Anton Building, 35 Main Street, ca. 1850; ca. 1915 — 1 contributing building.
   MHPC No. 041-0080

The largest building on the block, the L. Anton Building is a *circa*-1915 commercial front attached to a *circa*-1850 frame dwelling. Attached to the north elevation of the two-story dwelling, the three-story commercial addition has brick walls, a stone foundation, a flat roof, and details with twentieth-century Classical Revival influences (Photograph 8, center). The L. Anton Building is six bays wide, and the second and fifth bays have segmental arch openings with paired windows. The windows are all one-over-one light, double-hung vinyl sash with stone sills and lintels. The first floor has two storefronts, each with a central entrance flanked by display windows. The storefronts retain the original glass-over-panel doors, transoms, and recessed panels below the windows. A stone panel inscribed with "L ANTON" is centrally located above the third story windows. A pressed metal cornice projects from the edges of the flat roof, below which the bricks are set in decorative rows.

3. 41 Main Street, ca. 1930 — 1 non-contributing building.
   MHPC No. 041-0081

Surrounded by a modern parking area to the south and west, the two-story brick commercial building at 41 Main Street is significantly altered (Photograph 8, far right). The building has a concrete foundation and a flat roof, and the original brick walls have been covered with modern vinyl siding. The only openings visible are the central entrance and a ribbon of windows that extend along the first story east of the door. The other openings are obscured by the siding.

4. 47 Main Street, ca. 1900 — 1 contributing building.
   MHPC No. 041-0082

Located at the corner of Emery Street and Main Street, the three-story brick commercial building at 47 Main Street has a flatiron form and detail influenced by the Italianate style that is common in nearby buildings (Photograph 9, far left). Sitting upon a concrete foundation, the brick building includes four bays along Main Street, six bays facing Emery Street, and one bay of windows at the corner. The upper level windows have relieving arches detailed in the brick and the display windows of the first floor storefront have been partially filled in and covered with wood shingles. A pressed metal cornice runs along the top of the third floor windows, separating them from the parapet and flat roof.

5. 49 Main Street, ca. 1925 — 1 contributing building.
MHPC No. 041-0083

The two-story brick commercial building at 49 Main Street has a flat roof, concrete foundation, and details influenced by twentieth century Classical Revival. The first floor storefront has a central recessed entrance flanked by display windows (Photograph 9, second from left). The four bays of second floor windows have one-over-one light, double-hung sashes. A soldier row is detailed in the brick façade above the second story windows, and the parapet includes a row of bricks laid in a decorative pattern.

6. 53 Main Street, ca. 1920 — 1 contributing building.
MHPC No. 041-0084

The three-story commercial building located at 53 Main Street has a flat roof and is constructed with rusticated concrete blocks (Photograph 9, third from left). The first floor storefront has been partially covered with vinyl siding, and a modern picture window is located to the west of the storefront entrance. The entrance to the second level is located at the east end of the first floor. The four bays of second story windows are one-over-one light, double-hung vinyl sash with stone sills and lintels.

7. Bryant Building, 61-65 Main Street, ca. 1890 — 1 contributing building.
MHPC No. 041-0085

The Bryant Building is a three-story commercial building with a stone foundation, flat roof, and brick walls (Photograph 9, far right). The Bryant Building sits upon two separate tax parcels, with a large parking area encompassing the majority of the western parcel. Although it is a vernacular building, details show influence from the Italianate style. The three first-story storefronts each have two picture windows with brick panels detailed below. The 12 bays of upper level windows each have one-over-one light, double-hung sashes. The upper levels are separated into three sections, each with four windows. The third floor windows have segmental arches with relieving arches and keystones detailed in the brick. A stone panel in the center of the façade between the second and third levels is inscribed with "BRYANT BUILDING". Brick corbels are located below the pressed metal cornice.

8. Puritan Building, 105 Main Street, 1912 — 1 contributing building.
MHPC No. 041-0086

Located at the corner of Alfred Street and Main Street, the three-story commercial building includes details influenced by twentieth-century Classical Revival (Photograph 10, far right). This corner building, typical in design to the other three-story corner buildings within the district, has a stone foundation, brick walls, and a flat roof. Eight bays face Main Street, four bays open towards Alfred Street, and one bay faces the corner. Four bays of the first floor display windows line Alfred Street. The first level along Main Street has four bays of display windows flanking central doors; narrow entry bays are also located between the eastern two bays and the western two bays. The storefront level is separated from the second level by a soldier row of bricks. The second and third levels of the north, northeast, and east elevations have paired one-over-one light, double-hung windows with stone sills in each bay. Keystones are detailed in the bricks above each window or set of windows. A pressed metal cornice runs along the entire perimeter of the flat roof, and the parapet has a metal cap.

9. Staples Block, 117 Main Street, 1896 — 1 contributing building.
MHPC No. 041-0087

Located between buildings of similar massing, the Staples Block has a stone foundation, brick walls, and a flat roof (Photograph 3, left). The three-story commercial building uses Classical details and includes a first floor storefront with three sections of display windows. The recessed entrance is located at the far west. The storefront is topped by six metal panels. Two-story Doric pilasters detailed in the brick are located at each end of the tripartite façade and on each side of the center section. The outer two sections each have a pair of plate glass windows flanked by one-over-one light, double-hung aluminum sash windows. The central section has a pair of one-over-one light, double-hung aluminum sash windows. The second level windows are topped with soldier rows of bricks, while the third level windows have arches detailed in the brick above each window. A decorative panel is located between the second and third levels in the center section, and contains the words "EDWARD W. STAPLES 1896" surrounded by vines. The façade is topped with a decorative brick frieze and a pressed metal cornice.

10. Marble Block, 129 Main Street, 13 Franklin Street, 1877; ca. 1940
MHPC Nos. 041-0448, 041-0088 — 1 contributing building.

The three-story Italianate commercial building at 129 Main Street (Photograph 3, center) has rear concrete block addition that faces Franklin Street (Photograph 11). The façade of the Marble Block is clad in a marble veneer in contrasting grays and whites. The brick building sits upon a stone foundation, and has a flat roof. The primary commercial front is ten bays wide with a first floor storefront. The first floor storefront has plate glass windows flanking a central recessed entrance. A cornice with a simple frieze and dentils tops the storefront. The second floor windows have segmental arches and keystones emphasized in the veneer. The upper story windows are significantly taller than the second floor windows. The third floor windows have a decorative beltcourse below and rounded arches with keystones emphasized in the veneer above. An ornate cornice with a simple frieze and dentils tops the façade. Decorative brackets are located along the cornice on each side of a central gabled pediment. Finials are located at each side of the pediment and at each end of the cornice. The letters "O.H.S." are inscribed in the stone below the pediment. The rear addition is a one-story concrete block commercial structure with a central glass-and-metal entrance and no other openings. The rear addition extends from the south elevation of the Marble Block to form an L-shaped footprint.

11. Hooper's Brick Block, 137 Main Street, 1848 — 1 contributing building.
MHPC No. 041-0089

The two-and-one-half story brick commercial block at the corner of Franklin and Main streets has brick walls, a stone foundation, and Greek Revival detail (Photograph 3, third from right; Photograph 12, far left). Hooper's Block stands out amongst the neighboring buildings due to the side-gable roof, which is also found on the earlier buildings of the district, such as the Thatcher Hotel. The roof is clad in asphalt shingles, and a double chimney extends from the gable end wall. Three storefronts with plate glass windows line the first floor; two have recessed central entrances, and the westernmost has a corner recessed entrance. An entrance to the second floor is found between the corner and center storefronts. Seven bays of windows are located in the second floor of the north elevation, and four bays of windows face west towards Franklin Street. Three bays of windows are also located in the attic story facing Franklin Street. The windows are all one-over-one light, double-hung sash with stone lintels and sills. Gabled dormers are located above the second from the outer bays. The dormers are sided with vinyl and have one-over-one light, double-hung aluminum sash windows.

12. 145 Main Street, ca. 1900 — 1 contributing building.
MHPC No. 041-0090

The four-story commercial building at the corner of Franklin and Main streets has a stone foundation, brick walls, and a flat roof (Photograph 12, center). The simply–ornamented building shows Classical influences in the prominent cornice and pilasters that extend along the facade. A storefront encompasses the first floor of the north elevation and the northernmost bay of the east elevation. The storefront is topped by metal panels and plate glass windows flank a central recessed entrance (Photograph 13). Three recessed bays of windows face Main Street, while four bays face Franklin Street. The first floor storefront is separated from the upper levels by a pressed metal cornice. The openings get smaller in each rising story, but all have paired, one-over-one light, double-hung aluminum sash windows. The second story windows have stone sills and lintels, while a beltcourse detailed in the brick runs along the bottom of the third story windows. A simple frieze is detailed in the pattern of bricks below the pressed metal cornice that extends across the north and east elevations.

13. Shevenell Park, 149 Main Street, ca. 1975 — 1 non-contributing site.

The narrow landscaped lot between 145 Main Street and 163 Main Street was established as a pocket park after the demolition of a commercial building (Photograph 12, right of center). Paved with concrete trimmed with brick, the pocket park has a row of seven deciduous trees planted down the center of the lot. Plantings line the edges of the park, along the walls of the adjacent buildings, and benches are placed intermittently along each side.

14. 163 Main Street, ca. 1850 — 1 contributing building.
MHPC No. 041-0091

The two-and-one-half-story commercial building at the corner of Washington and Main streets was designed with Second Empire influences (Photograph 12, right). The brick walls sit upon a stone foundation, and the side-gambrel roof is clad in asphalt shingles. The first floor contains two storefronts. The east storefront has plate glass display windows and a recessed entrance near the center of the building. The west storefront houses a bank, and has been covered with a polished marble veneer. Two plate glass windows are located east of the entrance. Five bays of windows open on the west elevation. The second floor contains 12 bays of six-over-six light, double-hung windows. Each has a segmental arch opening, stone sill, and a hood molding detailed in the brick. Simple pilasters separate the façade into six sections in a 2/2/1/2/1/2/2 bay pattern. The west elevation has five bays of windows on the second story, with the windows paired in the center bay. The brick entablature at the top of the second floor of the façade has dentils and a pressed metal cornice. The gambrel roof covers the third story, and three hipped-roof dormers project from the asphalt-shingled north slope. Each dormer has a central six-over-six light, double-hung window flanked by two-over-two light sidelights. The third floor of the

west elevation has three bays of windows, with the center bay paired. The pressed metal cornices along the top and bottom of the third floor return partially along the west elevation.

15. 110 Main Street, ca. 1960 — 1 non-contributing building.
MHPC No. 041-0054

Located at the corner of Main and Laconia streets is a modern two-story commercial building (Photograph 14, far right). The building has a concrete foundation and brick walls. The brick wall of the side elevation is covered with vinyl siding. The first floor includes three storefronts, each with brick knee walls and display windows flanking recessed entrances. The second floor has two centrally located oriel windows projecting through the wood-shingled, low-hanging mansard roof.

16. 116 Main Street, 1940 — 1 contributing building.
MHPC No. 041-0055

The two-story vernacular commercial building at 116 Main Street has a concrete foundation, a stucco façade, and a flat roof (Photograph 14, second from right). The first floor storefront has plate glass display windows flanking a central recessed entrance. The storefront is surrounded by metal, and three frosted panels are located above the display windows. The second floor has a central picture window flanked by smaller one-light windows.

17. 124 Main Street, ca. 1910 — 1 contributing building.
MHPC No. 041-0056

The two-story commercial building at 124 Main Street has a concrete foundation, brick walls, and a flat roof (Photograph 14, third from right). The detailing of the building is reminiscent of Classical styles. The first floor storefront has plate glass display windows and a central recessed entrance. The storefront is topped with polished granite panels that continue across the building to the west. A modern glass-and-metal door at the east end opens to the staircase leading to the second story. The second story has three bays of six-over-six light, double-hung windows with segmental arch openings. The brick above each opening is laid in a decorative relieving arch, and recessed panels are found above each bay. Brick laid in a decorative entablature separates the third story from the parapet roof, which has two stone panels.

18. Polkawich Block, 128 Main Street, 1924 — 1 contributing building.
MHPC No. 041-0057

The Polkawich Block is a twentieth-century Classical Revival commercial building. The two-story brick building sits upon a concrete foundation, and has a flat roof behind a parapet (Photograph 14, fourth from right). The first floor storefront has plate glass display windows and a recessed entrance west of center. Granite panels continue across the top of the storefront from the building to the east. The second level has four bays of paired, one-over-one light, double-hung wood sash windows and transoms with diamond-shaped lights. The central two pairs of windows are adjoining. Above the center bays is a stone panel that reads "POLKAWICH BLOCK". This panel is flanked by stone diamonds centered over the outer bays of windows. The second story has brick pilasters with stone Ionic capitals at each end, which are topped with a stone cornice. Above the cornice is a tripartite parapet with a pediment and a stone cap. A date stone is found in the center, with the year 1924 inscribed in a shield. The date stone is flanked by decorative stone diamonds, and stone panels incised with geometric stars are located in the outer bays.

19. 140 Main Street, ca. 1906-1910 — 1 contributing building.
MHPC Nos. 041-0058, 041-0059, 041-0060, 041-0061

The Italianate commercial building at 140 Main Street has a stone foundation, brick walls, and a flat roof (Photograph 14, fifth from right). The three-story building is located mid-block and has an associated parking lot to the rear. The seven first floor storefronts each have display windows flanking a central recessed entrance. Separate entrances to the upper levels are found between the eastern two storefronts and the center two storefronts. Fifteen bays of windows line the second and third stories, separated into four sections by brick pilasters. The first section is four bays wide, the second is two bays wide, the third is five bays wide, and the fourth is four bays wide. Each bay has a one-over-one light, double-hung window with a stone sill and ornamented segmental arch hood. A pressed metal cornice tops the façade, above a frieze detailed in the brick below. Brackets are located beneath the cornice between each bay of windows and finials are located intermittently above the brick pilasters.

20. Fairfield Block, 148 Main Street, 1892 — 1 contributing building.
MHPC No. 041-0018

A four-story commercial building with Renaissance Revival influence, the Fairfield Block has a stone foundation and flat roof (Photograph 15, second from right). Originally designed by Elmer Thomas in 1892, the brick building was rebuilt after a fire in the mid-twentieth century, but retains the original design and massing. Two storefronts occupy the first story of the Fairfield Block. Each storefront has plate glass display windows angled in towards a recessed entrance. Pilasters with recessed panels flank the storefronts. The upper three stories are separated into three vertical sections; the west section has two bays of windows, the center section has four bays, and the east section has three bays of windows. The windows all have one-over-one light, double-hung sashes and continuous stone sills. The second floor is separated from the first floor by a stone beltcourse. A beltcourse detailed in the brick runs continuously across the middle of the third floor and stone detailing in a geometric series of crosses is located above the beltcourse in between the sections of windows. A pressed metal cornice and a short parapet top the façade.

21. 156 Main Street, ca. 1910 — 1 contributing building.
MHPC No. 041-0062

The two-story commercial building at 156 Main Street has a concrete foundation, flat roof, and a stucco facade (Photograph 15, third from left). The first floor storefront has display windows that angle in toward the recessed central entrance. The tile floor of the entrance includes the word "DAY'S" in contrasting tiles. Above the storefront are metal panels that continue from the building to the west. The second floor is covered with stucco and has a central pair of six-over-six light, double-hung vinyl sash windows. A raked cornice tops the parapet.

22. Nichols Building, 158-160 Main Street, ca. 1910 — 1 contributing building.
MHPC No. 041-0063

The two-story Nichols Building is located at the corner of York and Main Streets. The vernacular commercial building has a triangle footprint with a stone foundation, stucco facade, and flat roof (Photograph 15, second from left). Six bays wide, the first floor contains storefronts with continuous plate glass display windows and three recessed entrances. Above the storefronts is a band of rectangular metal panels. These panels continue along the top of the adjacent storefront to the east. The second floor has six bays of windows, five of which each include a central picture window flanked by two-light sidelights. The window west of center has a single fixed-sash, one-light window that is encircled by contrasting brick. The parapet has a metal cap and is stepped near the center.

23. 165 Main Street, ca. 1870 — 1 non-contributing building.
MHPC No. 041-0092

The two-story frame commercial building at the corner of Washington and Main streets has a flat roof and a stone foundation (Photograph 16, right). The first floor houses three storefronts, each with plate glass display windows and recessed entrances. The second floor has seven bays of tripartite picture windows facing Main Street. Two bays of tripartite picture windows face east towards Washington Street. The original wood clapboard walls were covered with vinyl siding in the second half of the twentieth century. The windows are all modern replacements, and any original architectural details or materials have been removed or covered.

24. Thatcher Hotel, 193 Main Street, 1846 — 1 contributing building.
MHPC No. 041-0093

The Thatcher Hotel is a three-and-one-half-story Greek Revival hotel with first floor commercial (Photograph 1, far left; Photograph 17, far left). Like the other early buildings within the district, the Thatcher Hotel has a side-gable roof with a cornice and gabled dormers. The roof is clad with asphalt shingles, the foundation is stone, and the walls are brick. The Thatcher Hotel is a large building with a U-shaped footprint and a rounded corner facing the intersection of Main and Adams streets. Eight storefronts occupy the first floor, each of which has plate glass display windows and a recessed entrance. The second and third stories have 12 bays of windows facing Main Street, six along Jefferson Street, and five bays facing the intersection of the two streets. The windows all have one-over-one light, double-hung aluminum sashes with stone sills and lintels. The wide entablature has dentils detailed in the brick and cornice returns on the side elevations.

25. Civil War Monument, South and Adams Streets, 1888 — 1 contributing object.
MHPC No. 041-0221

The Civil War Monument at City Square is made of white bronze, and depicts a soldier figure standing on an ornate obelisk-shaped pier (Photograph 18). Produced by the Monumental Bronze Company in 1887, the 25-foot-tall monument displays the "Colorbearer" figure. The pedestal is white bronze cast to appear as rusticated stone, and the pier has three tiers: a base with recessed inscribed panels, central inscribed shields, and the tiered pyramid atop which the soldier figure stands. The soldier is in dress uniform with a flag in his left arm and a sword in his right hand crossing his body.

26. Biddeford City Hall, 205 Main Street, 1858; 1895
NR 73000156; MHPC Nos. 041-0094, 041-0095

This 1895 brick, four-story, Romanesque Revival City Hall was reconstructed on the base of the 1858 municipal building (Photograph 1, center, Photograph 17, second from left). The Biddeford City Hall building contains not only municipal services, but also has first floor commercial, a theater, and a clock tower. An associated parking area is located to the rear of the building. The building has an irregular footprint, a rounded northeast corner, and a simple cornice. Eight bays face Main Street, three bays face Adams Street, and three bays face City Square, at the intersection of South and Adams streets. The foundation is of stone, the first floor is faced with rusticated stone, and the upper floors are brick. The roof is flat. The building is further separated into the municipal functions at the corner of Main and Jefferson streets, and the City Theater and storefronts to the west along Main Street.

The storefronts include plate glass display windows separated by cast iron pilasters and ornamented with recessed panels at the top and bottom of each section. The main entrance is located at the base of the clock tower, near the center of the east elevation. On the first floor, south of the main City Hall entrance is a Palladian window. Above the entrance is an ornate semi-circular stone panel with the construction date (Photograph 19). The windows of the second story of the municipal building are paired, two-over-two light, double-hung sash with stone lintels and toplights, except for the section of the building south of the main entrance, which are triplets instead of pairs. Above the entrance is a small stone balcony supported by corbels. A tall, narrow window extends along the second and third stories of the tower, topped by a stone swan's neck pediment. The third floor windows are paired or triplet one-over-one light, double-hung sash with arched openings. The sills are stone, and they have stone keystone accents. The fourth floor has small square openings below the cornice, separated by recessed panels and set into a wide frieze with decorative brickwork. The top of the tower contains the clock and the belfry. The clock is encased in wood with cornices at the top and bottom that have prominent modillions. The bell is located within a rotunda of columns topped by a gilded dome.

The theater portion of the building is only different from the municipal section in the design of the windows and the presence of an attic story set back from the street. The façade is separated into three sections, with two bays in the center flanked by a slightly projecting bay on each side. The entrance to the City Theater has projecting signage and tiled flooring (Photograph 20). Three narrow, fixed-sash windows are located immediately above the theater entrance in the east bay, above which is a two-story arched window of similar design to the second floor windows of the municipal section of the building. The western three bays of the theater section contain similar arched windows that extend along the second and third floors, and the fourth floor is the same as that of the municipal building. The attic story extends across the western three bays of the theater section. While the attic story has no openings, the brick is set in a pattern of recessed arches.

This building was individually listed in the National Register in 1973 for its architectural and political/governmental significance. It is also a contributing resource in the current district.

27. 215 Main Street, ca. 1900 — 1 contributing building.
MHPC No. 041-0096

The three-story, brick, Romanesque Revival building next to City Hall has a stone foundation and flat roof (Photograph 17, third from left). The first floor storefront is made up of plate glass and metal and has side recessed entries to each the commercial space and the upper levels. Decorative cast iron pilasters flank the storefront, and are topped with dentils, a row of egg and dart molding, and a pressed metal cornice. The second floor has three bays of windows separated by brick Ionic pilasters and surrounded by egg-and-dart molding. The outer windows have one-over-one-light, double-hung metal sashes, while the central opening has two narrower windows. A simple belt course separates the second and third stories. The third floor has three arched openings with windows of a similar sash pattern to the second floor windows. Each opening has a recessed panel in the brick below and a metal panel above each window, separating it from the top light. The brick above each window is laid in an ornate arch pattern with outer egg-and-dart moldings, and Doric capitals top pilasters on either side of each window. A decorative brick and stone cornice with an ornate frieze tops the narrow three-bay building.

28. 227 Main Street, ca. 1925 — 1 contributing building.
MHPC No. 041-0097

The two-story brick commercial building at 227 Main Street was designed with Classical Revival influences (Photograph 17, third from left). Three bays wide, the building sits upon a concrete foundation. The first floor has a storefront with a recessed side entrance in the west bay. The two bays to the east each have two display windows topped by four-light toplights and a decorative panel. The storefront is crowned by a simple cornice. The second floor has three bays of paired

six-over-six light, double-hung windows. The façade is decorated with four stone squares, one on each side of each window, and a metal cap on the stepped parapet of the flat roof.

29. H.P. Atkinson Building, 231 Main Street, 1910 — 1 contributing building.
MHPC No. 041-0098

The H.P. Atkinson Building is a three-story brick commercial building with a flat roof and stone foundation (Photograph 17, second from right). Designed with Classical Revival influences, the building is visually divided into three sections; the west section has since been covered with modern brick facing and was incorporated into the building to the west ca. 1940. The central and eastern bays retain their 1910 appearance. Two storefronts occupy the first floor, with a shared central entrance. The west storefront has been simplified and contains a row of a plate glass display windows. The east storefront has three bays of display windows with six-light toplights above each, and Doric pilasters flanking the windows and the entrance. A simple cornice tops the storefront. The second and third floors each contain three bays of six-over-six light, double-hung windows in the outer sections and a pair of six-over-six light, double-hung windows in the center section. The windows in the west section lack the ornament of the other two sections. The center windows have stone lintels and sills and raised panels are found below each window. A stone panel is located above the third floor windows, inscribed with "1910", the date of construction. The east section has three bays of segmental arch openings with stone sills. Raised panels are located below each window, and arches with emphasized keystones are located in the brickwork above each window. A stone panel reads "H.P. ATKINSON" above the third level of windows. Brick pilasters separate the three sections and raised panels are located in the frieze above each bay, separated from the windows by brick corbels.

30. 235 Main Street, ca. 1910; ca. 1967 — 1 non-contributing building.
MHPC No. 041-0099

The three-story commercial building at 235 Main Street has a concrete foundation, brick walls, and a flat roof (Photograph 17, right). A storefront occupies the first floor, with four bays of display windows to the west of the recessed entrance. The upper levels of the façade have no openings. The west elevation faces what is now a parking lot, and has 12 bays of one-over-one light, double-hung windows vertically centered. Metal lettering reading "BIDDEFORD SAVINGS BANK" is affixed to the wall below the six northern windows. The façade has recently been altered, removing signage and storefront details, and also lowering the roof and uncovering the eastern three bays that were originally part of 231 Main Street and incorporated into 235 Main Street ca. 1967.

A modern parking lot is located to the west of 235 Main Street, in a lot formerly associated with commercial buildings that were demolished at some point after the period of significance. There are no permanent structures or landscaped areas associated with the parking lot.

31. Cannon Park, northwest corner of Main Street and Lincoln Street, ca. 1890
1 contributing site

The grassy lot at the intersection of Main and Lincoln streets has been preserved as open space as early as 1909, and may have been created as a park in association with the Civil War Monument across City Square ca. 1890, or even earlier. Cannon Park is a small parcel, encircled by a wrought iron fence, with a cannon near the center of the lot (Photograph 21, foreground).

32. Fleet Bank, 208 Main Street, ca. 1915; 1956 — 1 non-contributing building.
MHPC No. 041-0067

The Fleet Bank building was originally constructed as a one-story Neo-Classical building, but was altered with the current facade in 1956 (Photograph 21, background). The square Fleet Bank building sits at a slight angle on the lot and has a stone water table and foundation, brick walls, and a flat roof. The façade has a central stone entrance feature made up of glass and metal double doors surrounded by 20 rectangular window lights. A stone cornice crowns the façade above a narrow frieze with dentils. The tripartite stepped parapet roof has a stone cap. A modern drive-through addition has been constructed on the west elevation and the east elevation has a set of three tall nine-light windows with stone surrounds. The lot to the east serves as open lawn space, and has been used as such since the period of significance. Surrounding the building to the north and west is an associated modern parking area.

A vacant lot to the west of 208 Main Street serves as a modern parking area for Fleet Bank and for the businesses at 230-232 Main Street.

33. 230-232 Main Street, ca. 1940 — 1 contributing building.
MHPC No. 041-0068

The one-story commercial building at 230-232 Main Street is of vernacular with Art Deco influence seen in the ornament. The brick building has a concrete foundation and a flat roof (Photograph 22, right). Two storefronts occupy the building, each with display windows flanking central recessed entrances. Art Deco-inspired vertical features are found on each side of the storefront as well as between the two storefronts. These features consist of tiled piers with two vertical stripes on the outer features and a stepped polygon laid in contrasting tiles on the center feature. Signage is found above each storefront, including the Reilly's Bakery sign that was moved here after the original Reilly's building to the west (248 Main Street) was demolished ca. 2000. The building is split between two tax parcels.

34. Savings Bank Block (Lumb Building), 234 Main Street, ca. 1870
MHPC No. 041-0069 1 contributing building.

The Italianate Lumb Building has a stone foundation, brick walls, cast iron columns, and flat roof (Photograph 22, left). Two storefronts occupy the first floor of the three-story commercial building, each with plate glass display windows and recessed entries. The storefronts are flanked by cast iron Corinthian pilasters and topped by a simple entablature. The second and third floors each have seven bays of segmental arch openings. Stone beltcourses separate each story, and simple brick pilasters separate the façade into three uneven sections. The west section is two bays wide, the center section is four bays wide, and the east section is one bay wide. The bricks of the façade are laid in a decorative course between the windows, in line with the bottom of the window hood. A row of brick corbels are located below the pressed metal cornice. Stone finials extend through the cornice atop each of the brick pilasters.

The lot to the west of the Lumb Building is vacant, planted with grass in place of a building demolished at some point after the period of significance. A concrete walkway crosses through the center of the lot and passes through an iron fence that runs along the sidewalk.

35. Biddeford Saving Bank, 254 Main Street, 1945; 1985 1 contributing building.
MHPC Nos. 041-0072, 041-0073

The Biddeford Savings Bank is a twentieth-century Classical Revival building with a concrete foundation, brick walls, and a flat roof. This two-story bank building with a modern side addition is situated on two lots (Photograph 23, right). The facade of the building is three bays wide with a one-bay east addition and a two bay west addition. The façade includes a full-height portico with four stone Doric pilasters flush with the brick wall. The words "Biddeford Savings Bank" are carved into the frieze. A swan neck pediment with corbels tops the door surround of the centrally-located entrance. Twenty-light fixed-sash windows with stone keystones flank the entrance above the stone watertable. The second story has a stone beltcourse that extends across the width of the building. A fanlight with a stone keystone occupies the center bay of the second floor, and stone circles are laid into the brick of the outer bays. The parapet roof with a metal cap is visible behind the portico, and the cornice line extends across the side elevations. The east addition has windows matching those of the main block, and has a simple parapet roof with a contrasting metal cap. The modern west addition has a first floor drive through, with an arch to the west for pedestrian access. The second level mimics the details of the main block, with a stone beltcourse and a fanlight with a stone keystone. Above the pedestrian opening is a narrow window with a stone sill and keystone. The simplified cornice line forms a semi-circle at the center of the addition.

36. Masonic Building, 260 Main Street, 1896 1 contributing building.
MHPC No. 041-0003, 041-0074

The two-story Renaissance Revival Masonic Building has a brick foundation and walls and a flat roof (Photograph 23, left). The Masonic Building was originally constructed as a three-story, seven bay building, but a fire reduced the building to two stories and five bays. The western four bays and two stories of the building remain, and the original entrance surround has been retained; therefore, the Masonic Building continues to portray the original design and use, and remains in character with the historic district. The entrance is located in the current east bay, which is faced with stone and topped with a pressed metal cornice. The double glass and steel doors have a toplight and a pedimented surround. The second story of the east bay has a semi-circular window. The first floor of the western three bays includes four bays of openings, each with pairs of eight-light windows above a wood panel. Stone pilasters are found at the end, and between the west three bays. The pattern is continued in the brick on the second level. The second floor has six bays of one-over-one light, double-hung sash windows with wood surrounds and three-light transoms. A simple pressed metal cornice caps the façade.

37. McArthur Library, 274 Main Street, 1863; 1902, 1996 1 contributing building.
MHPC No. 041-0075

The McArthur Library is located in a Romanesque Revival church building, with stone foundation and detail, brick walls, and standing-seam metal roof (Photograph 2). The brick church, originally constructed in 1863, was converted to a library

in 1902, and additions were constructed in ca. 1962 and 1996. The two-story building has a three-story central belfry and a two-story entrance addition at the southwest corner. The building is three bays wide, with arched windows in each level of each bay except for the central entrance. The second-story windows of the tower are paired and there is also a window in the third story of the belfry. A stone beltcourse separates each level, and brackets decorate the cornice line of the front-gable roof and the tower. The entrance is also arched, and has double glass-over-panel doors with a fanlight and transom. The addition was designed to carry over the design of the church, using brick with stone detail and mirroring the arched windows and the gabled roofline.

38. 288 Main Street, ca. 1860; ca. 1970 — 1 non-contributing building.
MHPC No. 041-0076

The vernacular, two-story, frame building at 288 Main Street was likely constructed ca. 1860, but has been significantly altered in the late twentieth century (Photograph 24, right). Two storefronts occupy the first floor, which includes a one-story addition to the west wall constructed ca. 1970. The building is clad in vinyl siding and has six-over-six light, double-hung vinyl sash windows. The main block has five bays, with windows in all but the second from the east bay, which has a modern light-over-panel steel door. The second storefront is located in the addition, and the side entrance is recessed. Windows are located in the two bays to the west of the entrance, and on the two walls that angle in towards the entrance. The second floor of the front-gabled main block has two windows.

39. Heard Block, 290 Main Street, 1871 — 1 contributing building.
MHPC No. 041-0077

The Heard Block is a two-story commercial building with Renaissance Revival detail (Photograph 24, left). The brick building sits upon a stone foundation and has a flat roof with a parapet. The first floor of the Heard Block has a paneled storefront with a central recessed entry. Two six-over-six light, double-hung windows flank the entrance on each side. Ballflowers ornament the entablature and a denticulated beltcourse runs below the second story of windows. The second level windows are found in the outer four bays; the central bay has been bricked in entirely and the outer bays have been partially filled in, indicating that the original windows were larger. Each of the one-over-one light, double-hung windows has a stone sill. Above the windows is a brick pattern with a double course of chevrons. A central stone is carved with the words "HEARD BLOCK". The brickwork of the parapet is laid to form an entablature.

40. 265 Main Street, ca. 1860 — 1 contributing building.
MHPC No. 041-0101

The three-story building at the corner of Main and Jefferson streets is constructed of brick with Italianate detail. The commercial building has a stone foundation and a flat roof with deep overhanging eaves (Photograph 25, left). A storefront occupies the first floor and the second and third floors have nine bays of windows facing Main Street and six bays of windows facing Jefferson Street. The storefront has three sections, including the main entrance along the west half of the building, a display window at the center, and a set of display windows that wrap around the northeast corner of the building. The storefront was altered in the early-twentieth century when the building was used as a roller skating rink; a rounded glass entrance and plate glass windows angled in towards the doorway were installed at that time. The rest of the storefront is surrounded by simple pilasters and a cornice. The upper levels have two-over-two light, double-hung windows with stone sills and lintels. The windows facing Main Street have decorative hoods as well. The façade is separated into four sections by brick pilasters. Three of the sections have two bays of windows, and the third from the east section has three bays of windows. The second and third stories are separated by a brick beltcourse, and topped by a row of brick corbels. A pressed metal cornice with brackets tops the façade, with larger, more ornate brackets above each pilaster and at the corners.

41. 275 Main Street, ca. 1880; ca. 1960 — 1 contributing building.
MHPC No. 041-0102

The brick commercial building at 275 Main Street is flanked by similar brick commercial buildings, and contains details influenced by the Romanesque Revival style. The building sits upon a stone foundation and has a flat roof (Photograph 25, second from left). Originally constructed with three stories, the third story was removed ca. 1960. The building retains enough of the original materials and details portray the original design and use of the building, and remains in character with the rest of the historic district. The building is 12 bays wide, divided into three even sections. The first floor storefronts have been bricked in although they retain the stone segmented pilasters and simple cornice line. Each section has three square windows with stone lintels. The second story has arched openings with stone sills and one-over-one light, double-hung windows.

42. 289 Main Street, ca. 1870 — 1 contributing building.

MHPC No. 041-0103

Located between similar brick commercial buildings, the three-story building at 289 Main Street has a stone foundation, brick walls, Italianate details, and a flat roof (Photograph 26, third from right). Brick pilasters divide the façade into three sections. The central section has one bay of openings while the flanking sections each have three bays of openings. Two storefronts surrounded by stone pilasters and an entablature occupy the first floor. Each of the storefronts has a central entrance flanked by cast iron columns and display windows. One-over-one light, double-hung windows with stone sills and segmental arch openings are located in each of the seven bays of the second and third stories. A pressed metal cornice tops the façade, and finials extend above each of the four pilasters.

43. 299 Main Street, ca. 1912 — 1 contributing building.
MHPC No. 041-0104

The building at 299 Main Street is located among similarly massed brick commercial buildings on the south side of Main Street. The three-story brick commercial building has a stone foundation, a flat roof, and simple Classically-inspired detail (Photograph 26, second from right). Designed in three sections, the building is 14 bays wide with four first-story storefronts. The storefronts have metal panels above and below the display windows. The storefronts are each separated by brick pilasters with stone bases. Entrances to the upper levels are located in the slightly projecting bays that separate the three sections. These entrances have arched openings with stone keystones. A stone beltcourse runs along the top of the first story. The openings of the second and third stories all have one-over-one light, double-hung windows with stone sills. A pressed metal cornice runs along the top of the third floor, separating it from the stone-capped parapet. Associated parking occupies the remaining area of the tax parcel to the west and south of the building.

44. Hannaway Building, 311 Main Street, ca. 1915 — 1 contributing building.
MHPC No. 041-0105

The Hannaway Building is a two-story brick commercial building with a stone foundation and a flat roof (Photograph 26, right). Originally constructed among similar brick commercial buildings, the Hannaway Building is now flanked by open lots. The first floor includes a storefront with a central recessed entry and panels above and below each of the four display windows. The storefront is capped with a cornice, and the second floor has four bays of one-over-one light, double-hung windows. The openings are surrounded by brickwork set in decorative hoods and arches with Doric pilasters, conveying the influence of the Romanesque Revival style popular in nearby buildlings. The brick entablature contains a stone panel inscribed with the name "JOHN F. HANNAWAY" below the pressed metal cornice.

45. Saint Jean-Baptiste Building (St. John Building), 316 Main Street, 1896
MHPC No. 041-0002 — 1 contributing building.

The four-story Romanesque Revival St. John Building is located at the corner of Main and Elm streets, standing out at the edge of the historic district amongst smaller modern commercial buildings and contemporary residences located outside of the boundary (Photograph 27, left). The brick building has a stone foundation and flat roof. The first floor contains four storefronts with recessed entrances and plate glass display windows, each separated by a brick pilaster with stone base and capital. The entrance to the upper level is located on the east elevation, through an arched opening. The pilasters from the first level continue to the entablature above the fourth floor. The upper levels of the building have three sections of three openings along Main Street, four sections facing Elm Street, and a corner section with three bays of openings. The second level of openings contains one-light, fixed-sash windows with bottom transoms and stone sills. The third level of openings has one-over-one light, double-hung sash windows. The windows in the eastern two sections along Main Street and the two bays flanking the center section on Elm Street have half-circle toplights above stone lintels, while the windows in the outer and corner sections have rectangular transoms above stone lintels. The center section on Elm Street has a single, large half-circle window that encompasses the entire area, topped by three rectangular windows in line with the transoms. A corbel table runs atop the third floor, with seven recessed arches in each section. A simple cornice caps the wall, above a frieze of Greek keys detailed in the brick.

Elm Street

46. Getty Gas Station, 151 Elm Street, ca. 1930; ca.1940 — 1 non-contributing building.
MHPC No. 041-0078

The one-story Getty Gas Station is a gabled concrete block building clad in vinyl siding (Photograph 27, right).. The building is two bays wide and three bays deep. The doors located on the south and west elevations have multi-light glass, and the corner office has 12–light windows that wrap around the corner. Pumps are located to the south and west of the building, within the parking lot. Each is sheltered by a modern canopy. While the gas station retains the original form, the

materials have been obscured and the signage and original pumps have been removed and replaced with modern features.

Jefferson Street

47. New England Telephone Building, 10 Jefferson Street, 1947-1948
MHPC No. 041-0124 — 1 contributing building.

The two-story New England Telephone Building is located at the corner of Jefferson and Center streets. The brick building sits upon a stone foundation, and has a flat roof and simplified Classical details in stone (Photograph 28). The building has a square footprint with the northeast corner cut away at an angle, facing the intersection. Associated parking is located to the west of the building. The entrance is centrally located on the three-bay northeast elevation, which is covered with a masonry veneer. The metal paneled door is surrounded by a beveled polished granite architrave. The entrance is flanked by narrow eight-light, fixed-sash steel windows. Eight-light windows are located in the outer bays of the second level as well, and a central opening has an eight-over-eight light, double-hung steel sash window. The north and west elevations are brick with a masonry watertable, entablature, and a secondary entrance surround. The six bays facing east and the eight bays facing north have six-over-six light, double-hung steel sash windows with stone sills.

48. Free Will Baptist Church, 14 Jefferson Street, 1797; 1850
MHPC No. 041-0125 — 1 contributing building.

The two-story Romanesque Revival church building was constructed in 1797 and moved to Jefferson Street in 1850 (Photograph 5). The three-bay façade of the frame building includes a four-story central steeple, and is clad in wood clapboards. The first floor is topped with a denticulated cornice and has a central entrance with paneled double doors and a stained glass transom. The windows in the outside bays are square stained glass with hoods. The center bay of the second story, part of the steeple, has three arched stained glass windows. The outer bays of the second floor have no openings, and are recessed slightly from the walls of the first floor and steeple. The front-gable roof has a boxed cornice and finials rise from each corner. The third story of the tower has a small circular window, and the fourth story has two arched louvered openings atop an entablature. The openings have decoratively carved semi-circle hoods, and a cornice sits atop the steeple below the pyramidal spire. The spire is clad in asphalt shingles and has a cross at its peak. The side elevations each have three bays of openings in each story. The first story openings have four-light, fixed sash windows and the second story openings have rectangular, six-light stained glass windows.

Adams Street

49. The Journal Building, 11 Adams Street, 1905 — 1 contributing building.
MHPC No. 041-0014

The three-story Renaissance Revival office building is a brick building with a stone foundation and a flat roof (Photograph 29). The Journal Building is three bays wide and ten bays deep. The first floor is a five-bay granite arcade with a central entrance and flanking windows. The second and third floors have central windows flanked by trios of windows, each with nine-over-nine light, double-hung sashes with stone sills and lintels. The stone cornice encircles the north, west, and east elevations, below the stepped parapet. The words "JOURNAL BUILDING" are laid in the stone at the center of the parapet of the façade.

Washington Street

50. 10 Washington Street, ca. 1890 — 1 contributing building.
MHPC No. 041-0436

The two-story brick commercial building at 10 Washington Street is constructed on a stone foundation, with a flat roof and Italianate-influenced details (Photograph 16, second from right). The first floor storefront has plate glass display windows with two-light toplights and recessed panels at each base. The north bay is bricked in and has a modern panel door. The primary entrance is located in the southern bay. The first floor is topped with a stone entablature. The second floor contains eight bays of two-over-one light, double-hung wood sash windows with stone sills. Soldier rows are detailed in the brick above and below the windows, and a frieze is detailed in the brick below the pressed metal cornice.

51. Droggitis Block, 12 Washington Street, 1952
MHPC No. 041-0437 — 1 contributing building.

The Droggitis Block is a three-story brick commercial building with a concrete foundation and a flat roof (Photograph 16, third from right). The vernacular building shows the influence of Art Deco and Art Modern styles through the simple facade and use of glass block. The first floor contains two entrances; the southern entrance is flanked by display windows. A pair of display windows is also located between the north and south entrances. A metal canopy extends across the four

northern bays of the first floor. A row of glass blocks in the north bay extends across the second and third stories. The remaining five bays of the second and third floors contain tripartite picture windows that have a central square light flanked by narrow two-light side lights. A date stone that reads "1952 DROGGITIS" is centrally located above the third floor windows.

52. J. K. Paquin Building, 5 Washington Street, 1924 — 1 contributing building.
MHPC No. 041-0009

The only Egyptian Revival Building in the district, the three-story J.K. Paquin Building sits upon a stone foundation and has a flat roof with parapets (Photograph 4). Five bays wide and eight bays deep, the brick building has a stone entablature, upper beltcourse, and decorative panels. The J.K. Paquin Building was designed with Egyptian Revival influence by architects Miller and Mayo. The first floor has a central entrance sheltered by a metal canopy. Pilasters with Greek key capitals are located at the corners and on each side of the entrance. Separating the first and second floors is a wide stone entablature with decorative stone panels at the ends depicting wings. Pilasters separate the five bays of the second and third floors, with stone decorative panels at the top and bottom of each pilaster. The rectangular windows found in each bay of the upper stories have fixed sashes. Stepped parapets also ornament the corners; each has a central panel depicting a Native American in full feather headdress on each side (Photograph 30).

53. U.S. Post Office, 27 Washington Street, 1914
NR 73000161; MHPC No. 041-0434

The U.S. Post Office in Biddeford is a one-story brick building surrounded by lawn and parking areas (Photograph 31). The former post office has a five-bay square footprint and granite detail. The twentieth-century Classical Revival building has a granite watertable and foundation, and brick walls. The central three bays of the façade have arched openings, while the remaining bays are rectangular. Each opening has a stepped quoin surround and a recessed panel below. The windows have twelve-over-twelve light, double-hung wood sashes. The rectangular windows have four-light transoms and a raised panel above the opening, while the arched openings have fanlights and keystone details. The openings of the side elevations are all rectangular, and a stone beltcourse encircles the building at the base of the windows. Above the windows are a simple frieze and a deep cornice with pronounced modillions. A granite balustrade surrounds the flat roof, above the cornice.

This building was individually listed in the National Register in 1973 for its architectural and political/governmental significance. It is also a contributing resource in the current district.

Franklin Street

54. Palace Diner, 18 Franklin Street, 1926 — 1 contributing building.
MHPC No. 041-0453

Hidden behind a large brick building that faces Main Street, the one-story metal building is a notable example of a 1920s prefabricated diner (Photograph 32). The Palace Diner has a barrel arch roof that opens to the east and west. A shed-roofed section extends off of the north elevation. The walls are enameled and include the diner name along the southern wall below the row of windows. An entrance is located just west of center on the south elevation. Two entrances lead into the east elevation.

Alfred Street

55. 20 Alfred Street, ca. 1870 — 1 non-contributing building.
MHPC No. 041-0412

The three-story vernacular commercial building located at the north end of Alfred Street, near Main Street, is a frame structure with a stone foundation and an asphalt shingle-clad side-gable roof (Photograph 33, far right). The walls are covered with asbestos shingles, and the first level is divided into three storefronts, each with a recessed entrance and display windows. The storefronts are surrounded by metal panels. The upper stories are covered with composite siding and the seven bays of windows in each story have one-over-one light, double-hung aluminum sashes. Originally constructed with a gambrel roof with arc-top dormers, rusticated siding and heavily hooded second floor windows, the alterations to the building have all but erased the Italianate style detailing that characterized the exterior until after the first World War.

56. 26 Alfred Street, ca. 1860 — 1 contributing building.
MHPC No. 041-0413

The two-and-one-half story commercial building at 26 Alfred Street has a stone foundation and a mansard roof. The brick walls of the second story are covered with vinyl siding (Photograph 33, second from right). The first level is divided into two storefronts, each with a recessed entrance flanked by display windows. An entrance to the upper levels is located between the two storefronts. The second story has six bays of tall one-over-one light, double-hung windows. Three dormers extend through the roof, each with an arched roof and one-over-one light, double-hung wood sash windows.

57. 32 Alfred Street, 1910; ca. 1940 — 1 contributing building.
MHPC Nos. 041-0414, 041-0415

Ornamented with twentieth-century Classical Revival details, the three-story brick commercial building has a concrete foundation and a flat roof with a parapet (Photograph 33, third from right; Photograph 34, fourth from left). The first level is divided into three sections of display windows that are angled towards the center entrance. The storefront is ornamented with panels at the top and two paneled piers at the center. A stone beltcourse is found above the storefront. The five bays of one-over-one light, double-hung windows in the second and third stories each have stone keystones in the soldier row lintels. The façade is flanked by brick piers and a stone stepped parapet tops the wall. A one-story side addition is located between 32 and 34 Alfred Street. The brick addition has a modern metal entrance and a stepped parapet roof with a window, in character with the main block.

58. 34 Alfred Street, 1928 — 1 contributing building.
MHPC No. 041-0416

Located among similarly-designed brick commercial buildings, the three-story commercial building at 34 Alfred Street includes details influenced by the twentieth-century Classical Revival style (Photograph 34, third from left).The brick building has a stone foundation and a flat roof with a parapet. The first level is divided into three bays of display windows each topped by three metal panels and divided by simple brick piers. The entrance is found at the far south of the façade. The upper levels are also divided into three bays of tripartite windows, each with stone sills. Keystones are found on the third story windows. Stone panels are located in each bay between each level. The stepped parapet has a stone cap. A stone inscribed with "M.H. BRANDT" and the year 1928 is found in the center of the parapet.

59. 44 Alfred Street, ca. 1880 — 1 contributing building.
MHPC No. 041-0417

The two-story frame commercial building at 44 Alfred Street has a concrete foundation, flat roof, and Classically-inspired details (Photograph 34, second from left). The first floor houses two storefronts and is sheltered by a pent roof. The storefront is covered with vertical wood siding, and includes two display windows and a side entrance. The second floor has three bays of one-over-one light, double-hung windows. A louvered vent is located above the center bay. The façade is clad in wood shingles and Doric pilasters frame the upper stories.

60. 5 Alfred Street, ca. 1930 — 1 contributing building.
MHPC No. 041-0396

Located next to a parking lot at the intersection of Main and Alfred streets, this two-story brick commercial building has a concrete foundation and a flat roof (Photograph 35, left). The first level is divided into four storefronts, each with display windows topped by metal panels. The center bay has an entrance with a broken pediment and elaborate surround. The second level has tripartite windows in each of the five bays except the center, which has a single one-over-one light, double-hung metal sash window. The stepped parapet, typical of simple twentieth-century Classical Revival commercial buildings, is capped by stone.

61. 17 Alfred Street, ca. 1860 — 1 contributing building.
MHPC No. 041-0397

The three-story frame commercial building at 17 Alfred Street has a stone foundation, a flat roof, and Italianate details (Photograph 35, center). The façade is sheathed in wood clapboards. The first level is occupied by three storefronts, each separated by segmented Ionic pilasters. A cornice separates the first floor from the second floor. The second and third stories have six bays of one-over-one light, double-hung wood sash windows with hoods. The façade is flanked by wood quoins and topped by a cornice with decorative brackets.

62. International Order of Odd Fellows (IOOF) Building, 25 Alfred Street, 1873-1874
MHPC No. 041-0398 — 1 contributing building.

The three-story Italianate IOOF Building is located at the corner of Alfred and Bacon streets (Photograph 35, right). Six bays of the IOOF Building extend along Alfred Street and five bays face Bacon Street. A corner bay faces southwest and is flanked by quoins detailed in the brick walls. The first floor has two storefronts with recessed entries opening onto Alfred Street, and one storefront, two windows, and a door opening onto Bacon Street. A display window is located at the corner bay. The first floor windows are simple rectangular openings with one-over-one light, double-hung aluminum sashes. The third floor has tall arched openings with stone sills and hooded lintels. These windows also have one-over-one light, double-hung sashes and arched transoms. Pressed metal cornices separate the first from the second story and surround the parapet of the flat roof. The cornice forms a pediment at the center of the south elevation.

Water Street

63. Liberty Park, 2 Water Street, 1976 — 1 non-contributing site.

The corner lot at Hill Street and Water Street (Photograph 36) was landscaped and dedicated in the memory of James Sullivan, Esquire, in 1976. The lot formerly held a tenement building, which was demolished at some point between 1947 and 1976. The north half of the park is paved with bricks, and the south half, separated by a concrete sidewalk, is gravel. The edges of the park are grassy, and a wood fence extends across the western boundary of the lot, continuing along the southern boundary for about 20 feet. Trees are planted intermittently throughout the park. Wooden benches are located in the center of the lot, along the sidewalk. The granite pillar memorial to Sullivan is located near the northwest corner of the lot, next to a bench and surrounded by plantings. The memorial gives a short narrative of the contributions of Sullivan, who died in 1808.

64. 12 Water Street, ca. 1900 — 1 contributing building.

Located among similarly massed tenement buildings, the three-story vernacular building at 12 Water Street has first floor storefronts and upper level apartments (Photograph 36, right). The east and west elevations of the frame building are covered with vinyl siding, but the north elevation, or façade, retains the original brick-and-panel storefronts. The two storefronts have central recessed entries with glass-over-panel doors flanked by display windows. Two central entrances lead to the upper stories. The storefronts are topped with a cornice ornamented by brackets and dentils. The second and third stories each have six bays of one-over-one light, double-hung vinyl sash windows. The roof has a slight front gable.

65. 20 Water Street, ca. 1900 — 1 non-contributing building.

Located among similarly massed tenement buildings, the three-story vernacular building at 20 Water Street is significantly altered (Photograph 36, center). The building was likely of a similar appearance to 12 Water Street, to the west. However, the original wood clapboard walls have been covered with vinyl siding and the storefront details have been removed. The windows all have one-over-one light, double-hung vinyl sashes. The first floor entrances are located in the outer bays, and windows are located in the four central bays. The second level has six bays of windows and the third level has four bays of windows with no openings in the outer bays. The roof has a slight front gable.

66. Dudley Block, 28 Water Street, 1848
NR 82000428

Located among similarly massed tenement buildings, this three-story Greek Revival brick building has first floor storefronts and upper level apartments (Photograph 36, left). The side gable building is 12 bays wide and three rooms deep. The foundation is stone, and the roof is clad with asphalt shingles. The first story houses four storefronts, each with a central recessed entry flanked by display windows. The second and third stories have six-over-six light, double-hung wood sash windows with stone lintels. Two gabled dormers with six-over-six light, double-hung wood sash windows project from the middle of the roof's north slope. There are secondary entrances with double doors on the east and west elevations.

This building was individually listed in the National Register in 1982 for its architectural and commercial significance. It is also a contributing resource in the current district.

Summary[i]

The commercial corridor along Main Street between Elm and Water streets and adjacent side streets (Elm Street, Jefferson Street, Adams Street, Franklin Street, Washington Street, Alfred Street, Water Street) in downtown Biddeford comprises a cohesive district of commercial buildings that are representative of local commercial trends from 1846 through 1952. Most of the buildings within the district have retained their original appearance and use and continue to portray the history of the corridor as the central business district for the City of Biddeford and the surrounding region

i Integrity was evaluated through comparison of current conditions and historic photographs and maps on file at the McArthur Library in April 2009.

between the mid-nineteenth century and the mid-twentieth century. The eight non-contributing buildings were also built for commercial uses but have either undergone significant modern alterations or were constructed after the period of significance. The two non-contributing parks represent former building sites that have since been landscaped for usable open space. These non-contributing sites are small in size and number. The non-contributing buildings are in scale with the district, and constitute a small percentage of the area; therefore the non-contributing resources included in the district do not significantly detract from the overall visual and functional cohesiveness of the district.

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)

- [X] 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.
- [X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

COMMERCE
ARCHITECTURE
INDUSTRY
SOCIAL HISTORY
ENTERTAINMENT / RECREATION

Period of Significance

1846 - 1952

Significant Dates

1911
1952

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

Cultural Affiliation

Architect/Builder

Stevens, John Calvin (1855-1940), architect
Fassett, Francis H. (1823 – 1908), architect
Kimball, Charles (1852-1887), architect
Miller and Mayo, architectural firm, Lewiston, ME

Period of Significance (justification) ***Please provide a brief summary of the period of significance.***

The period of significance for the Biddeford Main Street Historic District extends from 1846, when the earliest extant commercial building was constructed on Main Street, through 1952, when the last contributing building was constructed. While the district continues to serve as the central business district into modern times, its dominance diminished as the mills closed and development patterns moved away from the downtown. Few buildings were constructed or alterations made after 1952.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Biddeford Main Street Historic District located in the City of Biddeford, York County, Maine, is significant under National Register Criterion A in the area of Commerce, Industry, Social History and Entertainment and Recreation, and under National Register Criterion C in the area of Architecture. The portion of Main Street that lies between Elm and Water streets in downtown Biddeford served as the primary commercial business district for the region from the mid-nineteenth century into the mid-twentieth century. The buildings retain most of their original design features, and comprise a visually cohesive grouping of commercial buildings constructed between 1846 and 1952. The development of this district in the city reflects local industrial history and commercial development trends, and also represents an important era in social clubs and fraternal organizations in Biddeford. The predominantly brick-clad, two- to four-story buildings tend to be vernacular, but design details and the few high-style buildings within the district were visibly influenced by the typical styles of the mid-nineteenth to early-twentieth centuries. Stylistic influences within the Biddeford Main Street Historic District include Greek Revival, Italianate, Romanesque Revival, Classical Revival, and Egyptian Revival.

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

The period of significance for the Biddeford Main Street Historic District extends from 1846 through 1952. The period of significance begins in 1846, when the earliest extant commercial building was constructed on Main Street: the Thatcher Hotel (#24). While the Free Will Baptist Church (#48) was constructed earlier, in 1797, it was not moved to its current location on Jefferson Street until 1850. Construction in downtown Biddeford rapidly expanded in the 1840s due to the success of textile mills along the Saco River. Commercial and residential properties were in high demand. Frame construction was common at this time, although brick and masonry construction were becoming popular. Buildings typically had first floor commercial uses with upper level residences. Storefronts housed groceries, department stores, restaurants, and other retail interests. Tenements and hotels were commonly located in the upper stories to accommodate the workers and visitors of the textile companies. Large, prominent buildings were of fire-resistant brick construction, and often had upper level offices and halls for the many social organizations and entertainment venues of Biddeford.

As the city grew in the late-nineteenth century, buildings became larger and more ornate, and often included a name and date stone that announced the success of its owner. The frame buildings that originally lined Main Street were steadily replaced with larger brick blocks, and buildings such as the Marble Block (#10) were designed to stand out amongst their peers. The mills remained successful into the mid-twentieth century, prompting ongoing expansion and adaptation of downtown Biddeford. Most of the extant buildings in the district are brick and date from the mid-nineteenth century into the early-twentieth century. The last contributing building was constructed in 1952, marking the end of the period of significance. While the district continues to serve as the central business district into modern times, its dominance diminished as the mills closed and development patterns moved away from the downtown. Few buildings were constructed or alterations made after 1952.

Areas of Significance: Criterion A
Commerce, Industry, Social History, Entertainment / Recreation.

The Biddeford Main Street Historic District contains a significant concentration of buildings that served as the region's central business district and home to many of its social, civic, governmental, and entertainment institutions for both the residents of Biddeford and the workers of the Biddeford - Saco mills.[ii]

ii Unless otherwise noted, all buildings referred to in the commerce area of significance discussion are located within the National Register boundary of the historic district and are extant.

Commerce and Industry

The history and success of downtown Biddeford follows closely the history of the Biddeford - Saco mills. Before the textile mills and machinery companies along the Saco River emerged, Biddeford was a small village of residences and small commercial establishments, which often coexisted in the same building. The first large-scale commercial block was the Central Block, constructed in 1845, the same year that the first Pepperell Mill building was completed. The Central Block was the county's largest commercial building and represented the area's center of commerce. It was a three-story wood structure with two auditoriums on the third floor. The Central Block was soon followed by the Biddeford House (now Thatcher Hotel, #24) at the corner of Adams and Main streets in 1846.[iii] The two buildings mirrored each other in design across Adams Street, and a public market formed between them where farmers would come to sell their produce and wares. The market at Adams and Main streets formed the commercial center of Biddeford, serving not only residents of the town, but workers and visitors of the mills. The Central Block burned in 1858 and was replaced by the first municipal building in 1860, emphasizing and continuing the significance the location, now known as City Square.[iv]

The majority of the downtown buildings constructed in the mid nineteenth century were frame or brick blocks with first floor storefronts and upper level residences or halls. Even the municipal building had storefronts on the first floor and an upper story hall for local civic organizations and theater performances. Most of the shops sold standard wares such as groceries, produce, drugs, and clothing. There were also stationery stores, jewelry stores, hardware stores, and restaurants. Few storefronts were left vacant on Main Street in Biddeford during this time period. The late-nineteenth century brought in the larger blocks that often housed a singular department store or clothing store, such as Youland's in the Lumb Building at 234 Main Street (#34) or the former Staples Clothing Store in the Marble Block at 129 Main Street (#10). Entertainment was usually reserved for the upper levels, whether a pool hall, theater, or social hall, although the building at 145 Main Street (#12) at one time housed the only first floor theater in town (Sanborn Map Company).[v]

The commercial success of Main Street in Biddeford was secured not only by the presence of the mills in such close proximity, but also the mixed use nature of the downtown. People not only shopped and worked downtown, but lived in the tenements and stayed in the hotels that occupied the upper stories of the commercial buildings, and attended locally situated churches, civic events, and social organizations. The earliest extant building in the Biddeford Main Street Historic District, the Thatcher Hotel (#24), was constructed in 1846 as the Biddeford House, which had first floor storefronts, an upper level hall, several upscale rooms and apartments, and a dining hall. The Biddeford House closed in 1894, and the Thatcher Hotel opened only seven months later. The hotel was named for one of the city's most illustrious citizens, Judge George Thatcher. Hotel Thatcher was Biddeford's first first-class hotel, noted upon its opening as one of the finest hotels in all of New England with every modern convenience available in almost all rooms.[vi]

The Biddeford House and Thatcher Hotel primarily served the upper echelon of local society, renting units to the white collar workers in the town and providing rooms for visitors to Biddeford. On the other hand, lower Main Street and the upper level apartments of commercial buildings generally served the blue collar workers of the town[vii]. The Dudley Block at 28 Water Street (#66, NR: 82000428) is an early example of typical tenement housing in a Lowell-type industrial community and hearkens back to corporate housing in the earlier textile cities of New England. In 1852, Benjamin Dudley constructed the Dudley Block to take advantage of the location adjacent to the river wharves. Samuel Batchelder, the founder and a leading figure in the industrial development of Biddeford, was an investor in the development of the Dudley Block. Other similar brick buildings were erected at the foot of Sullivan Street and near Water Street, such as 12 Water Street (#64) and 20 Water Street (#65) to the west within the historic district. The Dudley Block was hugely successful when constructed, and the four storefronts were said to have been rented the very day they were made available.[viii] This type of speculative development was common to industrial cities of this type in the mid-nineteenth century.

Main Street in Biddeford prospered and expanded through the nineteenth and into the twentieth century, even as the mills began to close in the mid-twentieth century. Although patronage was reduced as workers were forced to find work elsewhere, several of the small shops and even a few of the larger stores managed to remain open. Fishman's department store opened in the Marble Block (#10) in 1929, and had such success within the first ten years that they constructed a rear addition that nearly doubled the size of the first floor. The store finally closed in the 1960s, and saw

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iii Jeffrey A. Scully, *It Happened Right Here,* (Doodlebug Publishing, Saco, Maine, 1999).

iv Wright, 1998.

v Sanborn Map Company, *Biddeford, Maine,* (Sanborn Map Company, New York, New York: 1885, 1891, 1896, 1901, 1906, 1912, 1922, 1932, 1932, rev. 1947).

vi Scully.

vii Unknown Author, *Saco and Biddeford Directory.* (L.O. Cowan and A.A. Hansom, Saco, Maine: 1840).

viii Beard, 1982.

several years of vacancies and short leases before Reny's Department Store purchased the building in 1982.[ix] While some other shops persisted beyond the 1960s and the closure of most of the mills, the 1971 opening of the Maine Mall just 13 miles north of Biddeford, proved the final blow for many of the Main Street businesses.[x] Reny's managed to persist until ca. 2009 before finally closing their doors in Biddeford.

In addition to the competition from the Maine Mall, consolidation of companies and changes in the real estate market also impacted small business. The McKenney & Heard Company closed its doors in 1980 after over 100 years in operation in Biddeford. The store was established in 1871 in the Heard Block at 290 Main Street (#39), but closed after it consolidated with Biddeford Maine Hardware, under the Westco Corporation of Massachusetts. This closure happened not long after the closing of Butler's Department Store in the Fairfield Block at 148 Main Street (#20), which had been on Main Street for 42 years before reported rent increases forced it out of business.[xi]

In the late- twentieth century, efforts were made by local business and property owners to revamp their buildings or change long-standing business practices in order sustain. Reilly's Bakery was in business in the same location for over 80 years before moving down the street to 232 Main Street (#33) in 1999. The bakery opened in 1910 and remains in operation by the Reilly family today. The shop moved to increase their space, and doubled their baking capacity in the process. The former Reilly's Bakery building was razed for the expansion of the Biddeford Savings Bank Building at 254 Main Street (#35). This move was taken as a sign of downtown revitalization in combination with the expansion of the bank and the restoration of the Lumb Building (#34) on the same block. The bank has been in operation on Main Street in Biddeford since 1867.[xii] Overall, revitalization efforts have been a success in downtown Biddeford. A combination of the reuse of the mill buildings, an influx of jobs and new residents, and the tradition of the town to maintain their character and quality of life have resulted in an ongoing vital Main Street district. Unlike many Main Streets of the same time period, Biddeford has continued to use its downtown not only for commercial uses, but also residential and civic uses into the twenty-first century.

Social History

By 1855, when Biddeford was chartered as a city, the population had increased to about 6,500 residents.[xiii] At the peak of production at the mills, thousands of workers would flood the streets of Biddeford during shift changes.[xiv] The local population could not meet the labor needs of the mills; immigrants were encouraged to relocate to Biddeford and many were brought in from Canada and the mills of Lowell, Massachusetts. The influx of immigrants also increased the popularity of fraternal organizations, as a tradition brought over from Europe. Clubs such as La Societe Saint Jean-Baptiste de Bienfaisance and the International Order of Odd Fellows (IOOF) provided a place to connect with others and find a sense of community that was often lost for immigrants. Whether based on ancestry, belief systems, or trades, the social clubs became a mainstay of culture in the nineteenth century. As immigrants became integrated into their new community, these organizations provided a sense of fellowship. The popularity and success of the groups is evident in the mid-nineteenth to early-twentieth-century buildings and elaborate halls constructed in many cities by organizations such as the Masons and Odd Fellows.

Biddeford was home to several fraternal societies in the late-nineteenth and early-twentieth centuries, including the Masons, the IOOF, La Societe Saint Jean-Baptiste de Bienfaisance, the Knights of Pythias, the Improved Order of Red Men, the Knight's of Columbus, and the Hibernian. Many of these held their meetings in the upper story halls of the Main Street commercial blocks, of which there were at least eight by 1896.[xv] As fraternal organizations increased in popularity, some constructed their own lodge buildings. The first fraternal organization to construct its own building in the Biddeford Main Street district was the IOOF, which constructed its lodge at 25 Alfred Street (#62) in 1873-1874. The hall on the third floor was also used by smaller groups such as the Knights of Labor and the Painchaud's Band for meetings and music practice.[xvi] Although the Masonic Lodge in Biddeford was chartered in 1826, before the IOOF, it did not construct its building at 260 Main Street (#36) until 1896.

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ix Jim Flint, "Marble Block Built in 1875," (Courier, 26 March 1992, Saco, Maine).
x Wright 2007.
xi Brenda Coleman, "Hardware Store Calls it a Day," (Journal Tribune, 16 May 1980, Biddeford, Maine).
xii Randy Seaver, "Reilly's Decides to Move," (Courier, 9 September 1999, Saco, Maine).
xiii Wright, 1998.
xiv Wright, 2007.
xv Sanborn Map Company, *Biddeford, York County, Maine,* (Sanborn-Perris Map Company, New York, New York, 1896).
xvi Biddeford Historical Society.

La Societe Saint Jean-Baptiste de Bienfaisance was established in the United States at the close of the Civil War in 1867. The purpose of the group was to preserve the language and literature of the French Canadian culture as well as to provide insurance and benefits for the sick.[xviii] Lodges of Le Societe Saint Jean-Baptiste and other similar societies were established throughout New England, especially in the factory towns where many French-Canadians settled and were more apt to hold on to their heritage than those who settled in rural areas. In 1895, La Societe Saint Jean-Baptiste constructed the large brick building at the corner of Main and Elm streets, referred to as the Saint Jean-Baptiste Building or St. John Building (#45), for their headquarters. The first floor housed shops, while offices occupied the second floor, and a hall and stage were located on the third floor. Biddeford's first movie picture was shown in the theater of the St. John Building in 1907. The society also brought in entertainers from Canada to perform French plays and musicals.[xix]

In addition to social clubs, religious institutions were important elements of social interaction and community in nineteenth-century Biddeford. Although most of Biddeford's churches are located in the residential areas of the city, two churches were established within the Main Street district between 1850 and 1863. Early Biddeford was served by two congregations in the eighteenth and early-nineteenth centuries: the Congregational and the Baptist. Both were originally located on Crescent Street, just outside of the historic district. The Free Will Baptist Church was constructed in 1797, and was moved to Jefferson Street in 1850 by a team of oxen, allowing for the expansion of the Second Congregational Church on the building's original site.[xx] The Jefferson Street church was soon joined by another church in the downtown area, the Pavilion Church. It is said that the Pavilion Church was founded in 1855 when Frederick Douglas was denied the pulpit of the Second Congregational Church of Biddeford, and abolitionist members of the church erected a pavilion for the 1855 Maine Republican Party convention. The Pavilion Church, later known as the Third Congregational Church, on Main Street was erected in 1863. The Third Congregational church sold the building to Robert McArthur, an agent for the Pepperell Mills, after the original library was lost to the city hall fire of 1894. McArthur created an endowment for the re-establishment of the public library in the former church building, now known as the McArthur Library (#37). The modern entrance addition was constructed in 1995 through a gift from the local Rotary Club.[xxi]

The Main Street district of Biddeford provided not only places to congregate for social interaction; it also housed the local newspapers that kept the community informed and connected. The Biddeford Daily Journal started as a weekly abolitionist paper published by Saco publishers Cowen and Noyes. It was known as the Eastern Journal at first, later becoming the Union Journal in 1858, the Biddeford Daily Journal in 1884, and now known as the Journal Tribune. The Journal building on Adams Street (#49) was designed by Portland architect John Calvin Stevens in 1905. It also housed the telephone exchange, and for a period, La Justice. La Justice was a weekly French language newspaper, chartered in 1893 by Alfred Bonneau. Bonneau was one of the foremost French-Canadian editors in New England, and published La Justice for 25 years. Occupying several different locations in the 1900s, including offices on Main Street and Alfred Street, the weekly was published until 1950.[xxii]

Entertainment / Recreation

Early on, the theater thrived in Biddeford's Main Street corridor. The first large commercial building, the Central Block, included Beethoven Hall, which seated 1,500 people. The theater use continued on the site even after the Central Block burned to the ground. When the municipal building also burned down on December 30, 1894, it was replaced with the existing Biddeford City Hall and City Theater (#26, NR: 73000156).[xxiii] The upper level Opera House in the Biddeford City Hall was known for its Vaudeville shows, and hosted nearly all the great stage names of the nineteenth century, including Artemis Ward and the Booth family (BHS 2007).[xxiv] The City Opera House added a projection booth in 1914, and it was renamed the City Theater when partners of Paramount Pictures leased the theater.

It is said that "one-reelers" were shown in the Opera House even earlier as an added attraction between the acts of plays and Vaudeville shows. The first theater established specifically for moving pictures was the National Hall in the St John Building (#45). This theater opened in 1907, but only had a brief run before the Nickelodeon Theater opened on the

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xviii Max Bennett Thrasher, "One of the Strangers at our Gates," (New England Magazine, Volume 16. Boston, Massachusetts, 1897), 28-32.

xix Biddeford Historical Society.

xx Wright, 1998; Biddeford Historical Society.

xxi Biddeford Historical Society.

xxii Biddeford Historical Society.

xxiii Scully.

xxiv Biddeford Historical Society.

second floor of the Hardy block on Adams Street (no longer extant).[xxv] The "Nickel" Theater, or Nickelodeon, was located next to the Journal Building (#49), running movies and hosting other entertainment until ca. 1930. By 1912, three movie theaters were in operation within the Main Street district, although only one, the Nickel, remained in operation ten years later. The Central Theater opened in the 1920s at the corner of Alfred and Bacon streets, outside of the historic district boundary, but was destroyed in a fire in 1945.[xxvi]

Drive-in theaters early on, and shopping center movie theaters in the second half of the twentieth century brought about a decline in the downtown theaters, and eventually even the City Theater closed. The City Theater was used for storage until a non-profit organization, City Theater Associates, rescued the old theater, and restored the old opera house so that it is once again available for performances.[xxvii]

Area of Significance: Criterion C
Architecture

The Biddeford Main Street Historic District is eligible for listing in the National Register of Historic Places under Criterion C in the area of architecture. The portion of Main Street generally located between Hill and Elm Streets, and including side streets such as Adams, Alfred, Washington, and Jefferson, includes a collection of buildings that make up a significant and distinguishable entity. The district contains multiple individually listed or notable buildings, as well as many that lack individual distinction but contribute to the district as a whole. The contributing buildings within the corridor were constructed between 1846 and 1952 and followed many of the state and local trends in commercial and civic architecture during that period. The buildings along Main Street and adjacent side streets were erected in the preferred architectural styles of the day and many remain relatively unaltered. The buildings within the district not only portray architectural details and methods of construction typical of the time period, but also convey the significance of the corridor to the state and local community as a commercial and civic center, mixed-use neighborhood, and a destination for regional workers and residents.

The area immediately adjacent to the Biddeford - Saco Mills, along Main Street about a block deep between Elm and Hill streets, contains the largest density of architecturally significant buildings in Biddeford. Many of these were prominent commercial blocks and contained residences for the workers of the commercial establishments and the adjacent mills.

Early Architecture of Main Street – 1846-1894

The earliest buildings along Main Street in Biddeford were frame structures that served as both commercial establishments and residences of the storeowners. They were affordable buildings and easily erected, common for the time period and region. The primary local industry in the eighteenth and early-nineteenth centuries was lumber milling and production of building materials such as nails. Brick and granite were also used as local building materials, but were more costly and required a higher level of labor. Early buildings were typically vernacular, with early Classical Revival details, such as Greek pilasters or Italianate arches. Greek Revival was a popular style in the early- to mid-nineteenth century. Greek Revival buildings featured classical details such as columns, cornice returns, and flat stone lintels and sills.[xxviii] The Thatcher Hotel (#24) includes Greek Revival details such as cornice returns on the side elevations, a wide entablature, and pedimented dormers (Photograph 1, center; Photograph 17, second from left). Italianate was predominantly used in the mid- to late-nineteenth century and featured arched or segmental arch windows with hoods, ornamental brackets under the cornice, and low-pitched or flat roofs.[xxix] The Savings Bank Block (Lumb Building, #34) at 234 Main Street illustrates Italianate features through the use of segmental arch hooded windows and a deep cornice (Photograph 22, left).

Even in the early frame buildings, first floor storefronts were common. Nineteenth-century storefronts typically had multi-light display windows surrounded by wood panels. Recessed entries were common, as they maximized the display area available for the shop's wares. The storefronts were often topped by entablatures to emphasize the storefront and visually separate it from the residential uses upstairs. While none of the storefronts retain early multi-light windows, wood-

xxv Maryline White, "Removal of the City Theater Marquee Rings Down Curtain on Biddeford Era," (Biddeford-Saco Journal, 15 March 1971, Biddeford, Maine).

xxvi Scully.

xxvii Donald C. King, "Biddeford and Saco: Gateway to Maine's Opera Houses." (Unpublished manuscript. On file at the McArthur Library, Biddeford, Maine, 2000).

xxviii Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles,* (Massachusetts Institute of Technology Press, Cambridge, Massachusetts, 1992).

xxix Ibid.

paneled storefronts are found in many of the buildings in the historic district. The Hannaway Building at 311 Main Street (#44; Photograph 26, right) is an example of such designs. Plate glass began to be used in the late-nineteenth century, increasing the amount of glass used in storefronts. Metal panels often replaced wood surrounds in the early-twentieth century, and many stores installed tiles in decorative patterns at the entrances of the buildings. The building at 145 Main Street (#12) is a good example of this era of storefronts, containing continuous plate glass display windows, recessed in towards the entrance, and having a tiled floor (Photograph 14). Sometimes, as seen at the former Day's store at 156 Main Street (#21), the tiles would spell the name of the establishment.

Nineteenth-century fires greatly influenced the built environment that remains in Biddeford today. The mills and the city experienced several significant fires that destroyed most of the frame building stock. Mill owners learned quickly that brick was a more durable material after they suffered from fires in the 1830s. The commercial district suffered the same fate in 1856, when the Central Block, then the largest commercial building in the county, was destroyed by fire. It was soon replaced with a brick municipal building. The brick Biddeford House (now Thatcher Hotel, #24) across Adams Street from the Central Block survived the blaze, and remains extant today. The building at 17 Alfred Street (#51; ca. 1870) is one of the latest examples of a frame commercial building in Biddeford (Photograph 33, center). Timber remained a popular building material into the early-twentieth century due to its affordability and ease of construction; however brick and stone noticeably increased in usage in the mid- to late-nineteenth century. Early examples in the Biddeford Main Street District include not only the Thatcher Hotel (#24), but also the Dudley Block (#66) of 1852, which is a brick tenement house with Greek Revival detail. Commercial structures such as 137 Main Street (#11; Photograph 3, third from right; Photograph 13, far left) and 163 Main Street (#14; Photograph 13, right), also illustrate the usage of brick construction in the popular styles of the early years. They both have gable or mansard roofs, typical of the time period, and Greek Revival or Italianate influence in their design.

Architect-Designed and Grand Buildings – 1870-1926

The mid- to late-nineteenth century saw an influx of more ornate and grand buildings, reflecting the success of the mills and the wealth that was coming into the region. While Biddeford remained a working class community, the grandest buildings of the city were constructed between 1860 and 1900. Many of these replaced earlier frame buildings destroyed by fire. The Marble Block at 129 Main Street (#10; Photograph 3, center) is an example of an elaborate building constructed for a successful local businessman. In 1877, Oren H. Staples commissioned local architect Charles Kimball to design the Marble Block on Main Street. Staples had previously run his men's clothing store out of the Shaw Block (no longer extant), across the street from the McArthur Library (#37), until it was destroyed by fire in 1870. After the fire, Staples, his brother, and his father began to acquire property next to the Hooper Block (#11) on lower Main Street. Staples moved a two-story frame building from the site, and bought rights to an adjacent building in order to construct the Marble Block. Kimble designed the Marble Block with a marble façade to stand out amongst the brick buildings of downtown Biddeford. Although not much is known of Kimball, the Marble Block is said to be one of his last designs.[xxx]

The popular fraternal organizations of Biddeford also contributed to the substantial architecture of Biddeford in the late-nineteenth century, erecting large brick buildings with Italianate and Romanesque Revival influences. Popular in the late-nineteenth century, Romanesque Revival is identified by masonry construction, round arches, belt courses, and brick corbelling.[xxxi] In 1873-1874, the IOOF built their Italianate block at Alfred and Bacon streets (#62; Photograph 33, right). In 1894, La Societe Saint Jean-Baptiste constructed an even larger brick block at Elm and Main streets (#45) using Romanesque Revival details (Photograph 27, left), and the Masons built their elaborate Renaissance Revival building at 260 Main Street (#36) soon after, in 1896 (Photograph 23, left). Both the St. John Building and the Masonic Hall were designed by architect Francis Henry Fassett. Fassett started his career as a carpenter, and expanded into architectural design around 1850. With his first office in Bath, Fassett gradually expanded his practice up the Kennebec River into Augusta. After the great fire of 1862 in Augusta, he was said to have "practically rebuilt the city."xxxii After the great fire of 1866, Fassett went to Portland and established a highly successful professional practice. Fassett designed early public buildings, commercial buildings, and several residences, all typically located in urban settings. Fassett is now known as one of the most prolific and prominent architects in Maine from the second half of the nineteenth century. Partners of Fassett include John Calvin Stevens between 1880 and 1884, and Edward Fassett, his son. Some of the prominent buildings attributed to Fassett are the Society of Natural History Building, 1879, and the Woodford Congregational Church and parish house, 1879, both in Portland.[xxxiii]

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xxx Randy Seaver, "What's Going on With Reny's? Just Some Repairs, New Windows," (Courier, 14 September 2000, Saco, Maine).

xxxi Whiffen.

xxxii Richard Herndon and Philip W. McIntyre and William F. Blanding, eds, *Men of Progress: Biographical Sketches and Portraits of Leaders in Business and Professional Life in and of the State of Maine*, (Boston: New England Magazine, 1897), p. 342.

xxxiii Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, (Hennessey & Ingalls, Inc. Los Angeles, California, 1970).

Perhaps the most notable building in the Biddeford Main Street Historic District is the Romanesque Revival City Hall at Adams and Main Streets (#26, NR: 73000156; Photograph 1, center; Photograph 17, second from left). Initially built in 1858 to replace the Central Block, the Second Empire style City Hall building succumbed to fire in 1894. The City then commissioned Portland architect John Calvin Stevens to build the replacement. Stevens incorporated the original first floor into his designs, and added the belfry, topped with a gilded dome.[xxxiv] The Journal Building in Biddeford (#49) is also a Stevens design, constructed in 1905 (Photograph 29). One of the leading architects of his time in Maine, Stevens operated out of Portland from 1883 until his death in 1940. Stevens was born in Boston, Massachusetts, but moved to Portland as a child. He entered practice as an architect with Francis H. Fassett not long after he graduated high school at age 18. In 1884, he left Fassett & Stevens to partner with Albert W. Cobb until 1891. Stevens was widely recognized for his residential designs as well as public and private commercial buildings and the production of a book on domestic architecture. Some of Stevens best known designs are the Eastern Maine Insane Hospital at Bangor (1888), and the Sweat Memorial Art Museum (1909).[xxxv]

The largest fire in Biddeford's history was in 1911, when 15 buildings were destroyed, impacting about three acres of property from Elm Street towards Jefferson and along Main Street. Many prominent frame buildings along Main Street were destroyed by this fire. In response, just two days after the fire, the City passed an ordinance requiring that all new construction or reconstruction in the downtown area be executed in brick or steel.[xxxvi]

The buildings that resulted tended to reflect the stylistic trends of simplified design with Classical Revival details. Parapet roofs, simplified Doric or Ionic pilasters, and prominent keystones were common features. The building at 32 Alfred Street (#57) portrays some of these elements in the parapet, stone keystones above the windows, and pilasters flanking the facade (Photograph 34, third from right; Photograph 35, fourth from left). A more ornate example of Classical Revival is the U.S. Post Office at 27 Washington Street (#53; Photograph 31). Federal buildings of the early-twentieth century commonly used a simplified version of Classical Revival in designs for their buildings of the time.[xxxvii] Designed under Supervising Architect Oscar Wendereth, the U.S. Post Office was Biddeford's first federal building, and was a source of pride for the community.[xxxviii] The post office illustrates the twentieth-century Classical Revival style through the use of granite quoins around the windows, Greek Keys detailed in the brick of the frieze, and a cornice and balustrade along the roofline.

Revivals increased in popularity in the 1920s, although not all of them were as simple as Classical Revival. With the rise of Art Deco and the discovery of King Tut's Tomb, Egyptian Revival had a resurgence in popularity nationwide.[xxxix] As most of the buildings within the Biddeford Main Street Historic District are of vernacular design, the J.K. Paquin Building at 5 Washington Street (#52) stands out with its elaborate Egyptian Revival details (Photographs 4 and 30). In its design of the Paquin Building, the firm of Miller and Mayo used a Native American theme portrayed in stone bas reliefs influenced by the Egyptian Revival style. Architects William R. Miller and Raymond J. Mayo worked with a variety of styles and many of their most prominent buildings are eclectic designs and stylized versions of classical motifs. Partnered in 1907 in Lewiston, Maine, the two architects designed buildings all across the state, specializing in public buildings. Not long into the partnership, Miller and Mayo moved their practice to Portland. They successfully catered to specific client needs, whether it was a preference for the exotic as seen in the castle-like Amos Gerald House in Fairfield or a need for tradition such as their school design for the Nasson Institute in Springvale (1912). The partnership of Miller and Mayo dissolved in 1929, when Mayo withdrew from the firm. Miller died soon after, and Mayo continued practicing individually until 1934.[xl]

Not long after the Paquin Building was completed, a much smaller yet noticeable building was brought to Franklin Street, one block east of Washington. The Palace Diner (#54) is an example of a 15-stool "Pollard" diner that was a popular gathering place for the city's police, firefighters, lawyers, and millworkers since it opened in 1927 (Photograph 26).

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xxxiv Richard D. Kelly, Jr., *Biddeford City Hall National Register of Historic Places Nomination – Inventory.* (Maine Historic Preservation Commission, Augusta, Maine, 1973).

xxxv Kelly; Withey.

xxxvi Scully.

xxxvii Ellis Armstrong, *History of Public Works of the United States, 1776-1945,* (American Public Works Association, Chicago, Illinois, 1976).

xxxviii Gilbert R. Boucher and David W. Abbott, *U.S. Post Office, Biddeford, Maine, National Register of Historic Places Inventory – Nomination Form,* (City of Biddeford, Biddeford, Maine, 1972).

xxxix Whiffen.

xl Roger G. Reed, "Miller and Mayo," (A Biographical Dictionary Architects in Maine, Maine Historic Preservation Commission, Augusta, Maine, 1988).

The same family owned the Palace Diner from its opening until 1996, leaving the diner virtually unaltered over the years. The Palace Diner is Maine's oldest operating diner, and the last genuine diner in the state south of Portland. A typical design for the building type and time period, the Palace Diner has a tin roof, red porcelain siding, and a stainless steel interior with Formica countertops. The Palace Diner is one of only two known remaining diners built by the Pollard Company of Lowell, Massachusetts. The Pollard Company was only in operation between 1926 and 1927.[xli] The Palace Diner likely replaced an earlier lunch wagon, which was typically a horse-drawn wagon from which food and drink were sold to walk-up customers. Lunch wagons were often found in industrial areas, serving late-night factory workers when other establishments were not open or providing inexpensive meal options to patrons. In the early-twentieth century, lunch wagons evolved from horse-drawn wagons to more stationary, yet portable, lunch cars. Many had wheels which were only used in travelling from the factory to the site.[xlii]

Simplification and Decline – 1930 to the present

As the mills strained to stay afloat during the Great Depression and World War II, the slow down was reflected in the new architecture of Biddeford's the central business district. When the few new buildings were erected, they were typically simpler in design. Only nine buildings within the Biddeford Main Street Historic District were constructed between ca. 1930 and 1952, and only one building (non-contributing) has been constructed since then. The 1952 Droggitis Block at 12 Washington Street (#51) is the last contributing building constructed within the historic district. A good representative of the buildings of its time, the building is of a simple brick design with a section of glass blocks lighting the interior stairs and a metal canopy over the main entrance of the restaurant serving as the only decorative details.

The New England Telephone Building at 10 Jefferson Street (#47; 1947-1948) is also a good example of simplified design principles. Like many of the corner buildings in downtown Biddeford, the New England Telephone Building has a cut-away corner elevation. However, unlike the others, the New England Telephone Building simplifies the cornice line and elaborate details common in the late-nineteenth and early-twentieth-century buildings. The facade is of a smooth masonry, as is the water table and the beltcourse at the cornice line. The windows do not have hoods or any other ornate details, and the entrance is a simple rounded and polished granite architrave.

The most common alterations to buildings within the historic district are the replacement of windows and the updating of storefronts. As many of the storefronts altered in the twentieth century have gained significance over time, only about ten of the storefronts are not in character with the historic district. The remaining storefronts have recessed entrances surrounded by plate glass and metal or glass and wood panels. Modern alterations that are out of character with the district, such as the application of modern siding over the brick walls, have also occurred on a few of the buildings. However, all but six of the buildings within the district retain the appearance of the original façade. The majority of buildings within the district retains their historic form, details, and materials, and continues to portray the district as a significant central business district from the mid-nineteenth century into the mid-twentieth century. The buildings also retain their original uses for commercial, residential, and civic uses. The Biddeford Main Street Historic District consists of a mix of buildings from all eras within the period of significance, from the frame and gabled buildings of the mid-nineteenth century to the ornate masonry structures of the late-nineteenth century, and the simplified brick structures of the first half of the twentieth century.

Integrity

The Biddeford Main Street Historic District is a cohesive corridor of commercial and civic buildings with first floor storefronts and upper level residential uses that are significant for their role in the commercial, industrial, social, and architectural development in the city from 1846 through 1952. This period of significance represents the era of greatest prosperity and growth within the district and the time period in which the contributing structures were constructed. The district has retained much of its original appearance and uses and continues to convey the history of the corridor as the local and regional central business district from the mid-nineteenth century into the mid-twentieth century. Most of the buildings remain in their original use and residences are still available in the upper levels of several of the buildings. Some of the shops, including Youland's at 234 Main Street, have been operating under the same use at their present locations since the period of significance. The buildings retain most of their character-defining details, including façades, window frames, storefronts, signage, cornices, and other design details from the period of significance. In addition, the district as a whole contains few modern intrusions or vacant lots and retains integrity of setting, location, association, and feeling.

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xli Randy Garbin, *Diners of New England,* (Stackpole Books, Mechanicsburg, Pennsylvania, 2005), 196-197.

xlii Kathleen Kelly Broomer and Betsy Friedberg, *20th Century Commercial Architecture: The Diners of Massachusetts,* (Massachusetts Historical Commission, Boston, Massachusetts, 1999).

Almost all of the buildings within the limits of the Biddeford Main Street Historic District were erected between 1846 and 1952. The only exception is the non-contributing building at 110 Main Street (#15), which was constructed ca. 1960 and is a small brick commercial building that does not detract from the character of the surrounding buildings. While most of the buildings within the district have undergone updates and alterations such as window replacements since the period of significance, they typically retain their original brick facades, storefronts, and character-defining architectural details. A few of the buildings within the district boundaries have undergone considerable alterations, such as the removal of architectural details or the concealment of the façade by modern materials, and no longer convey cohesiveness with the rest of the district. Non-contributing buildings include the tenement building at 20 Water Street (#65), the commercial buildings at 41 Main Street (#3), 165 Main Street (#23), 235 Main Street (#30), and 288 Main Street (#38), the Fleet Bank at 208 Main Street (#32), and the Getty Gas Station at 151 Elm Street (#46). While these seven buildings retain their original massing and integrity of location, they no longer convey their appearance from the period of significance. A few buildings have been demolished within the historic district boundaries, and have been replaced with either parking areas, open space, or landscaped parks. Two pocket parks are included within the district, both of which took the place of buildings demolished after the period of significance and are non-contributing features to the district.

Developmental history/additional historic context information (if appropriate)

Settlement and Initial Growth

The first attempt at European settlement of Biddeford began as early as 1616 when Captain Richard Vines and 32 of his shipmates camped, for a season at what was then called Winter Harbor, now known as Biddeford Pool. Vines and Sir Fernando Gorges secured a land grant in 1630 for the area along both sides of the Saco River, now portions of the cities of Biddeford and Saco. A small village developed along the waterfalls of the Saco River, slowly growing as the seventeenth and eighteenth centuries progressed. The area, which then encompassed both cities, was named Biddeford after Bideford, Devon, England. Saco did not become an independent settlement until 1762, under the name Pepperellboro. Today, only vestiges of the early street pattern of this settlement remain. The earliest roadway was King's Highway, which was in place by 1730 as a stage and mail route between Saco Plains and Upper Biddeford. This route remains intact as portions of Elm, Adams, Crescent, Main, and South streets, and contains some of the city's most important buildings.[xliii]

The history of downtown Biddeford follows that of the industrial history of Biddeford/Saco. The value of the falls on the Saco River was recognized early on in the settlement of the area, and small milling operations were established on the falls beginning in the early-seventeenth century. The village grew outward from the falls area, which was the center of industry and commercial activities. The early mills mostly concentrated on lumber, but the local use of lumber in construction warranted the establishment of an iron works company to manufacture nails as well. Thomas Cutts was an early mill owner operating on what was then known as Indian Island, now Saco Island. He partnered with Boston merchant Josiah Calef to build an iron works on the island in 1811. The company was chartered as the Saco Iron Works Company in 1821. The Saco Iron Works evolved to become the Saco Manufacturing Company. The company constructed a seven-story wooden cotton mill in 1826, marking the beginning of the textile industry in Biddeford/Saco. At the time, cotton factories were common in Massachusetts, but had not expanded much into Maine.[xliv]

The textile industry of Biddeford struggled in the early years due to economic declines and a fire that destroyed the original cotton mill in 1830. The Saco Manufacturing Company was sold to Charles Bradbury, a Boston publisher and lawyer, following the fire. Bradbury and several associated investors formed the York Manufacturing Company and constructed a new mill the following year. The York Manufacturing Company found success quickly after hiring Samuel Batchelder from the Hamilton Mills of Lowell, Massachusetts. The York Manufacturing Company constructed two more factories, blacksmith and machine shops, dye and counting houses, a wharf, and numerous ancillary buildings, all on Saco Island. Following the model of the Lowell mills, the York directors created the Saco Water Power Company (SWPC) in 1837. The SWPC was established primarily to oversee real estate, water power functions, and the operations of the machine shop (located in Biddeford), while the York Manufacturing Company (in Saco) focused on the production of cotton goods.[xlv]

xliii Russell Wright, *A Reconnaissance Level Architectural Survey of Downtown Biddeford, Maine.* (Russell Wright, Architect, Bridgton, Maine 1998).

xliv Christine Beard and Amy Cole-Ives, *Biddeford/Saco Mills Historic District National Register of Historic Places Registration Form,* (Tremont Preservation Services, Ipswich, Massachusetts, 2008).

xlv Ibid.

After the construction of the fourth York mill building, the SWPC organized a second manufacturing company, the Laconia Company, which also used the machinery produced by the SWPC for the production of textiles. The Laconia Company's first mill was completed in 1845, followed by multiple other associated buildings, to form the second major mill complex in Biddeford. The Pepperell Manufacturing Company was also established through the SWPC, in 1847. With the construction of the Pepperell mills, the SWPC finally had enough demand for their machinery and full use of the water power available. In fact, the SWPC machine shop became so busy that it had to contract the Lowell Machine Shop for some of the Pepperell machinery.[xlvi]

The rapid establishment and growth of the Biddeford - Saco mills drastically changed the face of the village. Growth was minimal in Biddeford until the 1830s, when the area was transformed from a small village of about 2,000 residents into one of the most significant textile centers in New England. By 1855, when Biddeford was chartered as a city, the population had increased to about 6,500 residents.[xlvii] The opening of the first Pepperell mill in 1850 represents the peak economic and architectural growth of the Biddeford - Saco mills, as little new development was undertaken in the mill area in the 1850s and 1860s.[xlviii]

The establishment of the SWPC and the two manufacturing companies on the Biddeford side of the Saco River sparked the improvement and extension of the city's streets and the construction of commercial buildings and worker housing. While the mills offered boarding houses in the mill complex, several tenement buildings were constructed to the southeast of downtown, near Liberty Square and White's Wharf. In 1842, the Portsmouth, Saco & Portland Railroad (later the Boston & Maine Railroad) began service at the west side of town, opening the region to the greater markets and shipping ports of Boston and New York.[xlix] Upper Main Street, originally named Chestnut Street, was constructed by the SWPC to provide transportation between the city square of Biddeford (near #25) and the Portsmouth, Saco & Portland railroad depot, located to the north, outside of the Biddeford Main Street Historic District. SWPC constructed the roadway much wider and straighter than lower Main Street, which was originally named Liberty Street. Lower Main Street was part of the Post Road that led from the city square east and south to Liberty Square (near #63) and the Allen ferry on to Saco.[l]

The Biddeford and Saco Railroad Company was incorporated in 1885, organized by several business leaders of the two cities to provide trolley service between their downtowns. Construction began in May 1888 on the main line that began at King's corner in Biddeford, ran along Elm Street to Harmon's Corner, then along Main Street in Biddeford, across Factory Island and along Main Street in Saco to Beach Street and beyond, ending at the railroad depot on Old Orchard Street. The first horse-drawn cars were in operation that July. Electric cars were incorporated in 1892. The concept originated to give the city dwellers an inexpensive and convenient way to visit Old Orchard Beach in the summer; however, it was soon realized that it was also a convenient method of commuting to and from the mills of Biddeford and Saco. Indicative of a national trend, the first to take advantage of the commuting potential were the wealthy families who moved out of the crowded city but wanted to avoid the horse and buggy. Soon those of more modest incomes were building homes along the trolley line outside of the city center, representing the first phase of suburbanization, a trend that was seen in cities throughout the country. The trolley accommodated outward development, and in 1900 the railroad commenced a new loop from downtown Biddeford out to Five Points, opening a vast area of development for small, single-family homes for the rising middle class. The rise of the automobile brought about the end of the trolley, but outward development has continued in Biddeford.[liii]

Twentieth Century Growth and Decline

Biddeford's Main Street represents the closest developed area to the mills, and the middle point between the residential and industrial neighborhoods. The Biddeford/Saco mills managed to successfully continue through the textile depression of the early-1920s and into the mid-twentieth century by adapting to new technology and reacting to the market in an efficient manner. The mill companies were consolidated and changed hands several times in the early-twentieth century. The SWPC machine shops consolidated with the Pettee shops of Newton, Massachusetts, in 1897, selling much of their lands to the Pepperell Company. The Pettee shops further consolidated with the Lowell Machine Shops in 1912, but continued to produce textile machinery in Biddeford into the 1950s. The York Manufacturing Company was purchased by New England Industries, Incorporated in 1930, which was subsequently purchased by the Bates Manufacturing Company in the mid-1940s. The Pepperell Company absorbed the smaller Laconia Company in 1899, and had purchased

xlvi Ibid.
xlvii Wright, 1998.
xlviii Wright, 1998.
xlix Ibid.
l Biddeford Historical Society, "Museum in the Streets," (Biddeford Historical Society, Biddeford, Maine, 2007).
liii Tom Hardman, "Electric Trolleys Paved the Way for Sprawling City Limits," (Journal Tribune, 5 June 1999, Biddeford, Maine).

most of the SWPC land earlier on. In the first half of the twentieth century, the Pepperell mills expanded and diversified to include blankets. Pepperell opened operations in the south in addition to New England, and became one of the largest selling brands of cotton goods in the world.[liv]

Main Street Biddeford shared in the prosperity of the mills, continuing growth and adaptation to the modern day needs as downtowns elsewhere began to succumb to suburbanization and downtown decline. Biddeford's downtown retained businesses and residents due to their strong immigrant culture and the success of the Biddeford/Saco mills through industrial recessions. While the central business district of Biddeford was sustained, several occurrences in the 1950s spelled the end of the golden era of Main Street Biddeford. First, the Bates Manufacturing Company was bought out by Consolidated Textiles in 1956, which quickly closed down the York mills in Biddeford-Saco. The Saco Tanning Corporation purchased the York mills in 1958; however, the impact of the first mill closure was still severe to the local community. In 1959, the Lowell-Pettee shops closed and the property was sold to the Biddeford & Saco Development Corporation. Although the complex remained in use under multiple owners, housing a variety of tenants, the loss of the Lowell-Pettee shops marked a significant decline in Biddeford industry.

Pepperell was the only company that remained in operation into the late- twentieth century. Pepperell merged with the West Point Manufacturing Company, a large southern firm, in 1965, and acquired J.P. Stevens & Company in 1988. Although operations were reduced in Biddeford, Pepperell mills remained in operation until just recently, when the blanket factory closed.

The Saco Tanning Corporation remained in operation in Biddeford from 1958 until 1982, when they sold the property to Nike Corporation. The mills were left vacant after only a couple of years. Many of the associated buildings were demolished in the late-1980s by a private company looking to build a mixed-use development. However, when the development was never completed, the results were open footprints and vacant, gutted buildings.[lv]

The late-twentieth and early-twenty-first centuries brought a trend in downtown revitalization efforts in many parts of the country, including Biddeford. With a population of about 22,000 people, Biddeford has been attracting new residents from out of town by offering new job and shopping options, as well as opportunities arising from the vacated mills and intact historic downtown. The largest employer is the Southern Maine Medical Center with 1,100 employees, and the more than 40 industries housed in four industrial parks employ about 1,400 people. The Shops at Biddeford Crossing is York County's largest-ever commercial development, opened in 2006 in hopes of wooing shoppers away from the Maine Mall located about 13 miles to the north. Newcomers are purchasing properties in downtown for commercial redevelopment, including several of the Main Street blocks, and the mills are undergoing redevelopment as a mixed-use complex of offices, retail shops, condominiums, and a marina.[lvi]

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liv Beard, 2008.
lv Ibid.
lvi Wright, 2007.

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Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67 has been Requested)
_X_ 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
_X_ Other

Name of repository: **McArthur Library and Biddeford Historical Society , Biddeford, Maine**

Historic Resources Survey Number (if assigned): *See Inventory, Section 7*

10. Geographical Data

Acreage of Property 14.5
(Do not include previously listed resource acreage)

UTM References *(NAD 27)*
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
1	19	381964	4816592
2	19	382739	4816260
3	19	382330	4816165
4	19	382048	4816397

Verbal Boundary Description (describe the boundaries of the property)

The boundary of the Biddeford Main Street Historic District is shown on the accompanying site plan entitled "National Register Boundary, and Contributing / Non-Contributing Resources with Inventory Numbers". The National Register boundary for the Biddeford Main Street Historic District includes 63 buildings, three parks, and a monument on Main Street between Water Street and just west of Elm Street; on Jefferson Street, Adams Street, Washington Street, Franklin Street, and Alfred Street south of Main Street; and on Water Street east of Main Street.

Boundary Justification (explain why the boundaries were selected)

The National Register boundary for the Biddeford Main Street Historic District includes those properties that are historically associated with the commercial corridor during its period of significance (1846-1952) and retain adequate integrity to portray their relationship to the historic central business district. The boundary encompasses all of the significant resources and features that comprise the district, as well as ten non-contributing resources. The non-contributing resources include two modern parks, one modern building, and seven buildings that have undergone alterations that have notably modified their appearance since the period of significance.

The boundary was drawn based on the limits of the Biddeford central business district during its period of significance and to exclude modern intrusions and buildings that have lost integrity. The district was historically limited to Main Street between Water and Elm streets and adjacent blocks between Main and Jefferson streets. The boundaries have been drawn to exclude parking lots and vacant lots as much as possible, as well as buildings that do not contribute due to modern alterations, modern construction, or residential uses. The northern boundary is mostly determined by the boundary of the Biddeford-Saco Mills Historic District. At the western end, residential properties and modern commercial

development demarcate the boundary as they are not significant to the commercial history of the neighborhood. The residential buildings along Water Street and adjacent side streets to the south are excluded for the same reason. The southern border was drawn to exclude non-commercial buildings, those commercial buildings that no longer retain integrity, and modern parking lots.

The National Register boundary has been prepared in accordance with guidelines established by the National Register Bulletin, *Defining Boundaries for National Register Properties.*[lxi]

11. Form Prepared By

name/title Shauna J. Haas, Architectural Historian
organization A.D. Marble & Company date August 20, 2009
street & number 375 East Elm Street, Suite 200 telephone 484-533-2500
city or town Conshohocken state PA zip code 19248
e-mail shaas@admarble.com

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.

- **Continuation Sheets**

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

lxi National Park Service, National Register Bulletin, *Defining Boundaries for National Register Properties*, (Washington, D.C.: National Park Service, 1997).

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Biddeford Main Street Historic District

City or Vicinity: Biddeford

County: York **State:** Maine

Photographer: Shauna J. Haas, A.D. Marble & Company, Conshohocken, Pennsylvania

Date Photographed: April 28, 2009 and October 9, 2009

Description of Photograph(s) and number
All digital images labeled as follows: ME_YorkCounty_BiddefordHD_#.tif

001. View of Main Street looking west from York Street. Note the Thatcher Hotel (far left; #24) and Biddeford City Hall (center; #26). The buildings at the right are outside of the boundary as they are part of the Biddeford/Saco Mills Historic District (NR: 08001258) (October 2009).

002. View of the McArthur Library at 274 Main Street (#37), with modern addition at left. View looking north (September 2009).

003. View looking west from Laconia Street, showing the south side of Main Street, including the Staples Block (left; #9), the Marble Block (center; #10), and Hooper's Brick Block (right; #11) (September 2009).

004. View of the J.K. Paquin Building at 5 Washington Street (#52), facing northeast along Washington Street towards the intersection with Main Street (September 2009).

005. View facing south along Jefferson Street, showing the Free Baptist Church at 14 Jefferson Street (#48). Note the residential building to the left, outside of the district (September 2009).

006. View facing south along Washington Street, toward the intersection with Jefferson Street, showing parking lots and altered buildings outside of the district boundary (September 2009).

007. Southwest corner of Main and Hill streets, showing the building at 29 Main Street (#1). Outside of the district boundary, the mills can be seen at the far right, while residential buildings are located to the left. View facing west (September 2009).

008. View of Main Street, facing southeast from Emery Street. The building at 41 Main Street (right; #3) is non-contributing due to modern alterations. The mills on the north side of the street (left) are outside of the boundary, as they are part of the Biddeford/Saco Mills Historic District (NR: 08001258) (September 2009).

009. South side of Main Street, west of Emery Street. View facing southwest (September 2009).

010. Southwest corner of Main Street and Alfred Street. View facing southwest towards the Puritan Building (#8) (September 2009).

011. View looking northeast along Franklin Street, showing the rear addition to the Marble Block at 35 Franklin Street (#10) (September 2009).

012. View looking southwest towards the intersection of Main Street and Franklin Street, showing Hooper's Brick Block (far left, #11), 145 Main Street (center; #12), and 163 Main Street (right; #14). Shevenell Park (#13) is located between 145 Main Street and 163 Main Street (September 2009).

013. Detail of storefront at 145 Main Street (#12). Note the plate glass windows and tile flooring at the entrance. View facing south (September 2009).

014. North side of Main Street, between Laconia Street and York Street. The building at 110 Main Street (#15), at the far right, is non-contributing as it was constructed after the period of significance. View facing northwest (September 2009).

015. North side of Main Street, looking northwest towards the intersection with York Street. The four buildings at the right (#19-22) are within the district, while the brick buildings at the far left are outside of the boundary as they are part of the Biddeford/Saco Mills Historic District (NR: 08001258) (September 2009).

016. View looking southwest from Main Street along the west side of Washington Street. The building in the foreground, 165 Main Street (#23), is non-contributing due to modern alterations (September 2009).

017. View facing southeast, showing the south side of Main Street, east of Jefferson Street. The building in the foreground, 235 Main Street (#30), is non-contributing due to modern alterations (September 2009).

018. Civil War monument (#25) at City Square, the intersection of South and Adams streets south of Main Street. View facing southwest (October 2009).

019. Detail of City Hall building (#26), showing decorative work above the entrance from Adams Street. View facing northwest (September 2009).

020. Detail of City Theater signage and storefronts of City Hall building (#26). View facing west (September 2009).

021. North side of Main Street, facing northwest from intersection with Lincoln Street, showing the Cannon Park (#31) in the foreground and Fleet Bank (#32) at the left. Fleet Bank is non-contributing as the facade was significantly altered in 1956 (October 2009).

022. View looking northwest along Main Street, showing 230-232 Main Street (right; #33), and the Savings Bank Building (Lumb Building, #34; left) (September 2009).

023. View of the Biddeford Savings Bank (right; #35) and the Masonic Building (left; #36). Note the modern addition to the bank building at center (September 2009).

024. North side of Main Street, showing 288 Main Street (non-contributing; right; #38) and the Heard Block (left; #39). View facing northwest (September 2009).

025. View facing west along Main Street from the intersection with Jefferson Street, showing (from left to right) buildings #40 through #43 (October 2009).

026. View of the south side of Main Street, facing southeast from Elm Street. Note the City Hall tower in the background, left (September 2009).

027. View facing northeast towards the intersection of Main and Elm Streets. The Getty Gas Station (non-contributing; #46) is to the right, while the Saint Jean Baptiste Building (St. John Building, #45) is to the left (September 2009).

028. New England Telephone Building (#47), at the southwest corner of Jefferson and Center streets. View facing southwest (September 2009).

029. The Journal Building (#49). View facing southeast (September 2009).

030. Detail of J.K. Paquin Building (#52). View facing southeast (September 2009).

031. U.S. Post Office Building (#53) at the northeast corner of Federal and Washington streets. View facing east (September 2009).

032. Palace Diner (#54). View facing north (September 2009).

033. West side of Alfred Street, facing southwest from Main Street (September 2009).

034. View looking northeast along Alfred Street. The building at the far left is outside of the boundary as it no longer retains integrity (September 2009).

035. East side of Alfred Street, showing (from left to right) 5 Alfred Street (#60), 17 Alfred Street (#61), and the I.O.O.F. Building (#62). View facing south (September 2009).

036. South side of Water Street, at the far eastern end of the district. View of the Dudley Block (left; #66), with 20 Water Street (non-contributing, #65) and 12 Water Street (#64) to the right. View facing southwest (September 2009).

Property Owner:

(complete this item at the request of the 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.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property BIDDEFORD MAIN STREET H. D.

County and State YORK COUNTY, MAINE

Name of multiple property listing (if applicable)

Section number 6, 7 Page 2

6. Function or Use, continued

Historic Function	Current Function
GOVERNMENT / City Hall	GOVERNMENT / City Hall
GOVERNMENT / Post Office	EDUCATION / Library
EDUCATION / Library	RECREATION AND CULTURE / Theater
RELIGION / Religious Facility	RECREATION AND CULTURE / Monument
RECREATION AND CULTURE / Theater	RECREATION AND CULTURE / Park
RECREATION AND CULTURE / Monument	VACANT
COMMERCE / TRADE / Restaurant	
SOCIAL / Meeting Hall	
RECREATION AND CULTURE / Park	

7. Materials, continued

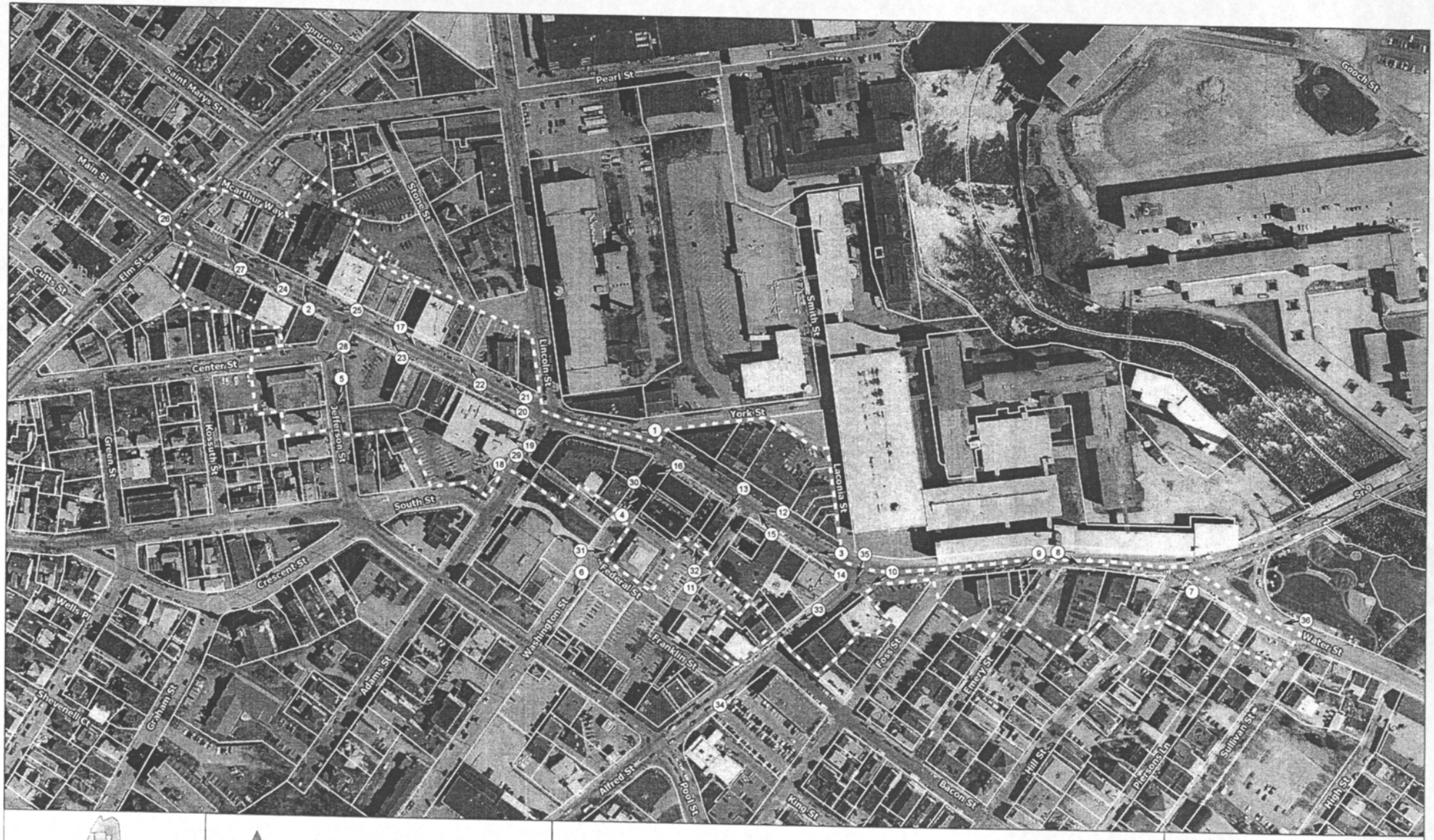
Foundation: CONCRETE

Walls: STONE / Marble
STUCCO
WOOD / Weatherboard
SYNTHETICS / Vinyl
STONE

Roof: SYNTHETICS
STONE / Slate

National Register Boundary, and Contributing / Non-Contributing Resources with Inventory Numbers

Biddeford Main Street Historic District
York County, Maine



Photograph Location Map

Biddeford Main Street Historic District
York County, Maine

BIDDEFORD MAIN STREET N.R.; YORK CO., ME

1 OF 36

BIDDEFORD MAIN STREET H.D.; YORK CO., ME

BIDDEFORD MAIN STREET H.D.; YORK CO., ME

BIDDEFORD MAIN STREET H.D.; YORK CO., ME

4 OF 36