Section 30

Visual Quality and Scenic Character

Section 30. Visual Quality and Scenic Character

30.1 State Standards

Under the State's Site Law and Wind Energy Act:

The applicant must provide a Basic Assessment for all Scenic Resources of State or National Significance (SRSNS), as defined in the Wind Energy Act (WEA) (35-A M.R.S.A. § 3451), within eight miles of the generating facilities, and a Visual Impact Assessment for all SRSNSs within eight miles of the generating facilities for which the Department determines there is a potential for a significant adverse effect on scenic character.

30.2 Visual Quality and Scenic Character Approach

The Applicant commissioned a Visual Impact Assessment ("VIA)" from Viewshed[1], a Maine-based landscape architecture firm with significant experience reviewing impacts of wind projects on scenic resources in Maine, having completed dozens of such assessments. In late 2021, TJD&A completed a preliminary review of the Project and identified locations of potential significance where the Project might be viewable.

30.3 Visual Quality and Scenic Character Assessment

Viewshed identified a total of 24 SRSNSs within the eight-mile study area (Appendix B of VIA), and evaluated three as part of the VIA.

Viewshed concluded that the visual impact on these resources will not be unreasonably adverse, and in all cases these impacts will be within the range expected and allowed under the WEA.

The Visual Quality and Scenic Character Assessment summarized its findings in Table 10.1.

	Scenic Impact Evaluation Criteria	

[1] In early 2023, Viewshed was established through the union of Terrence J. DeWan & Associates (TJD&A) and Spatial Alternatives.

Scenic Resource of State or National Significance	A: Resource Significance	B. Character of Surrounding Area	C: Viewer Expectation	D: Purpose and Context	E.1: Extent, Nature, Duration of Use	E.2: Effect on Continued Use and Enjoyment	F: Scope and Scale of Project Views	Overall Scenic Impact
B. NRHP Listed Historic Building								
Rumford Municipal Building	Medium	Medium	Low	Low	Low	Low	Low	Low
D. Great Pond								
Joes Pond	Medium	Medium	Medium	Low	Low	Low	Low	Low
E. Scenic River								
Swift River	Medium	Medium	Low-Medium	Low	Low	Low	Low	Low

See the attached Visual Quality and Scenic Character Assessment for any potential impacts to the visual quality or scenic character for the area in Exhibit 30-1, including a review of cumulative impacts.

Exhibit 30-1
Visual Quality and Scenic Character Assessment

Visual Impact Assessment: DRAFT

TWIN ENERGY WIND PROJECT

Rumford, Maine

August 2023

Prepared By:
VIEWSHED
Landscape Architecture | GIS | Planning

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1. EXECUTIVE SUMMARY

1.1 Project Overview

Twin Energy LLC (Applicant) is proposing the Twin Energy Project (Project) managed by Palmer Management Corporation. The Project will consist of three GE-6.1-158 (or similar) turbines with a capacity of 6.1 Megawatts (MW) each. The turbines will be located on South Twin Mountain in Rumford near the border with Roxbury. The Project will include access roads, electrical interconnection infrastructure, and other supporting facilities located in Rumford and Roxbury.

This Visual Impact Assessment (VIA) applied the evaluation criteria in CH. 382: Wind Energy Act Standards to determine whether the proposed Project would significantly compromise views from Scenic Resources of State or National Significance (SRSNS) such that the proposed facility would have an unreasonable adverse effect on the scenic character or existing uses related to the scenic character of those scenic resources. The criteria for this determination includes:

- Significance of the potentially affected SRSNS
- Existing character of the surrounding area
- Expectations of the typical viewer
- Purpose and context of the proposed activity
- Public use and enjoyment of a potentially affected SRSNS
- Scale and scope of the potential effect.

1.2 Summary of Conclusions

This VIA examined the criteria established by the Maine Wind Energy Act (WEA) and the CH. 382 Wind Energy Act Standards: i.e., the context, significance, existing public use, viewer expectations, project impact, and the potential effect on public use and enjoyment, for each of the SRSNSs. This information was used to make a determination of whether the project would significantly compromise views from any of these resources such that it would have an unreasonable adverse effect on its scenic character, or the existing uses related to its scenic character. A total of 24 SRSNSs were identified within the eight-mile study area (Study Area), and three evaluated as part of the VIA.

The Twin Energy Project's visual impact on these resources will not be unreasonably adverse, and in all cases these impacts will be within the range expected and allowed under the Wind Energy Act (WEA).

The VIA concludes that the Project will have a low impact on the Rumford Municipal Building, a structure listed on the National Register of Historic Places. The Project will have a low-medium impact on Joes Pond in Rumford, a waterbody rated for scenic resources. The Project will have a low impact on portions of the Swift River in Mexico, a river rated for scenic resources.

The Project's associated facilities (i.e., access roads, electrical collection system, O&M facilities) will have a low or no impact on views from SRSNSs. The associated facilities will not be of a location, character, or size to cause an unreasonable adverse visual effect on the scenic character of the Study Area. Adequate provisions have been made for fitting the associated facilities harmoniously into the existing environment, reusing existing sites, and limiting vegetation removal to ensure that there will be no undue adverse effect on the scenic character of the surrounding area.

A cumulative visual impact assessment was also conducted, relative to the existing RoxWind, Record Hill, Saddleback Ridge, and Spruce Mountain Wind projects that share overlapping eight-mile study

areas. This assessment found that there is only one SRSNS that would have cumulative views including the Project, RoxWind and Record Hill projects (i.e., a small segment of the Swift River). In addition, Joes Pond and the Rumford Municipal Building would have cumulative views of the Project and the RoxWind project. The visual impact from all three projects would not cause unreasonable adverse visual effects to the scenic character of the Project's SRSNSs.

2. INTRODUCTION

2.1 Background

Viewshed, a Landscape Architecture and Planning firm (Formerly TJD&A) in Yarmouth, Maine, prepared this VIA on behalf of Twin Energy LLC ('Applicant') managed by Palmer Management Corporation. The methodology for assessing the potential visual impacts of the Project involves the judgment of experienced landscape architects in the selection of factors chosen to evaluate scenic quality and determine the magnitude of visual impact. This approach, widely used in permitting work in Maine and elsewhere throughout the country, is based upon current studies of what constitutes scenic landscapes and visual impacts.

The Study Area includes 11 towns, townships, and unorganized territories. The communities within the Study Area are located primarily in Oxford County, with a portion located in Franklin County in the northeast. The Project turbines are located within the Town of Rumford. In Oxford County, the Study Area includes portions of Byron, Andover, Newry, Hanover, Rumford, Milton Twp, Mexico, and Roxbury. In Franklin County, the Study Area includes western portions of Carthage, Weld, and a very small corner of Township 6 North of Weld.

There are 10 towns/townships in the Study Area that are designated as "expedited for permitting" under the WEA. Township 6 North of Weld is a non-expedited Area. The extent of the eight-mile study is based upon the WEA, which instructs the primary siting authority (Maine Department of Environmental Protection (DEP) to '*consider insignificant the effects of portions of the development's generating facilities located more than 8 miles, measured horizontally, from a scenic resource of state or national significance.'* (§ 3452.3.)

This report is based upon the mapping and design plans for the proposed Project provided by the Applicant, with input from other professional members of the design team. Viewshed created a series of maps with ESRI Arc GIS software to help determine the limits of potential Project visibility. See Appendix A:

- Map 1: Project Study Area
- Map 2: Potential Visibility of Turbine Blade Tips Using Topographic Data
- Map 3: Potential Visibility of Turbine Blade Tips Using Topographic + Surface Data
- Map 4: Potential Visibility of Turbine Hubs Using Topographic + Surface Data
- Map 5: Great Ponds - Potential Visibility of Turbine Hubs/Blade Tips Using Topographic + Surface Data
- Map 6: Swift River - Potential Visibility of Turbine Hubs/Blade Tips Using Topographic + Surface Data
- Map 7: Strathglass Park District - Potential Visibility of Turbine Hubs/Blade Tips Using Topographic + Surface Data'
- Map 8: Rumford Commercial Historic District - Potential Visibility of Turbine Hubs/Blade Tips Using Topographic + Surface Data
- Map 9: Cumulative Impact - Potential Visibility of Blade Tips based on Topographic + Surface Data

- Map 10: Cumulative Impact - Potential Visibility of Blade Tips based on Topographic + Surface Data

In addition to field investigations, Viewshed used Google Earth Pro and Autodesk 3D Studio Max to further assess the physical characteristics of the landscape and develop a better understanding of the Project setting relative to the surrounding topographic features.

2.2 Field Investigations

Field studies began with an evaluation of the viewshed analysis to determine where the maximum number of turbines may be visible from SRSNSs. Viewshed personnel collected field data by a variety of means during site visits on November 11th, 2021; December 12th, December 14th, and December 15th, 2021. Fieldwork concentrated on evaluating and photographing SRSNSs and other components of the visible landscape within eight miles of the Project turbines. Viewshed staff visited the Study Area by automobile and on foot. The fieldwork was limited to lands, roads, and waterbodies that are considered public or allow for public access.

Photographs were taken with a Nikon D5600 camera and a Nikon D750 camera set to record at the highest resolution (fine). The Nikon D5600 was set to 35mm (equivalent to a 50mm 'normal' lens in a film camera); the Nikon D750 (a full-frame camera) was equipped with a 50mm lens. GPS coordinates of the photographs were recorded with a camera-mounted GPS unit. Full frame photographs were used in the preparation of the photosimulations in Appendix D. An annotated selection of representative views within the Study Area is included in Appendix C: Study Area Photographs to provide additional context for the Project and the SRSNSs.

2.3 Viewshed Analysis and Photosimulations

Computer-generated images (i.e., viewshed analysis maps and photosimulations) have been prepared to illustrate the relationship between the scenic resources within the Study Area and the Twin Energy Project. Viewshed maps were used to guide fieldwork to areas of potential Project visibility from SRSNSs and other visually sensitive areas. Photosimulations were prepared to illustrate the anticipated changes in views from SRSNSs due to the Project.

2.3.1 Viewshed Analysis

A computer-based viewshed analysis is a predictive screening tool to determine potential Project visibility within the Study Area. The viewshed analysis was conducted using ESRI ArcGIS Pro software. The analysis relied on a Digital Terrain Model (DTM) to represent topography (i.e., bare earth conditions) as well as a Digital Surface Model (DSM) to represent vegetation and structures in the landscape. For the Study Area, the DTM and DSM used to represent the landscape were derived from LiDAR point cloud data, which was taken from The National Map produced by the U.S. Geological Survey (USGS)[1]. The point cloud data was processed to create 3-foot square resolution surface raster models.

The geospatial turbine data used in the viewshed analysis was provided by the Applicant. For purposes of the analysis, a viewer height of 5-feet above the terrain was assigned to represent the eye level of a typical viewer. Project components are counted as 'visible' if the computer determines that a single point on the component would be seen from eye level and not blocked by topography, vegetation, or buildings. In addition to determining whether the Project would be visible, the analysis can also identify how many turbines would be seen from any point (or raster) within the Study Area.

[1] The National Map produced by the U.S. Geological Survey is available at: https://viewer.nationalmap.gov/basic/

There are some technological shortcomings to the viewshed analysis. It does not determine the degree of visibility based on distance, weather, or other atmospheric conditions. It also does not determine how much of a turbine would be seen from any one viewpoint, or whether any part of the turbine would be seen silhouetted against the sky. As an initial screening tool, it is used to determine the geographic extent of Project visibility, identify visually sensitive resources with potential visibility, and select places to conduct field investigations to further our understanding of Project visibility.

Topographic Model Viewshed Analysis. As required by CH. 382:3.G(1), Viewshed prepared a topographic viewshed analysis of the Study Area to determine maximum potential turbine visibility (Map 2 in Appendix A). This analysis modeled the potential visibility of the blade tips based only on the digital terrain model (DTM). The analysis presents a worst-case scenario, illustrating potential areas of visibility based on bare-earth conditions, i.e., as if there were no intervening vegetation or structures in the landscape. However, it does provide a baseline understanding of where there is no possible Project visibility due to the screening effects of topography alone.

Surface Model Viewshed Analysis. To gain a more realistic understanding of Project visibility, two additional viewshed analyses were prepared using both the DTM (topography) and DSM (vegetation and structures). This provides a more accurate depiction of potential Project visibility, as it considers features in the landscape, such as buildings and forest cover, which would block views of the turbines. Map 3in Appendix A shows where a viewer would see at least the blade tip of turbines within eight miles, considering both vegetation and topography. This analysis of blade tip visibility may overstate potential Project visibility, since blades are often difficult to see at distances beyond 3-4 miles. Map 4 in Appendix A is the most realistic of the viewshed maps in that it shows where a viewer would see the hubs as well as the blades within eight miles, considering both vegetation and topography.

Cumulative Viewshed Analysis Data Sources. Maps 9 and 10 in Appendix A illustrate the cumulative visual impacts of all four existing wind projects within eight miles of the Twin Energy Project Study Area. The maps show the theoretical areas of blade tip visibility and where the areas of multiple projects overlap.

Data input sources used to generate surface conditions for viewshed analysis have advanced over the last two decades. The viewshed analysis compiled for the cumulative analysis maps is a mixture of data sources based on what was available when permitting occurred for each existing project.

As mentioned above, viewshed analysis for the Twin Energy Project used DTM and DSM data derived from LiDAR point cloud data from the USGS.

The RoxWind project viewshed analysis relies on the screening effects of both topography and Maine Land Cover Data. The analysis is based on National Elevation Data (NED) from USGS National Map and Maine Land Cover Data from the Maine Office of Geographical Information Systems (ME OGIS) (deciduous, evergreen, and mixed forest type with an assumed maximum height of 40 feet).

The Saddleback, Spruce Mountain, and Record Hill Wind projects rely on the screening effects of both topography and Maine Land Cover Data. These analyses are based on a Digital Elevation Model (DEM) and Maine Landcover Data from ME OGIS (deciduous, evergreen, and mixed forest type with an assumed maximum height of 40 feet).

2.3.2 Photosimulation

Photosimulations (computer-altered photographs) are prepared to illustrate the anticipated changes in views from SRSNSs due to the Project.

Photosimulations were prepared by 1) creating a three dimensional DTM and DSM model base of the Study Area landscape using National Elevation Data from USGS; 2) creating three dimensional computer models of the turbines (based on information provided by the Applicant) generated in 3D Studio Max and then inserting them into the model; 3) inserting associated facilities data as an AutoCAD file from the Applicant into the model; 4) aligning the computer model of the Project with GPS located photographs (the elevation, latitude, and longitude data) in 3D Studio Max, matching the lens focal length, date and time of photograph, digital resolution, and lighting conditions; existing visible elements in the landscape (e.g., vegetation, ridgelines, roads, buildings) were used to register the photographs to actual ground conditions; 5) rendering a simulated perspective of the Project using 3D Studio Max.

Post-production editing involved eliminating parts of turbines on the computer model that would be blocked by terrain or vegetation. Images were then modified in Photoshop to account for time of day, weather conditions, haze, and other environmental factors.

The photosimulations were also merged with adjacent photographs of existing conditions in Photoshop to create a panorama that gives a more contextual view of the broader landscape as seen from the SRSNS. The legend in the panoramic image provides the latitude and longitude of the viewpoint, view direction, date/time when the photograph was taken, camera make and model and lens focal length, description of view, distance to the nearest Project components, and turbine specifications and dimensions. Each photosimulation also includes a Project context map and a photosimulation location map. The normal view also describes the distance that the viewer should hold the photosimulation from the eye to accurately replicate real-world conditions. See Appendix D.

2.3.3 Study Area Photographs

Representative photographs of the Study Area are included in Appendix C. The locations of the photographs are indicated on the Study Area Map in Appendix A. The photographs were selected to document the field study, give the reviewers additional information on the existing character of the surrounding area (§3452.3.B), and provide context for the photosimulation locations.

3. REGULATORY REQUIREMENTS

State Requirements. On April 18, 2008 the Governor signed into law LD 2283 An Act to Implement Recommendations of the Governor's Task Force on Wind Power Development (also known as the Wind Energy Act [WEA]). As part of this legislation, the Legislature found that certain aspects of the State's regulatory process for determining the environmental acceptability of wind energy projects should be modified to encourage the siting of projects in Expedited Permitting Areas.

On September 9, 2013, Maine DEP made changes to the guidance for Section 30 of the Site Location of Development Act Permit Application (Generating facility – Visual Quality and Scenic Character) which outlined more detailed requirements for assessments.

Effective April 30, 2018, Maine DEP adopted Chapter 382: Wind Energy Standards, a new set of rules that outlines requirements for the review of wind energy developments for impacts related to scenic

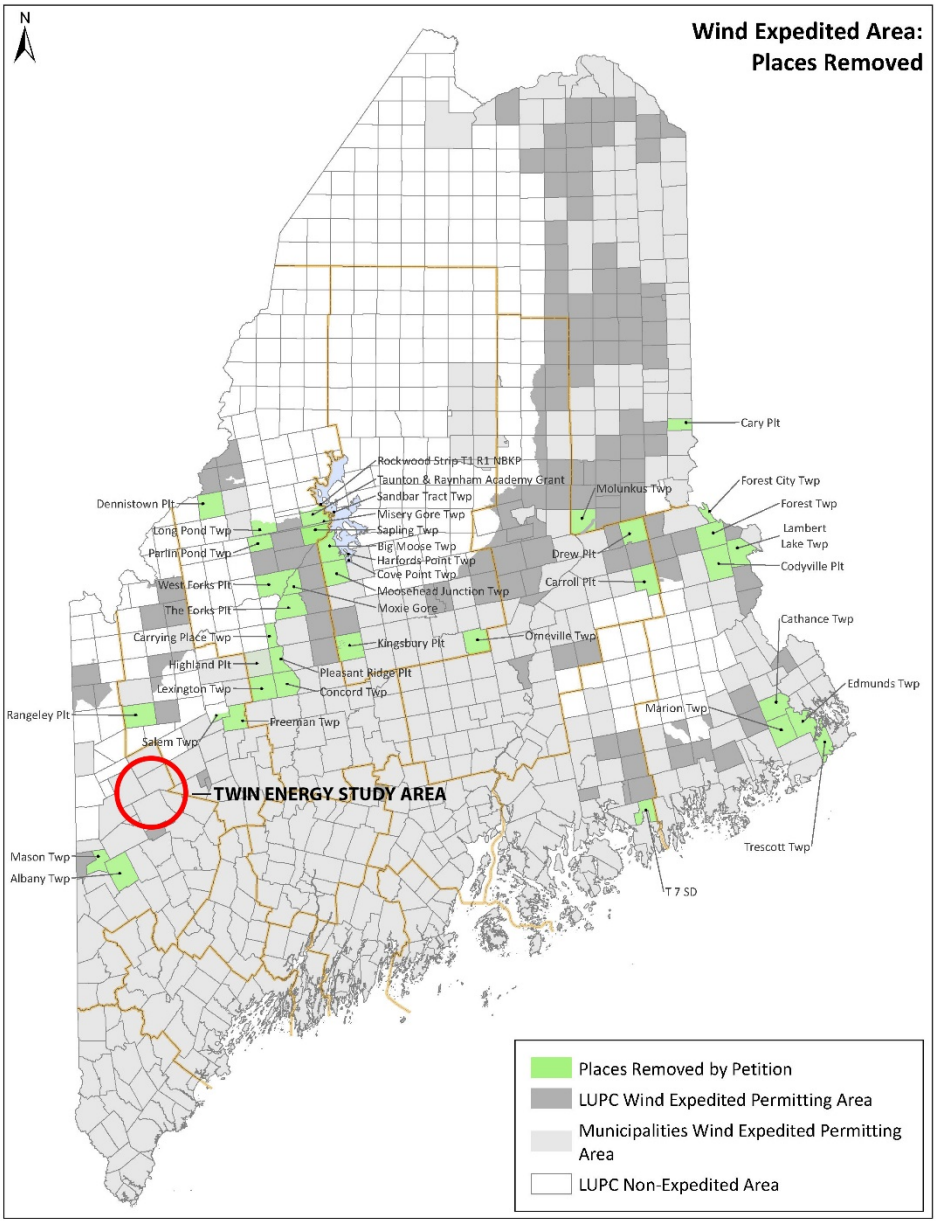
character, shadow flicker, public safety, tangible benefits, and decommissioning under the WEA, 35-A M.R.S. § 3401–3459.

Local Requirements. Chapter 308: Wind Energy Facilities, within the Town of Rumford Land Use Ordinance includes standards for wind energy development that reference and mirror the standards of the WEA used to guide this VIA (Section 308(14)(E). Section 308(10)(A)(13) includes criteria for sightline analysis from the nearest occupied structure or scenic resource within 500 feet of the Project turbines. There are no scenic resources or occupied structures within 500 feet of the turbines. Locations of the two closest occupied structures with potential visibility are shown on Maps 1-3 in Appendix A. One structure (#1) is located approximately 3,500 feet east of the closest turbine, and the other (#2) is located approximately 4,700 feet west of the nearest turbine. Simulations from scenic resources of state or national significance are included in Appendix D.

3.1 Visual Impact Standard

Expedited Permitting Areas include most of the organized areas of the State and limited locations within Maine Land Use Planning Commission's (LUPC's) jurisdiction. The Project will be located in Rumford, an organized town within the Expedited Wind Power Permitting Area.

Figure 3.1



3.2 Scenic Resources of State or National Significance (Wind Energy Act)

"Scenic resources of state or national significance" (SRSNS) as defined under the WEA §3451.9 means an area or place owned by the public or to which the public has a legal right of access that is:

A. A national natural landmark, federally designated wilderness area or other comparable outstanding natural and cultural feature, such as the Orono Bog or Meddybemps Heath;
B. A property listed on the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended, including, but not limited to, the Rockland Breakwater Light and Fort Knox;
C. A national or state park;

D. A Great Pond that is:
   (1) One of the 66 Great Ponds located in the State's organized areas identified as having outstanding or significant scenic quality in the "Maine's Finest Lakes" Study; or
   (2) One of the 280 Great Ponds in the State's unorganized or deorganized areas designated as outstanding or significant from a scenic perspective in the "Maine Wildlands Lake Assessment;"
E. A segment of a scenic river or stream identified as having unique or outstanding scenic attributes listed in Appendix G of the "Maine Rivers Study;"
F. A scenic viewpoint located on state public reserved land or on a trail that is used exclusively for pedestrian use, such as the Appalachian Trail, which the Department of Agriculture, Conservation and Forestry designates by rule adopted in accordance with section 3457;
G. A scenic turnout on a scenic highway constructed by the Department of Transportation; or
H. Scenic viewpoints located in the coastal area that are ranked as having state or national significance in terms of scenic quality in: (1) One of the scenic inventories prepared for and published by the Executive Department, State Planning Office: "Method for Coastal Scenic Landscape Assessment with Field Results for Kittery to Scarborough and Cape Elizabeth to South Thomaston," Dominie, et al., October 1987; "Scenic Inventory Mainland Sites of Penobscot Bay," DeWan and Associates, et al., August 1990; or "Scenic Inventory: Islesboro, Vinalhaven, North Haven and Associated Offshore Islands," DeWan and Associates, June 1992; or (2) A scenic inventory developed by or prepared for the Executive Department, former State Planning Office, or the Department of Agriculture, Conservation and Forestry.

Identified Scenic Resources of State or National Significance within the eight-mile study area are listed in Appendix B. The potential visual impact on these resources is described in Section 8.2.

3.3 Regulatory Standard: Associated Facilities

According to CH 382.3.A, associated facilities may be reviewed under the scenic impact standard applicable to the wind generating facilities, unless DEP determines that the application of the WEA standard may result in unreasonable adverse effects due to the scope, scale, location or other characteristics of the associated facilities.

4. PROJECT DESCRIPTION

The following section describes the visible components of the generating facilities and associated facilities of the Project.[2]

4.1 Wind Turbines

The Project will consist of 3 GE-6.1-158 (or similar) turbines, to be mounted on 117-meter (384 feet) towers with a rotor diameter of 158 meters (518 feet) for a total height of 196 meters (643 feet). Each turbine has a nameplate capacity of 6.1 MW and the Project capacity as a whole is expected to be 18.3 MW. All turbines are located within the Town of Rumford.

[2] The Maine Wind Energy Act defines 'associated facilities' as those 'elements of a wind energy development other than its generating facilities that are necessary to the proper operation and maintenance of the wind energy development, including but not limited to buildings, access roads, generator lead lines, and substations'.

The base elevations of the three proposed turbines are 1974 feet, 2048.5 feet, and 2136 feet. A map of the proposed turbine locations is provided in Appendix A.

The siting of individual turbines considered the wind resource, Project viewshed, topographic features, access road locations, proximity to wetlands, wildlife habitat, existing harvesting operations, and other site conditions. In addition to this VIA, studies and analysis influencing siting included civil engineering, noise, shadow flicker, and environmental assessment.

The turbine components (base, nacelle, and blades) will be white or very light gray to provide contrast for pilots. By using white or light gray turbines, which offer a considerable amount of visual contrast, the FAA will not require daytime lighting.

Turbine contrast and visibility is a highly variable phenomenon; white turbines can appear to change from dark gray to a shade that almost matches the background sky, depending upon the time of day, orientation of the viewer, atmospheric conditions, and weather. In the midground and background viewing distances, the turbines will typically appear as light gray due to the effects of atmospheric perspective, especially on hazy or overcast days. In early morning, the turbines may appear a brighter white due to the more horizontal lighting.

4.2 Project Lighting

The three turbines are proposed to be lit in accordance with the Federal Aviation Administration's (FAA) Advisory Circular AC 70/7460-1M Obstruction Markings and Lighting (Effective 11.16.2020). Typical lighting involves the use of red lights mounted on the top of the nacelles in accordance with an FAA approved lighting design. It is anticipated that each of the three turbines will have FAA lighting. Under normal operations, the lights will be synchronous, red, flashing, with a slow-on, slow-off profile. The lights will appear similar to the FAA warning lights on the RoxWind project and the Record Hill Wind project, which are approximately 0.6 miles and 2 miles to the north respectively.

4.3 Access Roads

Beginning at Horseshoe Valley Road, the Project will be accessed by first using an existing road on private property for approximately 4,300 feet. A new road measuring approximately 7,615 feet in length will be constructed to allow access to the Project turbines. The new access road will be constructed to minimize clearing and will have an approximate width of 24 feet. Crane roads will be constructed to install the turbines. These roads will have an initial width of 39.5 feet and will be revegetated to a width of 24 feet after turbine construction. See Civil Engineering plans and descriptions for more information on access road locations and construction.

4.4 Project Interconnection

The Project is in the Independent System Operator ("ISO-NE") queue and is being studied by ISO-NE. The outcome of the studies may impact the final interconnection point and will dictate the equipment required by Central Maine Power ("CMP") and ISO-NE to interconnect and operate the facility. A feasibility study was completed in 2022 by ISO-NE and CMP and the Applicant is working with CMP to finalize those designs. The Applicant proposes to install the following:

- ***Collection Lines & Substation:*** The Applicant proposes to install underground communication lines and electrical conduits within the crane roads and crane pad areas. Beyond the crane roads and pads, the lines will ascend a riser pole and be located overhead, along the new access road, and then down toward the point of interconnection (adjacent to existing cleared areas and

collector systems). At the point of interconnection, the Project collector lines are expected to tie into CMP's existing Section 137 line. The existing Roxbury substation on Roxbury Notch Road is beyond the point of interconnection and will be utilized for this project. There will not be a Project owned substation.

- ***Met Tower:*** To comply with ISO-NE requirements, the Applicant proposes to install a 10-meter tall met tower along the ridgeline of South Twin between Turbine 2 and Turbine 3 to collect "live" meteorological data. This will be within the clearing limits of the Project.

4.5 Operations and Maintenance Facilities

The Project will include a communications building along Roxbury Notch Road near the point of interconnection. The communications building will be approximately 15 feet by 20 feet and house communications, control, and sensitive electronic equipment.

The Project also includes a storage container along the ridgeline between Turbine 2 and Turbine 3 to store certain spare parts during operations. The storage container will be approximately 8.5 feet wide by 40 feet long and 8 feet tall.

4.6 Temporary Laydown Area

The location of the temporary laydown area will be within the access roads and crane pad areas as determined as part of the logistical planning by the selected contractor.

5. TWIN ENERGY STUDY AREA

5.1 Site Context

The Study Area is the land area within an eight-mile radius of the turbines, which is illustrated in Appendix A, Study Area Viewshed Maps. The regional character is described by the existing landforms, water resources, vegetative patterns, and cultural character.

5.1.1 Landforms

Most of the Study Area falls within the Mahoosuc Rangeley Lakes biophysical region of Maine.[3] The characteristic landforms within eight miles of the proposed Project are well-defined mountains and ridges rising 900 to 2,200± feet above broad valleys. The tallest peak in the Study Area is West Mountain (el. 2,783'). The taller peaks of Tumbledown Mountain (el. 3,068) and the adjacent Little Jackson Mountain (el. 3,434) are outside of the Study Area.

The Project will be built on South Twin Mountain (el. 2,156). A series of mountains on the east side of the Project area – Bunker Mountain (el. 1,631), Walker Mountain (el. 2,681), West Mountain (el. 2,783), Spruce Mountain (el. 2,531) and Carr Mountain (el. 1,542) define the opposite side of the Swift River Valley. Record Hill (el. 2,422) and Old Turk Mountain (el. 2,425) block views to the north in Byron.

[3] Bailey, R.G. *Description of the Ecoregions of the United States*. Miscellaneous Publication No. 1391, U.S. Department of Agriculture, Forest Service, Washington, DC. 1995.

5.1.2 Water Resources

The Swift River is located 1.5 miles to the east of the proposed Project. The river is identified by the Maine Rivers Study[4] as having unique/significant scenic resource values. Notable scenic features on the river in the Study Area include Coos Canyon and Swift River Falls in Byron.

The largest waterbodies within the Study Area are Ellis Pond and Little Ellis Pond located north of the proposed Project site in Rumford. Swain Pond and Horseshoe Pond are located to the west of the turbine sites. There are two small ponds within the Study Area designated as scenic in the Maine's Finest Lakes Study: Joes Pond in Rumford rated as 'Significant' and Halfmoon Pond in Carthage/Mexico rated as 'Outstanding' for scenic resources. Visibility from waterbodies and other scenic resources is discussed in more detail within sections 6 and 8.

5.1.3 Vegetative Patterns

The predominant forest cover in the Study Area is mixed second growth softwood/hardwoods. Areas north of the Study Area are used for wind power and commercial timber harvesting. Areas of open agricultural land are found along both sides of Route 17 in Roxbury and Byron and along Route 5 in Andover.

5.1.4 Cultural Characteristics

Population Centers. Population in the Study Area is primarily concentrated in the towns of Rumford (pop. 5900) and Mexico (pop. 2770) located in the southern half of the Study Area[5]. Outside of these towns, the majority of the Study Area is mostly characterized by woodlands mixed with pockets of small communities and rural residential development.

Industrial Development: Rumford is one of several towns in Maine that was built by the paper mill industry over 100 years ago. The Rumford Paper Mill is still active and maintains a prominent feature within the town's central district. The Mill's structures and smoke plumes can be seen from much of the downtown area, as well as surrounding elevated peaks including Black Mountain and Whitecap Mountain. Development in the wind energy industry has existed in nearby Roxbury and other surrounding towns for a decade or more.

Historic Resources. There are a total of 16 structures and two historic districts listed on the National Register of Historic Places within eight miles of the Project. The Town of Rumford includes several listed historic structures and districts associated with the turn of the century mill industry. Within the rural parts of the Study Area, several farmsteads and estates have been listed on the Register.

Recreation. The Town of Rumford contains several parks and short trail systems as well as Black Mountain Ski Resort. Other recreation opportunities in the Study Area include gold panning and swimming at Coos Canyon in Byron; designated snowmobile and all-terrain vehicle trails throughout the Study Area (including ITS 117 and 82); a sand beach, fishing, and boating on Ellis and Little Ellis Ponds. The largest publicly accessible conservation area within the Study Area is the Rumford Whitecap Mountain Preserve, owned and managed by the Mahoosuc Land Trust for conservation and outdoor

[4] *Maine Rivers Study: Final Report*. State of Maine, Department of Conservation, 1982.

[5] Based on 2020 U.S. Census data (https://www.census.gov/data/tables/time-series/demo/popest/2020s-total-cities-and-towns.html)

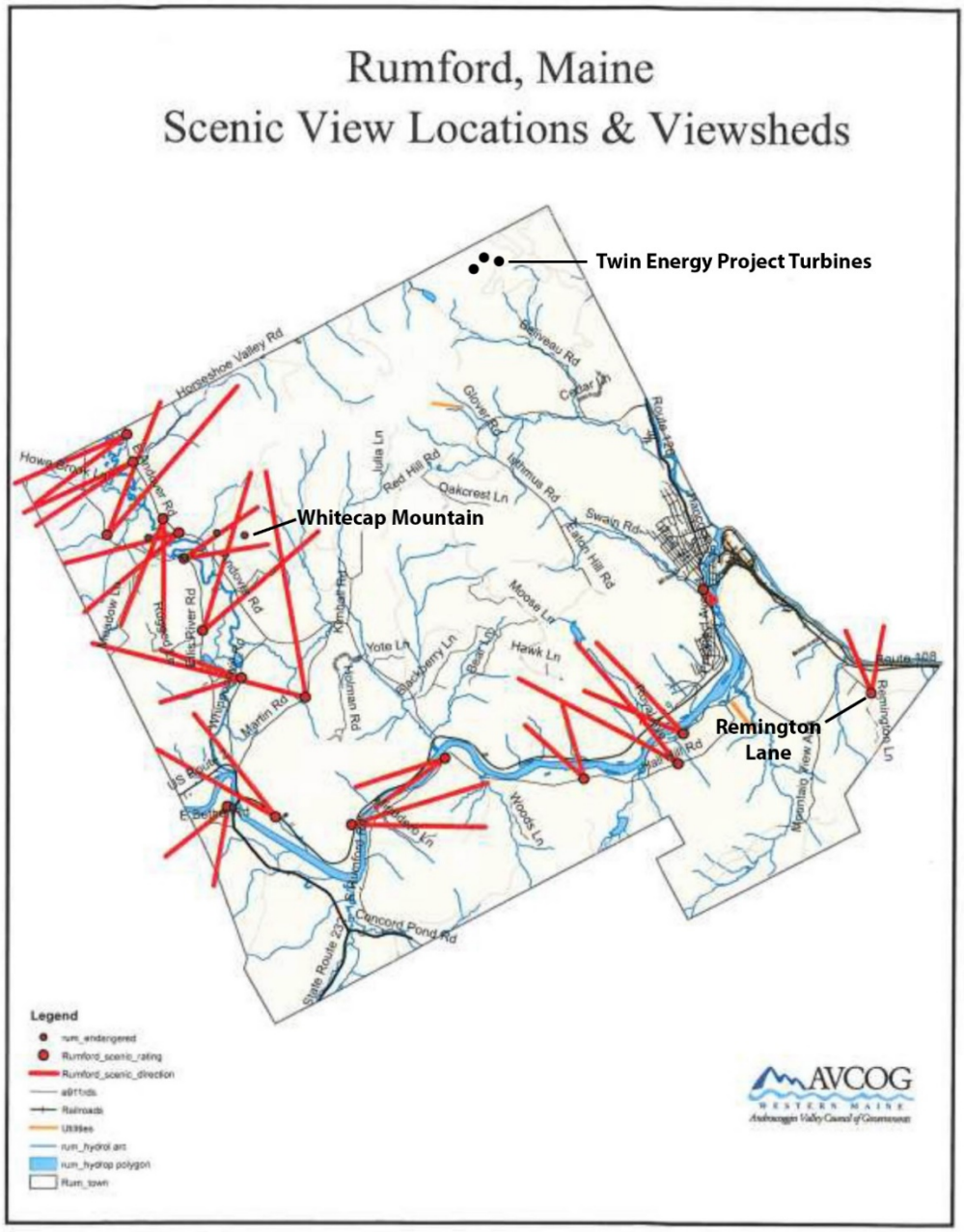
recreation. A small corner (66+/- acres) of the Tumbledown Mount Blue Unit owned/managed by the Bureau of Parks and Lands is within the Study Area.

The Rumford Comprehensive Plan Update[6], dated November 5th, 2013, includes a map on page 91 of *Scenic View Locations & Viewsheds* (Figure 5.1). The locations were based on a rating system that evaluated the distance of vista, uniqueness, and accessibility. Two scenic view locations were identified as having potential Project visibility: Whitecap Mountain (3.2 miles away) and Remington Lane[7] (7.9 miles away). Existing conditions images from these locations are included on pages 1 and 12 of Appendix C: Study Area Photographs. The view locations map plan is included on the following page.

[6] *Rumford Comprehensive Plan Update*. Town of Rumford. November 5, 2013

[7] The Remington Lane viewpoint depicted in figure 5.1 suggests that the 'Scenic View' is facing away from the project in a northern direction.

Figure 5.1



The State-designated portion of the Rangeley Lakes Scenic Byway (following Route 17) begins at the Mexico-Roxbury town line and runs north for approximately 9 miles within the Study Area, continuing to the Rangely Lakes Region. Byron and Roxbury chose not to be included in the National Scenic Byway Program when the corridor management plan was being developed for the Byway. The State Scenic Byway becomes a National Scenic Byway at the Byron/Township E line, 12.4 miles north of the closest Project turbine, and approximately 5.5 miles past the northern extent of the eight-mile Study Area along Route 17. The Coos Canyon Rest Area in Byron is 7.9 miles north of the Project along the State-designated portion of the Byway.

5.2 Distance Zones

The concept of distance zones is used as a frame of reference to discuss the characteristics of the visible landscape and the scenic effects of human activities in the surrounding landscape. The concept is based upon the USDA Forest Service visual analysis criteria for forested landscapes and addresses the amount of detail that an observer can differentiate at varying distances.[8] The evaluation of foreground, midground, and background, as defined below, provides a useful framework for evaluating the significance of wind turbines and their related facilities in the larger landscape. While the size of contemporary wind turbines may require a different understanding of how wind power components relate to the surrounding landscape, the distance zone concept remains a helpful reference tool in such evaluations. The distance zones used for the Project are defined as:

- **Foreground**: 0 to 1/2 mile from the observer. Within the foreground, observers can detect surface textures, details, and a full spectrum of color. The details of the turbines (blades, nacelles, support towers), the met tower, and other Project components will be readily apparent. There are no SRSNSs within one-half mile of any turbine. The area within one-half mile of the Project turbines is primarily privately held commercial woodland that contains local snowmobile trails. These trails are not considered SRSNSs.

- **Midground**: 1/2 mile to 3-5 miles from the observer. The midground is a critical part of the natural landscape. The WEA presumes that a visual impact assessment will be required to evaluate potential scenic impacts to SRSNSs within three miles. Within this zone the details found in the landscape become subordinate to the whole: individual trees lose their identities and become forests; buildings are seen as simple geometric forms; roads and rivers become lines. Edges define patterns on the ground and hillsides. Development patterns are readily apparent, especially where there is noticeable contrast in scale, form, texture, or line. Colors of structures become somewhat muted, and the details become subordinate to the whole. This effect is intensified in hazy weather conditions, which tend to mute colors and de-sharpen outlines even further. In panoramic views, the midground landscape is the most important element in determining visual impact. Project turbines will be intermittently visible within the midground zone from portions of the Swift River.

- **Background**: greater than 3–5 miles.[9] Background distances provide the setting for panoramic views that give the observer the greatest sense of the larger landscape. However, the effects of distance and atmospheric haze will obliterate the surface textures, detailing, and form of Project components. While most structures in typical commercial or residential developments cease to be uniquely recognizable at distances greater than 3–5 miles, the color, form, and scale of contemporary wind turbines are readily distinguishable at distances up to and beyond eight miles from the observer.

  Objects in the background will be highly visible only if they present a noticeable contrast in form or line, and when weather and lighting conditions are favorable. The three turbines would be partially visible in the background from Joes Pond at approximately 5.3 miles to the nearest turbine.

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[8] Landscape Aesthetics: A Handbook for Scenery Management. USDA Forest Service. Agricultural Handbook Number 701. December 1995.

[9] For purposes of this visual impact assessment, the background viewing distance is limited to eight miles, since the legislature has determined that "the primary siting authority (DEP) shall consider insignificant the effects of portions of the development's generating facilities located more than 8 miles, measured horizontally, from a scenic resource of state or national significance."

6.0 VISUAL IMPACTS ON SCENIC RESOURCES OF STATE OR NATIONAL SIGNIFICANCE

6.1 Evaluation Criteria in the Maine Wind Energy Act and Chapter 382

There are 24 SRSNSs within eight miles of the Project. Appendix B: Scenic Resource Chart presents a listing of scenic resources that have been evaluated. The following section describes potential Project visibility from these SRSNSs. Section 8 further evaluates impacts using the criteria in the WEA and Chapter 382.

- ***Context***. *The existing character of the surrounding area and the context of the proposed activity*. (§ 3452.3.B, 3452.3.D, Chapter 382.3.C, 382.3.E, Chapter 382.3.I).
- ***Significance***. *The significance of the potentially affected scenic resource of state or national significance* (§ 3452.3.A, Chapter 382.3.B, and Chapter 382.3.I).
- ***Public Uses***. *The extent, nature and duration of potentially affected public uses of the scenic resource of state or national significance.* (§ 3452.3.E and Chapter 382.3.B.(3)).
- ***Viewer Expectations***. *The expectations of the typical viewer* who would be using or enjoying the scenic resource of state or national significance. (§ 3452.3.C, Chapter 382.3.D, and Chapter 382.3.I).
- ***Purpose and context.*** *The expedited wind energy development's purpose and context of the proposed activity*. (§ 3452.3.D and Chapter 382.3.E).
- ***Project Impact***. *The scope and scale of the potential effect of views of the Project on the scenic resource of state or national significance, including but not limited to issues related to the number and extent of turbines visible from the scenic resource of state or national significance, the distance from the scenic resource of state or national significance, and the effect of prominent features of the development on the landscape.* (§ 3452.3.F and Chapter 382.3.G).
- ***Potential Effect on Public Use***. *The potential effect of the generating facilities' presence on the public's continued use and enjoyment of the scenic resource of state or national significance.* (§ 3452.3.E and Chapter 382.3.F).
- ***Cumulative Impact.*** *The potential cumulative effect of multiple wind generating facilities, under both daytime and nighttime conditions, within eight miles of each scenic resource of state or national significance. Areas of combined, sequential or successive observation are to be identified.* (Chapter 382.3.H and Chapter 382.3.H).
- ***Conclusion****. A determination of whether the development significantly compromises views from a scenic resource of state or national significance such that the development has an unreasonable adverse effect on the scenic character or existing uses related to scenic character of the scenic resource of state or national significance.* (§ 3452.1 and Chapter 382.3.I).

6.2 Scenic Resources of State or National Significance

A. A national natural landmark, federally designated wilderness area or other comparable outstanding natural and cultural feature, such as the Orono Bog or Meddybemps Heath.

There are no national natural landmarks (NNL), federally designated wilderness areas, or other comparable outstanding natural and cultural features within the Study Area.

B. A property listed on the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended, including, but not limited to, the Rockland Breakwater Light and Fort Knox.

There are two historic districts and sixteen structures listed on the National Register of Historic Places located within the Study Area. The two districts include the Rumford Commercial Historic District and the Strathglass Park District. Seven of the sixteen structures are private homes with no public access or Project visibility.[10] The remaining four listed homes are located within the Strathglass Park District in Rumford, where Project visibility is highly unlikely due to intervening vegetation, structures, topography, and the effect of distance.

The Rumford Commercial Historic District includes four listed structures: the Rumford Municipal Building (public), the Strathglass Building (private), the Rumford Falls Power Building (private), and the Mechanics Institute (public). There is potential Project visibility from the upper floors of the Rumford Municipal Building approximately 5.2 miles away due to the structure's height relative to the surrounding buildings. Visibility from the other three listed structures in the district may be seasonally intermittent due to intervening structures and vegetation.

The remaining listed structures within the Study Area include the Rumford Point Congregational Church, Lovejoy Bridge, the Andover Public Library, and the Andover Hook & Ladder Company. None of these four structures will have visibility of the Project due to intervening structures, topography, and vegetation. Viewshed analysis from the two historic districts is shown on Maps 7 and 8 in Appendix A. A full list of historic resources listed on the National Register of Historic Places is provided in Appendix B. The National Register of Historic Property Nomination forms for these two properties are provided in Appendix E.

C. National or State Parks

There are no national or state parks within the Study Area. The closest unit of Mount Blue State Park (on the southwestern corner of Webb Lake) is over eight miles from the Project. The summit of Mount Blue is approximately 15.5 miles from the nearest Project turbine. The closest point on the Appalachian National Scenic Trail is approximately 11.6 miles away to the northwest.

D. A Great Pond that is:

(1) One of the 66 Great Ponds located in the State's organized area identified as having outstanding or significant scenic quality in the "Maine's Finest Lakes" study; or

[10] Three of these private homes include the Deacon Hutchins House in Rumford, John G. Coburn House in Carthage, and the Merrill- Poor House in Andover. Viewshed analysis has indicated potential visibility of blade tips from fields north of the John G. Coburn House at approximately 6.7 miles away. In reviewing the National Register nomination forms, only two structures note scenic views or landscape setting as a consideration in assessing their significance in either Section 7: *Architectural Classification*, or Section 8: *Statement of Significance*. The form for the John G. Coburn House (private property) notes, "*The property consists mainly of cleared fields and pastures which provide dramatic views across the valley bottom to a broad range of mountains to the north and wes*t." The nomination form for the Merrill-Poor House, (private property), contains a substantial description of the Merrill and Poor families, specifically Henry Poor who refurbished the home, which was used as a summer retreat, and the grounds with assistance from the noted Landscape Architect, Frederick Law Olmsted.

(2) One of the 280 Great Ponds in the State's unorganized or deorganized areas designated as outstanding or significant from a scenic perspective in the "Maine Wildlands Lake Assessment."

There are two ponds in the Study Area that are rated as significant or outstanding for scenic quality, as determined by the Maine's Finest Lakes Study: Joes Pond in Rumford, rated as 'Significant' and Halfmoon Pond in Carthage/Mexico, rated as 'Outstanding.'

Joes Pond in Rumford is a shallow 20-acre waterbody surrounded by private property. Access to the pond off Eaton Hill Road is gated and signed as private property. There are no public boat access sites on the pond. There is a narrow trail/woods road that runs around the pond. The Maine Inland Fisheries and Wildlife inventory of Joes Pond[11] (last updated in 2001) notes the "*water quality as poor for coldwater gamefish but well suited for pickerel and hornpout*". The average depth of the pond is 3 feet, with a maximum depth listed as 4 feet. Foreground vegetation will screen the Project from approximately 50% of the pond surface. From the southern half of the pond, portions of three Project turbines will be visible approximately 5.3 miles away. Three of the RoxWind project turbines are also visible from this area of the pond six miles away.

Viewshed analysis initially showed limited visibility from Halfmoon Pond, however, field study and 3D modeling determined that there is no visibility from the pond due to vegetation and topography.

E. A segment of a scenic river or stream identified as having unique or outstanding scenic attributes listed in Appendix G of the "Maine Rivers Study."

The Swift River, located approximately 1.5 miles east of the closest Project turbine, is identified by the Maine Rivers Study as having unique/significant scenic resource values. The Swift River is rated as a "C" River in the Maine Rivers Study, which means that it has a composite of natural and recreational resource values of statewide significance. One of the most notable portions of the Swift River is the segment that flows through and carves into Coos Canyon (just under eight miles north of the Project in the Town of Byron). The Project will not be visible from Coos Canyon or the immediate area surrounding the canyon due to vegetation and topography.

The Maine Atlas & Gazetteer[12] and the AMC River Guide[13] similarly describe the Swift River Canoe Trip (for expert canoeists, with Class I – III rapids) starting at the Route 17 bridge in Byron (below Coos Canyon) and extending 13 miles south to Mexico. These sources describe a medium water level as crucial to running the river from late April to May. Throughout the rest of the year the river is either impassible by boat due to low water levels, or dangerous due to high water levels. The Swift River runs for approximately 15 miles within the Study Area. Due to the meandering nature of the river and the mature/dense riparian vegetation along its banks, visibility is primarily limited to a one-mile segment in Mexico, where agricultural fields adjacent to the river allow for views toward North Twin and South Twin Mountains, as well as Record Hill. Up to three Project turbines will be visible within this area at distances ranging from approximately 1.6 to 2.4 miles. Portions of the existing RoxWind and Record Hill

[11] *Joes Pond*. Maine Department of Inland Fisheries and Wildlife. 2001

[12] *The Maine Atlas and Gazetteer*. DeLorme Mapping - Garmin, 2019.

[13] Fiske, John. *AMC River Guide*. Appalachian Mountain Club Books, 2008.

Wind projects are also visible along the river in this part of Mexico. Visibility from other portions of the river will be highly unlikely or intermittent due to intervening foreground vegetation and topography. A representative simulation from the Swift River is provided in Appendix D.

The Ellis River, which is 5.1 miles southwest of the closest Project turbine, is rated by the Maine Rivers Study as a 'C' River (having a composite of natural and recreational resource values of statewide significance). The Ellis River is noted for Canoe Touring and historic river resource values, but not for its scenic value.

The West Branch of the Ellis River is also rated as a 'C' River, based upon its Geologic/ Hydrologic and Scenic river resource values. The Maine Atlas & Gazetteer describes the Cataracts on Frye Brook (a tributary of the West Branch) as a series of 'three scenic drops'. These features are beyond eight miles from the closest turbine and would not be affected by the Project. At its confluence with the main stem, the West Branch is 6.1 miles west of the Project area. While the topographic viewshed map (Map 2) indicates there may be views near the village of Andover, the stream's meandering nature, riparian vegetation, and intervening topography within the Study Area should preclude any significant Project visibility.

F. A scenic viewpoint located on state public reserved land or on a trail that is used exclusively for pedestrian use, such as the Appalachian Trail, that the Department of Conservation designates by rule adopted in accordance with section 3457.

There are no designated viewpoints on trails used exclusively for pedestrian use that qualify under this section. The portions of the Tumbledown Unit within the Study Area do not include trails or viewpoints. As noted above, the closest point on the Appalachian National Scenic Trail is located approximately 11.6 miles away.

G. A scenic turnout on a scenic highway constructed by the Department of Transportation.

The picnic area and parking lot at Coos Canyon are owned by the Town of Byron and were acquired with assistance from the Land for Maine's Future Fund. There are no views of the Project area from the Coos Canyon picnic or parking areas due to intervening vegetation and topography. As mentioned above, Route 17 in Roxbury (and Byron) is part of the State-designated segment of the Rangeley Lakes Scenic Byway. The are no other scenic turnouts within the eight-mile Study Area.

H. Scenic viewpoints located in the coastal area that are ranked as having statewide significance or national importance in terms of scenic quality in: (1) One of the scenic inventories prepared for and published by the Executive Department, State Planning Office: "Method for Coastal Scenic Landscape Assessment with Field Results for Kittery to Scarborough and Cape Elizabeth to South Thomaston," Dominie, et al., October 1987; "Scenic Inventory Mainland Sites of Penobscot Bay," DeWan and Associates, et al., August 1990; or "Scenic Inventory: Islesboro, Vinalhaven, North Haven and Associated Offshore Islands," DeWan and Associates, June 1992; or (2) A scenic inventory developed by or prepared for the Executive Department, State Planning Office.

There are no coastal scenic viewpoints within the Study Area.

7. IMPACTS FROM ASSOCIATED FACILITIES

7.1 Visual Impacts from Associated Facilities

The associated facilities in support of the three wind turbines include access roads, electrical collection systems, operation and maintenance facilities, a meteorological tower, and temporary laydown areas.

7.1.1 Access Roads

The new approximately 7,615 foot long access road will run along the east side of North Twin Mountain continuing on to South Twin Mountain where the proposed Project turbines are located. The access road will not be highly visible from outside the immediate Project area. The Swift River is the only SRSNS with broader views of North and South Twin Mountains (North Twin is only minimally visible from Joes Pond). Viewshed and model analysis have shown that both the foreground vegetation along the Swift River as well as existing vegetation to remain on North and South Mountain will act to heavily filter views of the proposed access road from the river. The access roads have been sited to minimize grading and vegetation clearing. Where feasible, roads will run parallel with existing grades to minimize impacts to line and texture contrast. Access roads will have a final width of 24 feet. Crane roads will initially be 39.5 feet, but will be revegetated to 24 feet once construction is completed.

7.1.2 Electrical Collection System

Electricity generated by the turbines will first travel underground and then be supported on riser poles within the new access road corridor. The collector line poles will be wooden monopoles spaced approximately 160 feet apart. The poles will be approximately 47.5 feet in height and be of a similar size and color related to the surrounding vegetation. The collector line will travel along the access road until it meets the existing access roads for the RoxWind project, at which point it will run northeast to the bottom of the mountain until it intersects with the existing Central Maine Power (CMP) Section 137 transmission line. There will be 50 feet of new corridor clearing width will be required for the portion of the new collector line that is not adjacent to the new access road. This new section of the corridor will not be visible from any SRSNSs due to intervening topography and vegetation. The additional clearing will be sited adjacent to an existing cleared collector line to minimize impacts, and will only be visible from Roxbury Notch Road where it crosses.

Potential intermittent visibility of transmission poles will only be possible along a 1.1-mile section of the Swift River. Poles would be potentially visible from the river within the midground viewing zone at approximately 1.8 to 2.7 miles along the river. Due the size of the poles, viewing distances, as well as intervening vegetation, visibility will likely be negligible. There are no other SRSNSs with potential views of the electrical collection system.

7.1.3 Substation

The Project will use the existing Roxbury Substation site, minimizing potential visual impact that may result from a new facility. The existing Roxbury Substation is not visible from any SRSNSs and will remain as such after the Project is built and interconnected.

7.1.4 Operations & Maintenance Facilities (O&M)

A proposed communications building will be located off Roxbury Notch Road on a site that is currently used by CMP and the RoxWind project to store electrical equipment. The proposed communication facility will not be visible from any SRSNS.

7.1.5 Temporary Laydown Area

The location of the temporary laydown area will be within the access roads and crane pad areas as determined as part of the logistical planning by the selected contractor.

7.2 Conclusion

The associated facilities for the Project will be minimally visible from only one SRSNS, and will not be of a location, character, or size to cause an unreasonable adverse visual effect on the SRSNS or the scenic character of the Study Area.

8. EVALUATION

8.1 Overview

The WEA established several criteria to determine whether expedited wind energy development significantly compromises views from a SRSNS such that the development has an unreasonable adverse effect on the scenic character or existing uses related to the scenic character of the resource.

8.2 Evaluation Criteria

The first five criteria within the WEA requires an evaluation of the immediate Project area, the quality of the resource, existing use patterns, viewer expectations, and the purpose of the Project. CH. 382.B Wind Energy Standards provides direction to the Department for evaluating wind energy developments for impacts related to scenic character under the WEA. The following section provides a description of each of the criteria and rates the effect that the Project will have on each of the identified SRSNSs. A summary of the ratings is presented in Table 10.1. The SRSNSs evaluated below include the Rumford Municipal Building, Joes Pond, and the Swift River.

A. Resource Significance: CH. 382: B provides: *When evaluating whether a proposed development would significantly compromise views from a SRSNS such that the development would have an unreasonable adverse effect on scenic character or existing uses related to scenic character of an SRSNS, the Department will take into consideration all relevant evidence in the record regarding the significance of the SRSNS.* CH. 382:B(3) stipulates that the Department will be guided by an evaluation of *The character, landscape context, unique features, usage patterns, and other relevant characteristics of the SRSNS.* CH. 382:B(3) stipulates that the Department will consider *Evidence of the high scenic value of the viewshed from the SRSNS or of the protection of the viewshed through public ownership, conservation easements or other restrictions put in place for purposes specifically including protection of the scenic values of the area. Such evidence may increase the significance of an SRSNS*. Lastly, CH. 382:B(5) requires the Department to consider *Evidence of the degradation of the scenic character of the SRSNS by factors such as incompatible development in the viewshed. Such evidence may decrease the significance of an SRSNS.*

The Municipal Building (Rumford Town Hall). The Rumford Commercial Historic District was established in 2017 under the National Register of Historic Places (NRHP) and contains four structures also listed on the NRHP: Rumford Municipal Building (Town Hall), the Rumford Falls Power Company, Mechanic Institute, and Strathglass Building. All but the Municipal Building will have limited or no Project visibility due to intervening structures and vegetation.

The Municipal Building is located in the northern area of Downtown Rumford**.** While the Municipal Building is on the National Register and publicly accessible, the NPS Nomination Form did not discuss how the landscape setting affected its designation or value. Since the structure is located within a Nationally-designated historic district, a significance rating of **Medium** has been assigned. See Appendix E to view National Register of Historic Places Nomination forms for listed resources within the eight-mile Study Area.

Joes Pond. CH. 382:B(1) stipulates that the evaluation will be guided by evaluation of *any assessment of the scenic character of the SRSNS through a formal assessment process such as the Maine's Finest Lakes Study, the Maine Wildland Lakes Assessment, a Coastal Scenic Inventory published by DACF, or other federal, state or local government assessment process.* The resource significance of Joes Pond is assigned a rating of **Medium** because of its rating of 'Significant' for scenic quality in the Maine's Finest Lake Study. (An 'Outstanding' rating would be considered High.)

Note that the ratings in the study were done prior to the installation of existing wind projects to the north. The RoxWind project is currently visible from the pond at a distance of approximately six miles. See photo #14 in Appendix C.

The Swift River is rated as a "C" River in the Maine Rivers Study, which means that it has a composite of natural and recreational resource values of statewide significance. The portion of the river where the Project may be visible is typical of streams and rivers in this portion of Maine, with dense riparian vegetation and intermittent sand/gravel bars. The significance of the river is rated **Medium**.

B. Existing Character of Surrounding Area: This criterion evaluates the setting of the resource and its surrounding area. CH. 382:C stipulates: *The existing character of the surrounding area will be taken into consideration by the Department when determining whether the proposed development would have an unreasonable adverse effect on scenic character or existing uses related to scenic character of the SRSNS. When evaluating the existing character of the surrounding area, the Department will take into consideration all relevant evidence, including but not limited to the following.*

> *(1) The visible aspects of the natural character of the viewshed of the SRSNS, including but not limited to: landscape scale, vegetation and forest cover types; variations in topography and geology; prominent natural features (cliffs, mountains); and waterbodies.*
> *(2) The type and amount of development in the viewshed of the SRSNS, including but not limited to: roads, buildings and other structures, utility lines, communication towers, and nighttime lighting.*

The **Municipal Building** in Rumford is positioned prominently in between Congress Street and the River Road on the northern edge of the Rumford Commercial Historic District. The 2 1/2 story structure was built in 1916, has a clock tower, and is noted in its Historic Preservation Survey/nomination form as having, *"Neo-classical elements including the denticulated façade portico in the modified Doric Order and a Palladian window with swags above."* The nomination form does not mention its landscape setting as significant in its architectural value. Rumford Commercial Historic District comprises 38 buildings on Rumford Island and, as noted as an example of one of the *'few planned company towns in Maine*'. Considering its location within the Historic District, the character of the surrounding area of the Municipal Building is rated as **Medium.**

The setting of **Joes Pond** is characterized by the undeveloped shoreline and the mixed hardwood and softwood vegetation surrounding the shallow 20-acre pond. Small areas of exposed ledge are visible along the shoreline. The pond runs north/south and is 2,100' +/- long and 630'+/- at its widest. The topography immediately surrounding the pond is defined by Glass Face Mountain to the west (el. 1,910)

and mountains to the north and east with elevations of 2,000' to 1,400' (approximately 200' to 700' above the pond elevation of 1,245'). There are no broad distant views from the pond. The trail leading to the pond is gated and signed as private property. There is evidence of limited boat use (canoe stored in the woods) and a narrow partially overgrown path around the pond. The existing RoxWind project is currently visible from the southern end of the pond at a distance of approximately six miles. Due to the pond being rated as 'Significant' for scenic resources in the Maine's Finest Lake Study (verses 'Outstanding'), the character of the surrounding area of Joes Pond is rated as **Medium.**

The portion of the **Swift River** that flows through Coos Canyon is rated for its geologic and scenic features. The majority of the river that flows through the Study Area is characterized by dense riparian vegetation, cobble bars, and views toward Record Hill, North Twin, South Twin Mountain (and the existing wind turbines), and other relatively low nearby mountains. The character of this portion of the river is rated as **Medium**.

C. Viewer Expectation: CH. 382:D stipulates*: When evaluating the expectations of the typical viewer, the Department will take into consideration all relevant evidence including but not limited to user intercept surveys, written public comments submitted by users of the SRSNS, oral statements made at Department public meetings held pursuant to 38 M.R.S. § 345-A(5), and sworn testimony at public hearings held pursuant to Chapter 3 of the Department's Rules.*

(1) Viewer expectations will be considered to be high at an SRSNS which is valued for its setting in a naturally scenic landscape. Viewer expectations may be considered to be lowered by substantive evidence of degradation of the scenic values of the SRSNS since its designation as a scenic resource, or a lack of scenic value in a particular location.

Visitors and workers within the **Municipal Building** in Rumford are anticipated to have low viewer expectations for views from the upper floor windows on the northwest side of the building. The Rumford Police Station is located on the back side of the building off River Street and faces the river. Views from the building focus towards the Androscoggin River on the west and Congress Street on the east. Viewer expectations from the Municipal Building are rated as **Low.**

Boaters on **Joes Pond** are expected to have a medium expectation of visual quality for an undeveloped pond rated as 'Significant' for scenic resources (as opposed to 'Outstanding'). However, the number of users is anticipated to be relatively low due to the shallow waters that limit the types of boats and lack of public access facilities. The Project in the background viewing distance will be most noticeable when looking north from the southern end of the pond. The RoxWind project is also visible within this same field of view (as seen in the existing conditions photograph in Appendix D). Views will diminish as one moves toward the northern end of the pond. The Project would occupy a 3˚ view out of the 360˚ view from the southern end of the pond. The presence of the Glass Face Mountain range commands foreground and midground views from most of the pond. Viewer expectations for Joes Pond are rated as **Medium.** See Photosimulation 1 in Appendix D.

Users of the **Swift River** within the Study Area are largely engaged in fishing, boating, and swimming. Where the Project may be intermittently visible along a 1.2-mile river segment in Mexico, users expect to see variable water levels, deciduous riparian vegetation, and the existing turbines of the Record Hill Wind and RoxWind projects.

The closest access to the river near this 1.2-mile segment is approximately one mile upstream at a local swimming hole called Bunker Rock off Route 17 in Roxbury. There is no clear signage advertising the

location as a water access point from the road, and no formal water access infrastructure (i.e ramp, formal parking areas, etc.). Field visits did not observe boating use, but determined the site could potentially be used as a hand carry access point. Foreground vegetation will partially filter the views of the Project located 1.8 miles to the southwest. Viewer expectation in this portion of the Swift River is anticipated to be **Low-Medium**. A view from Bunker Rock is shown in photo #22 in Appendix C.

D. Purpose and Context of the Proposed Activity: CH. 382.F stipulates: *the context of the proposed development will be considered both in the physical sense and in the practical sense. The physical context of the proposed development includes the topography and existing characteristics of the area. The practical context of the proposed development includes factors specific to the location of the proposed development, such as the magnitude and reliability of the wind resource present, and the proximity to transmission infrastructure. When considering the purpose and context of the proposed activity, the Department will take into consideration all relevant evidence, including but not limited to the following.*

(1) Data related to the magnitude and reliability of the wind resource at the proposed development site, and the potential energy output expected from the development, as compared with any alternative sites in Maine investigated by the applicant.
(2) The location of the proposed development in relation to existing transmission lines, roads or other infrastructure.
(3) The topography and existing characteristics of the area surrounding the proposed development.
(4) The existence of any other permitted wind energy development in the viewshed of any affected SRSNS.
(5) Evidence of any mitigation proposals, such as improved access to the affected SRSNS, or improvements to the quality of the resource.

This criterion is a reflection of how the Project contributes toward the state's goals for energy as per the Wind Energy Act and the presence of other wind projects that may be perceived as a cluster, utilizing existing roads, transmission facilities, and other associated facilities. This criterium was rated as **Low**, since the Project will make a contribution toward achieving the State's energy goals and it will be seen in the context of four other constructed wind energy projects nearby (i.e.,RoxWind, Record Hill, Saddleback, and Spruce Mountain projects), some of which have been present in the landscape for over a decade.

E.1. Extent, nature & duration of uses: CH. 382.F stipulates that the Department consider:

(1) Evidence of the extent, nature, and duration of existing public uses of the SRSNS where the scenic character of the SRSNS is an important part of the enjoyment of the activity.

(2) Evidence of the extent, nature and duration of existing public uses of the SRSNS where the natural, undeveloped character of the area surrounding the SNSRS is an important part of the enjoyment of the activity. For such uses, low use levels will not necessarily be found to decrease the significance of potential impacts to existing uses related to scenic character.

(3) Evidence of tourism-related businesses or recreational clubs or organizations whose purpose or viability is related to the public use and enjoyment of the SRSNS.

The Municipal Building is rated as **Low**; the building is used by the public, but views from the upper floor windows are not expected to be one of the reasons for public use.

There are no publicly available records that quantify the number of people that typically use **Joes Pond**. Access is gated and signed as private property off Eaton Hill Road. The land surrounding the pond is

owned privately. Based upon limited public access and low evidence of use observed during field observation, Joes Pond was rated as **Low**.

While the **Swift River** is fished for stocked with trout, there is little data on the extent of use. Fishing is allowed on the river from April to the end of December. Online research and comments from recreational forums do not mention the presence of wind development and indicate that there is not heavy fishing pressure on the Swift River. Online research suggests timing is critical; shortening the window for which the resource is used for fishing. Comments on *maineflyfish.com*[14] discussing the Swift River note:

> *This river is certainly producing and it's nice because not too many people fish it. – Nymphingnoob July 8 2015*

> *…that river is all about timing, and it can very low at times , or high... – Nymphingnoob July 9 2015*

Boating, in the form of white-water kayaking, occurs during high water events, at which point in areas of potential Project visibility boaters would have to look 90º or more to the west to see the new turbines. Where visible, the proposed turbines will be seen in context with the existing RoxWind and Record Hill project turbines. Boating activity would typically orient the user in a southern direction and away from the Project (following the north to south direction of flow).

There are two local swimming holes along the river in Roxbury: As mentioned earlier, Bunker Rock is located approximately 1.8 miles away from the Project and will have partial views of the Project behind foreground vegetation. Three Pools is another swimming hole located 2.6 miles away from the Project and will have no visibility due to intervening vegetation and topography. Use of these sites is primarily during warmer summer months based on field observation. The extent, nature, and duration of use is rated **Low**.

E.2. Effect on continued use and enjoyment:

There is no expected effect on the continued use of the **Municipal Building** in Rumford. The building serves municipal functions and there is no evidence to suggest the building is used primarily to observe scenery. Portions of all three proposed turbines would be visible from the upper floors of the building approximately 5.2 miles away. Turbines from the RoxWind project are also visible from the building within the same cone of vision approximately 5.8 miles away.

The effect on the continued use and enjoyment for anglers and boaters on **Joes Pond** should be **Low.** Project turbines will be seen in the background when facing north from the southern end of the pond. From this location, turbines from the RoxWind project are currently visible . As mentioned above, the Project will occupy a narrow horizontal field of view of 3°. Views of the turbines will decrease as one moves to the north where foreground vegetation will screen views. None of the turbines will block views

[14] Nymphingnoob, et al. "The Underrated Swift River." *Maine Fly Fish*, 20 July 2015, www.maineflyfish.com/forums/index.php?%2Ftopic%2F27777-the-underrated-swift-river%2F.

of the surrounding low foreground hills which contribute to the pond's scenic rating in the Maine's Finest Lakes Study.

The presence of the Project should not effect those who use the **Swift River** for fishing, swimming, or white-water boating, since their use is resource-dependent and not primarily tied to the scenery. As mentioned above, the minimal documented accounts of use on the river do not mention the presence of existing wind projects. Due to mature vegetation along much of the river, views of the project can only be seen intermittently from an approximately 1.2-mile segment of the river (about 9% of the river's length within the eight-mile Study Area). The effect on continued use and enjoyment is rated as **Low.** See Map 6 in Appendix A.

F. Scope and scale of Project views/ Visual Impact: As directed by CH. 382.G, Scope and Scale of the Potential Effect, the VIA has provided *evidence of the number of turbines and portions of turbines that would be visible from various viewpoints for users of the SRNSNs* (see photosimulations and viewshed maps).

A rating of **Low** was assigned to the **Municipal Building** in Rumford because of its minimal Project views. Portions of the three Project turbines would be seen in the background approximately 5.2 miles away and will not dominate the landscape at that distance.

The three turbines visible from **Joes Pond** will be most apparent at the southern end of the pond above shoreline vegetation when looking north approximately 5.3 miles away. The turbines will occupy 3° of the horizontal field of view and be seen in context with the existing RoxWind turbines. The pond's scenic rating of 'Significant' in the Maine Lakes Study is attributed to the surrounding dominance of Glass Face Mountain and other nearby peaks, as well as the form, line, and texture of the pond and mixed vegetation along its shoreline. At a viewing distance of approximately 5.3 miles, the turbines will be insignificant in spatial dominance when compared to the landscape features in the foreground and midground. The Project's associated facilities will not be visible from Joes Pond. See Photosimulation 1 in Appendix D. Scope and scale of Project views is rated **Low.**

Viewshed analysis indicated that there are areas along the **Swift River** with views of the Project. Based upon field investigations and modeling, up to three proposed turbines will be intermittently visible from a 1.2-mile segment of the river in Mexico. Riparian vegetation along the south and western shoreline will periodically screen the majority of this segment. A photosimulation from this area is provided within Appendix D. While there are other small pockets of potential visibility on the river within the Study Area, views from these locations are expected to be minimal or negligible. The Project will be seen as a continuation of the 22-turbine Record Hill Wind project and the four-turbine RoxWind project, which have been in place since 2011 and 2021 respectively. The two existing wind project strings continue for approximately 4.6 miles along the river. The scope and scale of Project visibility from the Swift River is rated as **Low**.

G. Overall Scenic Impact. The Overall Scenic Impact evaluates the Project at two levels: scenic impacts on individual SRSNS, and the scenic impact of the Project on the Study Area. Based on Chapter 382, the evaluation of impacts to SRSNS is a composite finding, based on 1) the Value of the Resources (based on significance of the resource, existing character, and viewer expectations); and 2) the Significance of the Impacts, (based on project purpose and context; extent, nature, and duration of public use, the potential effect on public use and enjoyment; scope and scale of potential impact; and cumulative impacts). Reference Table 10.1.

Based on the factors described above, the scenic value of the **Rumford Municipal Building** is rated as **Medium**. The significance of impacts is considered to be **Low**. The Overall Scenic Impact to the Rumford Municipal Building is **Low.**

Based on the factors described above, the scenic value of Joes Pond is rated as **Medium**. The significance of impacts is **Low**. The Overall Scenic Impact to Joes Pond is **Low.**

Based on the factors described above, the scenic value of the **Swift River** is rated as **Medium**. The significance of impacts is considered **Low**. The Overall Scenic Impact to the Swift River is **Low.**

In accordance with Chapter 382.I., a Low impact to a Low or Medium value resource does not constitute an unreasonable adverse effect on the scenic character or existing uses related to scenic character of the SRSNS.

9. CUMULATIVE VISUAL IMPACTS

The Site Location of Development Application guidance requires the following information on potential cumulative impacts:

1. *Identify any wind projects proposed by the applicant or other applicants which are existing, have been approved, or for which applications have been submitted, at the state or local level that would be within eight miles of any portion of any SRSNS within eight miles of the proposed project. These wind energy projects must include projects subject to the small-scale certification statute (35-A M.R.S.A. §3456).*

2. *Identify any projects which the applicant is currently investigating or planning within eight miles of any of the proposed project's SRSNS.*

3. *Provide a detailed description of how construction of the proposed project will not cause unreasonable adverse effects to the scenic character of the proposed project's SRSNS, or scenic character related to cumulative impacts related to the existing, previously approved, applications under review, or planned wind energy projects.*

Maps 9 and 10 in Appendix A illustrate the existing wind projects that have overlapping eight-mile study areas with the Twin Energy Project. These include RoxWind (four turbines operational in 2021), 0.7 miles to the north in Roxbury; Record Hill Wind (22 turbines operational in 2011), 2 miles to the north in Roxbury; Saddleback Wind (12 turbines operational in 2014), 11 miles to the east in Carthage; and Spruce Mountain Wind (10 turbines operational in 2011), 12.8 miles to the south in Woodstock. RoxWind and Record Hill are the only two projects that can be seen from identified SRSNSs that will also have potential views of the Twin Energy Wind Project.

The **Rumford Municipal Building** will have combined views[15]of the Project approximately 5.2 miles away and portions of the RoxWind Project 5.8 miles away. As discussed in previous sections, the Municipal Building does not primarily serve as a destination for scenic observation, and its listing nomination form for the National Register of Historic Places does not emphasize scenic character setting as part of its

[15] Maine Office of Energy Independence and Security, Report of OEIS Assessment of Cumulative Visual Impacts from Wind Energy Development. March, 2012.

designation. The cumulative visual impact from this resource does not constitute an unreasonable adverse impact.

Joes Pond will have partial views of all three Project wind turbines approximately 5.3 miles away as well as partial views of the existing RoxWind Project approximately six miles away. Both projects are located within the background viewing distance zone. The cumulative effect will constitute a combined[16] visual impact because both projects will be visible within a typical cone of vision (approximately 45°), with both projects occupying the same 3° of the horizontal field of view. Both projects will only be visible from the southern half of the pond when looking north, and views will continually diminish behind foreground vegetation as one moves toward the northern half of the pond. The cumulative visual impact from this resource does not constitute an unreasonable adverse impact.

The **Swift River** will have intermittent visibility of portions of the Project, as well as the RoxWind and Record Hill Projects. All three projects (existing Record Hill, RoxWind, and the proposed Project) would only be seen together for approximately 1000 feet of the river's length in Mexico. Views of all three projects from this 1000-foot segment would be considered successive, as all projects would not be visible within the typical cone vision, requiring viewers to turn their heads or bodies. Visibility of the three projects from the river could also be seen as sequential[17], meaning multiple projects would be seen as the viewer moves through the resource in a linear fashion. The Record Hill project has been an existing visual element in operation since 2011 and the RoxWind project has been operational since 2021. The cumulative visual impact from this resource does not constitute an unreasonable adverse impact.

10. CONCLUSION

The determination of effect on scenic character was guided by Chapter 382.I Unreasonable Adverse Effect on Scenic Character: *In evaluating whether the development significantly compromises views from an SRSNS such that the development has an unreasonable adverse effect on the scenic character or existing uses related to scenic character of the SRSNS, the Department will consider evidence regarding the significance of the SRSNS; the existing character of the area surrounding the SRSNS; and the expectations of the typical user of the SRSNS, to inform a rating of the value of the SRSNS as low, medium, or high.*

The Department will also evaluate the evidence regarding the purpose and context of the proposed wind energy development; the extent, nature and duration of public uses of the SRSNS and the potential effect of the proposed development on that public use and enjoyment; the scope and scale of the potential impacts of the proposed development; and any cumulative impacts on the scenic character or existing uses related to scenic character of the SRSNS, to inform a rating of the significance of the impacts as low, medium, or high.

Impact of the Project as a Whole
The visual impact assessment examined the criteria established by Chapter 382.I and determined that the Project would have low scenic impact on the Rumford Municipal Building, a low impact on Joes Pond, and a low impact on the Swift River. These findings conclude that the Project would not significantly compromise views from these resources such that the Project would have an unreasonable adverse effect on their scenic character, or the existing uses related to their scenic character.

[16] Ibid.
[17] Ibid.

- The Project site is being proposed at a location proximate to two other operational wind energy developments in an Expedited Wind Permitting Area.

- The Project will be partially visible from the Rumford Municipal Building, listed on the National Register of Historic Places. The overall impact to the structure will be low due to the Project's distance from the building, and its use not related to or enhanced by scenery.

- The Project will be visible within the background viewing distance from Joes Pond and will occupy 3° of the horizontal field of view from the south of the pond. The Project will be seen in the same horizontal field of view as the RoxWind project.

- Project turbines will be intermittently visible along a 1.2 mile stretch of the Swift River; approximately 9% of the river's length within the Study Area.

- The cumulative visual impact of the Project in relation to the RoxWind and Record Hill projects will be minimal. The only SRSNS that would have intermittent views of all three projects is from a small 1000-foot segment of the Swift River in Mexico. Portions of the Project and the RoxWind project will be visible within the same 3° horizontal view from Joes Pond.

- The associated access roads and electrical collection system will be minimally visible from the Swift River, if noticeable at all. Other associated facilities for the Project (i.e., O&M facilities, laydown areas, etc.) will have no impact on views from SRSNSs. The associated facilities will not be of a location, character, or size to cause an unreasonable adverse visual effect on the scenic values and existing uses of SRSNS within the Study Area.

These findings are supported by:

> • CH 382.I.(2) Medium Value SRSNS, which notes: *A Department finding of high scenic impact to an SRSNS with medium value will be considered to constitute an unreasonable adverse effect on the scenic character or existing uses related to scenic character of the SRSNS. A finding of medium scenic impact to an SRSNS with medium value will require further evaluation by the Department of the evidence to make a determination as to whether the proposed impact would be unreasonably adverse**. A Department finding of low scenic impact to an SRSNS with medium value will be considered to not constitute an unreasonable adverse effect on the scenic character or existing uses related to scenic character of the SRSNS.***

Table 10.1 Summary Table of Evaluation Criteria

Scenic Resource of State or National Significance	Scenic Impact Evaluation Criteria							Overall Scenic Impact
	A: Resource Significance	B. Character of Surrounding Area	C: Viewer Expectation	D: Purpose and Context	E.1: Extent, Nature, Duration of Use	E.2: Effect on Continued Use and Enjoyment	F: Scope and Scale of Project Views	
B. NRHP Listed Historic Building								
Rumford Municipal Building	Medium	Medium	Low	Low	Low	Low	Low	Low
D. Great Pond								
Joes Pond	Medium	Medium	Medium	Low	Low	Low	Low	Low
E. Scenic River								
Swift River	Medium	Medium	Low-Medium	Low	Low	Low	Low	Low

TWIN ENERGY WIND PROJECT

MAP 1: Study Area

Overview Map

LEGEND

Project Data

- Twin Energy Study Area (8 mi)
- Twin Energy Wind Project Turbine Location
- Existing Wind Project Turbine Location
- P# Study Area Photo Location
- Photosimulation Location

Conservation Areas

- Public Conserved Land
- Private Conserved Land

Bureau of Parks and Lands (BPL)
Wildlife Management Areas (WMA)
Mahoosuc Land Trust (MLT)
Maine Woodland Owners (MWO)

Historic Resources

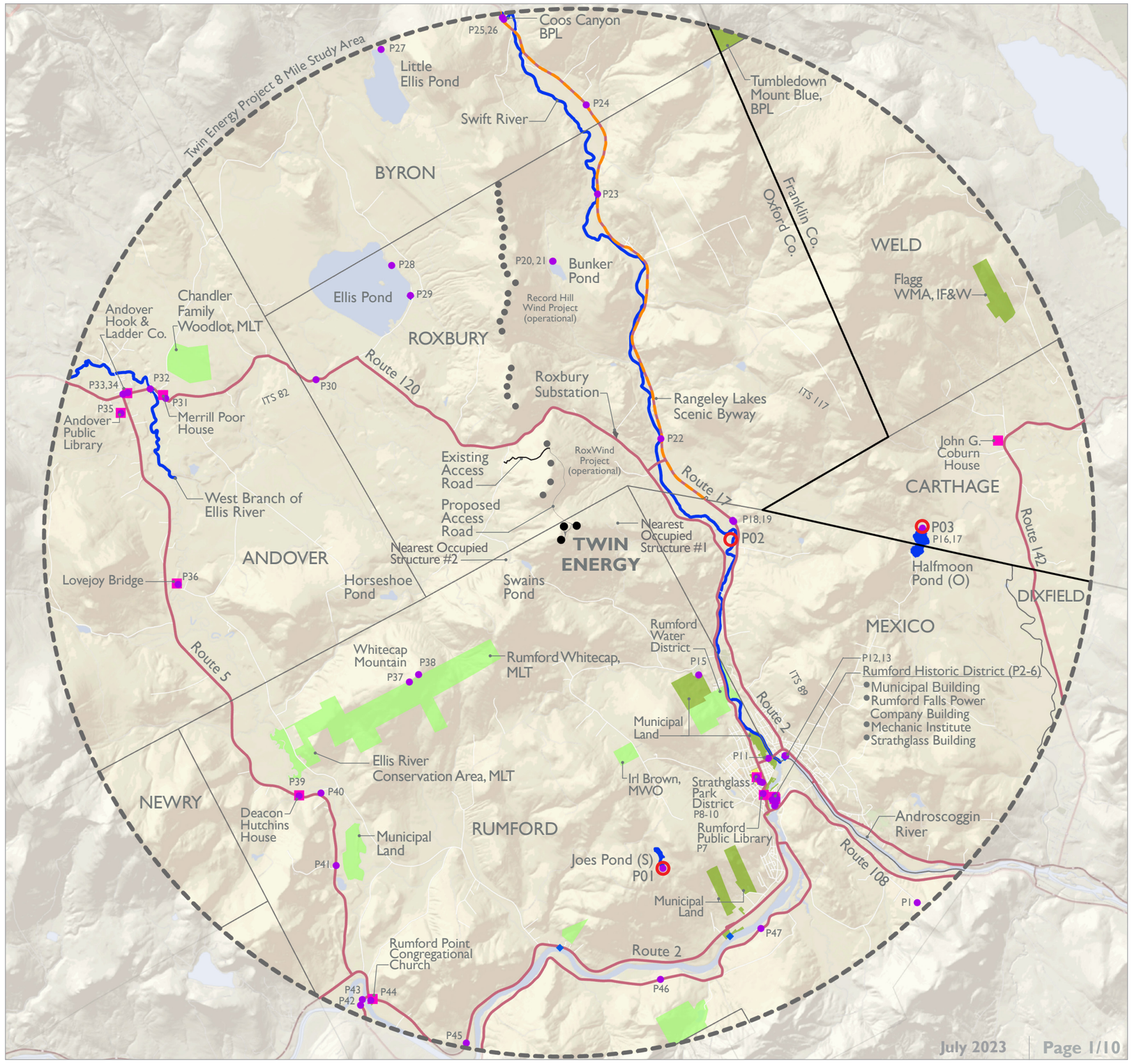
- Historic Building
- Historic District

Water Resources

- Scenic River Segment
- Great Pond; Outstanding (O), Significant (S)
- Boating Access Site

Roads and Byways

- Major Road
- Maine DOT Scenic Byway



0 1 2 MILES

NORTH

VIEWSHED

PALMER

TWIN ENERGY WIND PROJECT

MAP 2: Viewshed Analysis

Potential Visibility of **Blade Tips** based on **Topographic Data**

LEGEND

Project Data

- Twin Energy Study Area (8 mi)
- Twin Energy Wind Project Turbine Location
- Existing Wind Project Turbine Location
- P# Study Area Photo Location
- Photosimulation Location

Conservation Areas

- Public Conserved Land
- Private Conserved Land

Historic Resources

- Historic Building
- Historic District

Water Resources

- Scenic River Segment
- Great Pond; Outstanding (O), Significant (S)
- Boating Access Site

Roads and Byways

- Maine DOT Scenic Byway
- Major Road

VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine | 2 Turbines | 3 Turbines

Map shows theoretical areas of visibility for the turbine blade tips, relying on the screening effects of topography alone (without accounting for vegetation and structures).

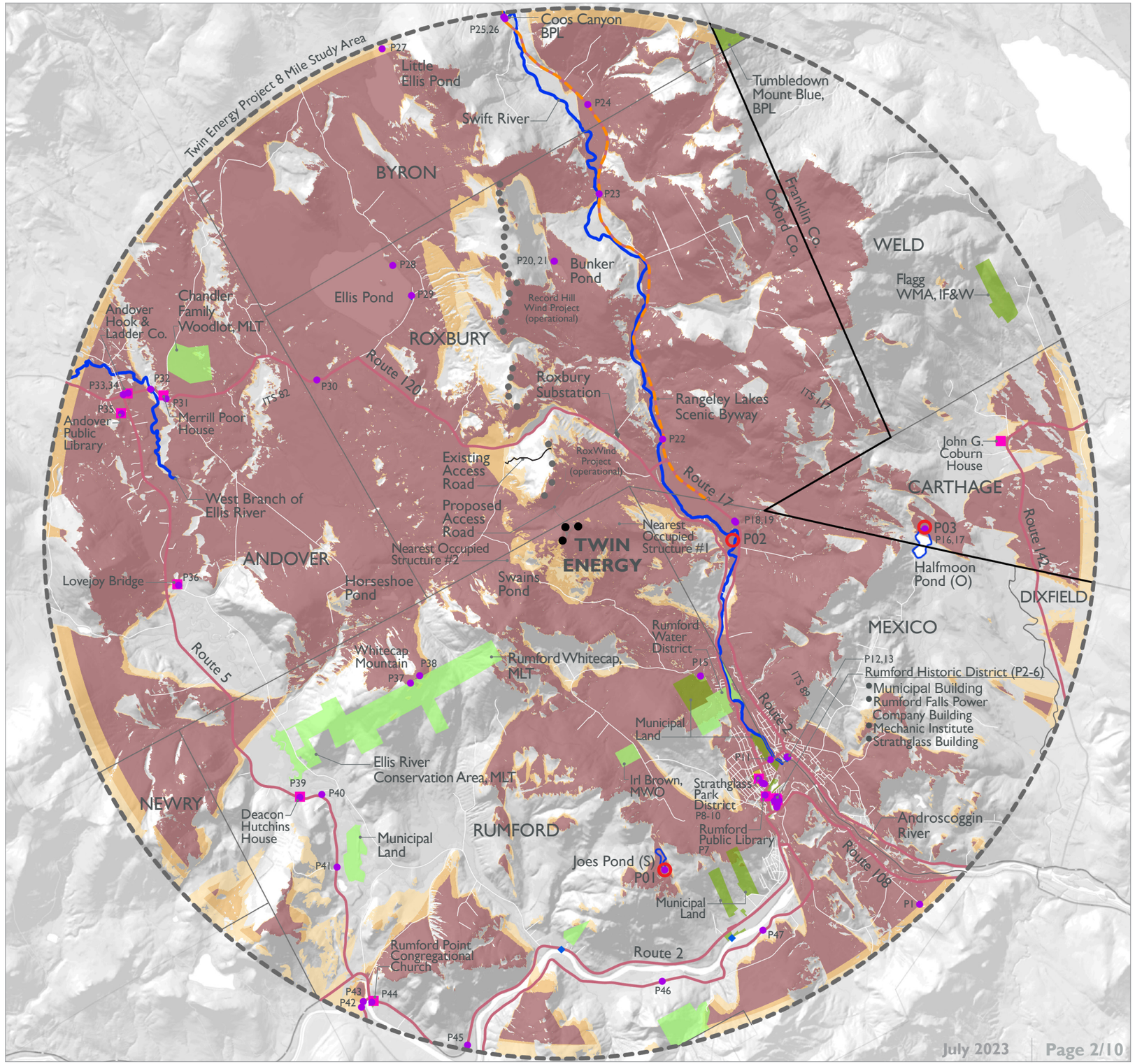
The analysis is based on a Digital Terrain Model (DTM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening topographic data within 8 miles of each turbine.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

0 1 2 MILES | NORTH

VIEWSHED | PALMER



TWIN ENERGY WIND PROJECT

MAP 3: Viewshed Analysis

Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**

LEGEND

Project Data

- Twin Energy Study Area (8 mi)
- Twin Energy Wind Project Turbine Location
- Existing Wind Project Turbine Location
- P# Study Area Photo Location
- Photosimulation Location

Conservation Areas

- Public Conserved Land
- Private Conserved Land

Historic Resources

- Historic Building
- Historic District

Water Resources

- Scenic River Segment
- Great Pond; Outstanding (O), Significant (S)
- Boating Access Site

Roads and Byways

- Maine DOT Scenic Byway
- Major Road

VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine | 2 Turbines | 3 Turbines

Map shows theoretical areas of visibility for the turbine blade tips, relying on the screening effects of topography and surface data (accounting for vegetation and structures).

The analysis is based on a Digital Surface Model (DSM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening topographic and surface data within 8 miles of each turbine.

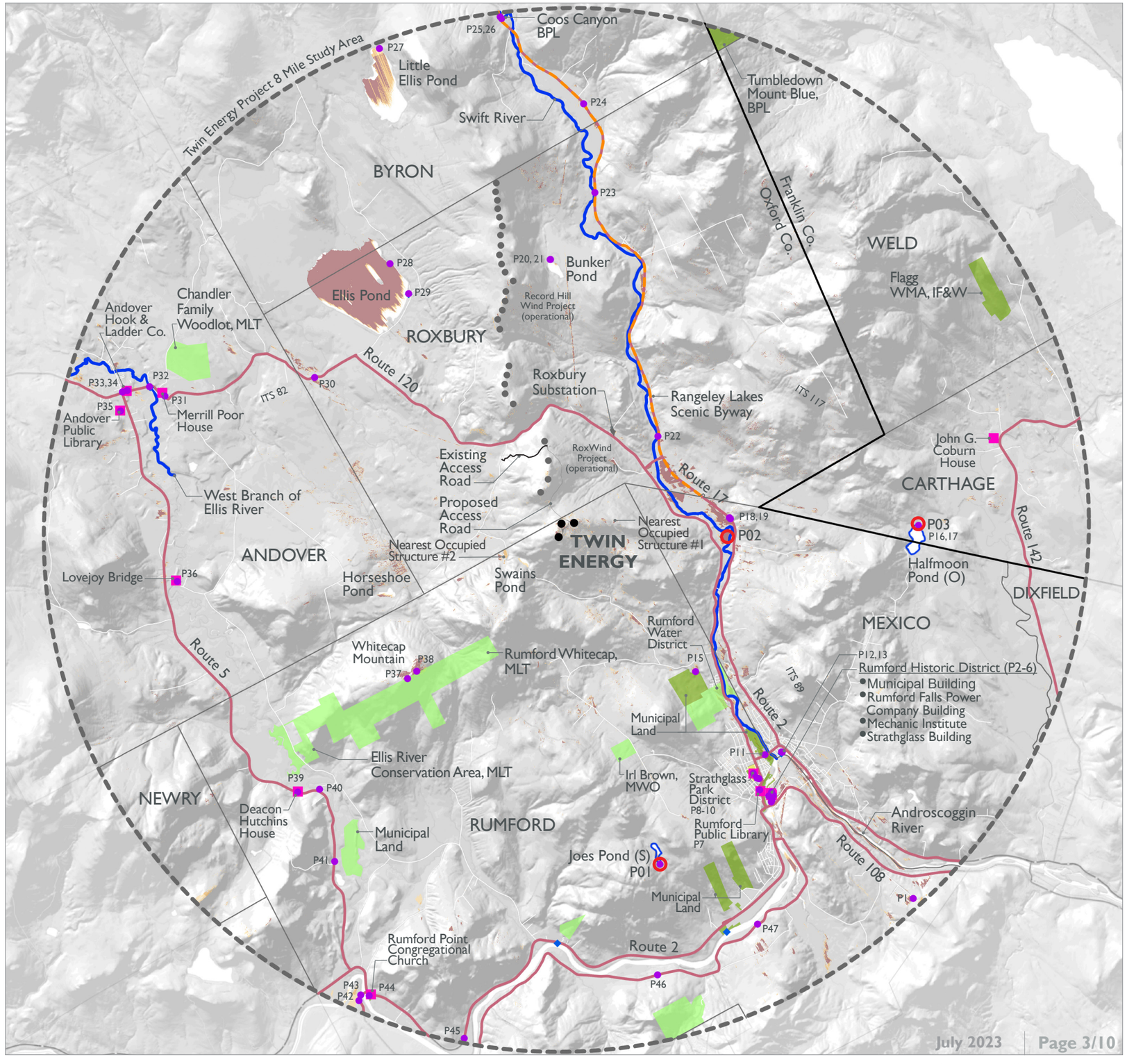
The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

0 1 2 MILES

NORTH

VIEWSHED

PALMER



TWIN ENERGY WIND PROJECT

MAP 4: Viewshed Analysis

Potential Visibility of **Hubs** based on
Topographic + Surface Data

LEGEND

Project Data

- Twin Energy Study Area (8 mi)
- Twin Energy Wind Project Turbine Location
- Existing Wind Project Turbine Location
- P# Study Area Photo Location
- Photosimulation Location

Conservation Areas

- Public Conserved Land
- Private Conserved Land

Historic Resources

- Historic Building
- Historic District

Water Resources

- Scenic River Segment
- Great Pond; Outstanding (O), Significant (S)
- Boating Access Site

Roads and Byways

- Maine DOT Scenic Byway
- Major Road

VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine | 2 Turbines | 3 Turbines

Map shows theoretical areas of visibility for the turbine hubs, relying on the screening effects of topography and surface data (accounting for vegetation and structures).

The analysis is based on a Digital Surface Model (DSM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

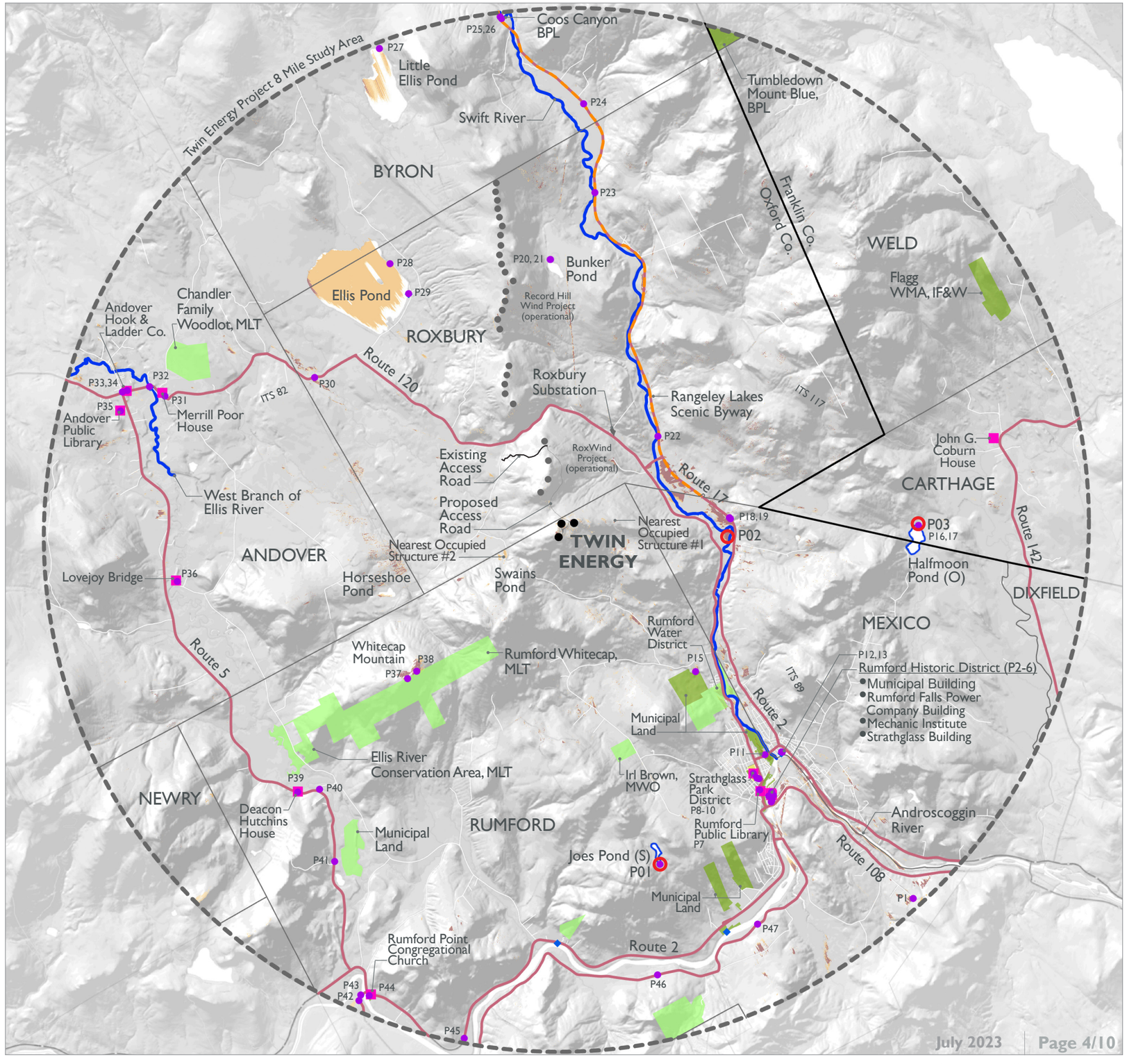
The visibility areas represent where a viewer may theoretically see at least one turbine hub / FAA warning light, accounting for intervening topographic and surface data within 8 miles of each turbine.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

0 1 2 MILES

NORTH

VIEWSHED | PALMER

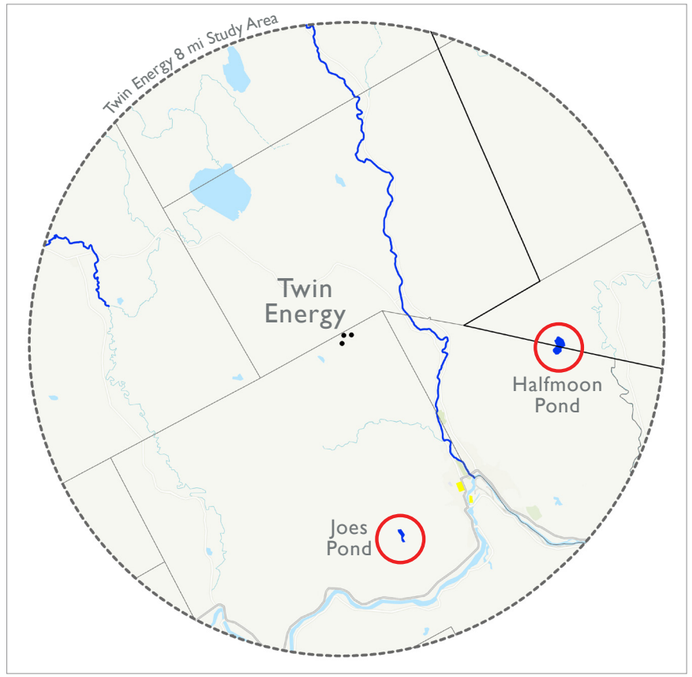


TWIN ENERGY WIND PROJECT

MAP 5: Viewshed Analysis: Rated Great Ponds within Study Area

Potential Visibility based on
Topographic + Surface Data

Rated Great Pond Location Map



VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine 2 Turbines 3 Turbines

Maps 5A and 5C show theoretical areas of visibility for the turbine blade tips. **Maps 5B and 5D** show theoretical areas of visibility for the turbine hubs. All maps relying on the screening effects of both topography and surface data (accounting for vegetation and structures).

The analysis is based on a Digital Surface Model (DSM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening topographic data within 8 miles of each turbine.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

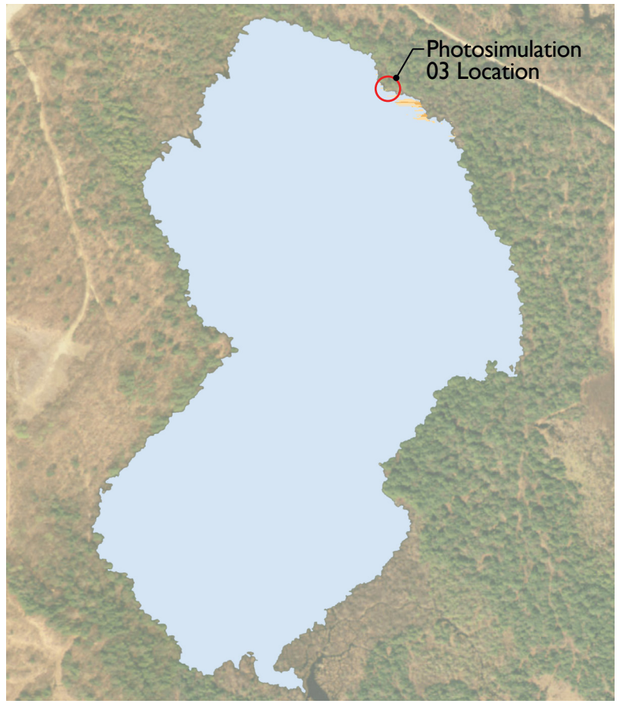
0 FEET 400

NORTH

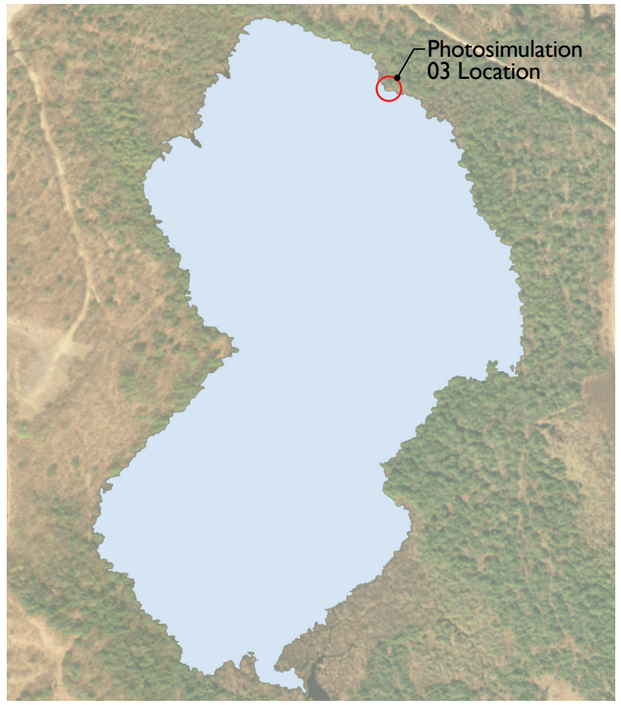
VIEWSHED

PALMER

Halfmoon Pond (Outstanding)

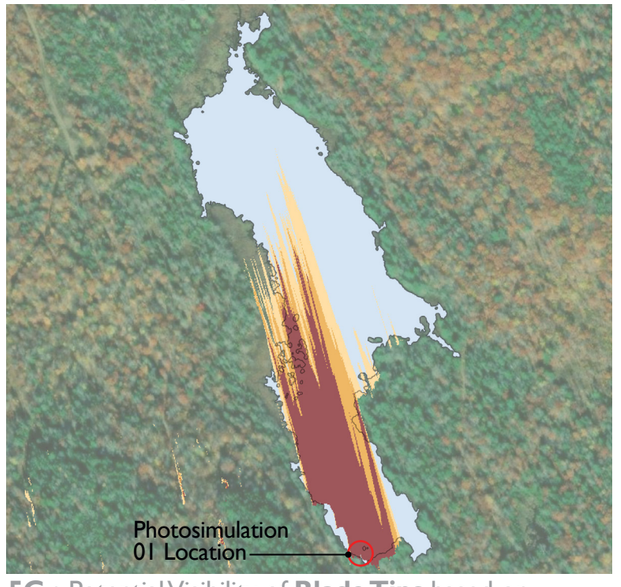


5A • Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**



5B • Potential Visibility of **Hubs** based on **Topographic + Surface Data**

Joes Pond (Significant)



5C • Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**

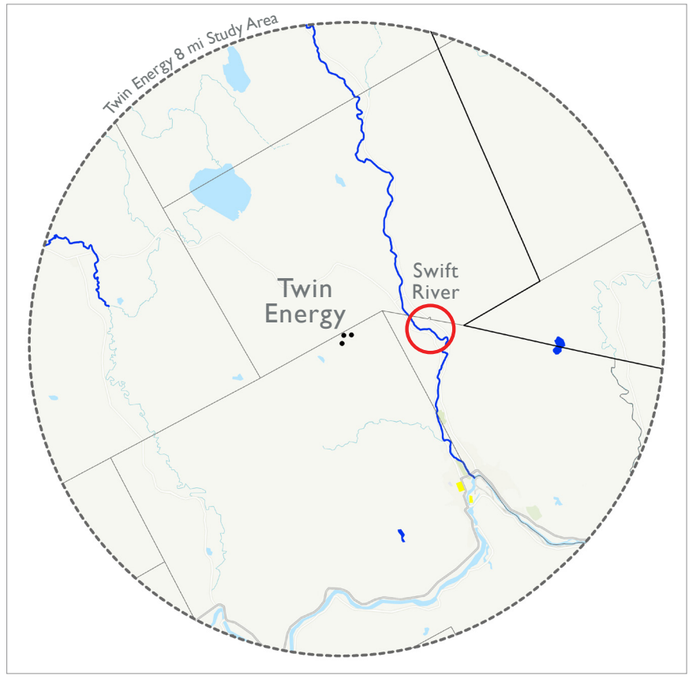
5D • Potential Visibility of **Hubs** based on **Topographic + Surface Data**

TWIN ENERGY WIND PROJECT

MAP 6: Viewshed Analysis: Swift River Segment within Study Area

Potential Visibility based on
Topographic + Surface Data

Swift River Segment Location Map



VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine | 2 Turbines | 3 Turbines

Map 6A shows theoretical areas of visibility for the turbine blade tips. **Map 6B** shows theoretical areas of visibility for the turbine hubs. All maps relying on the screening effects of both topography and surface data (accounting for vegetation and structures).

The analysis is based on a Digital Surface Model (DSM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

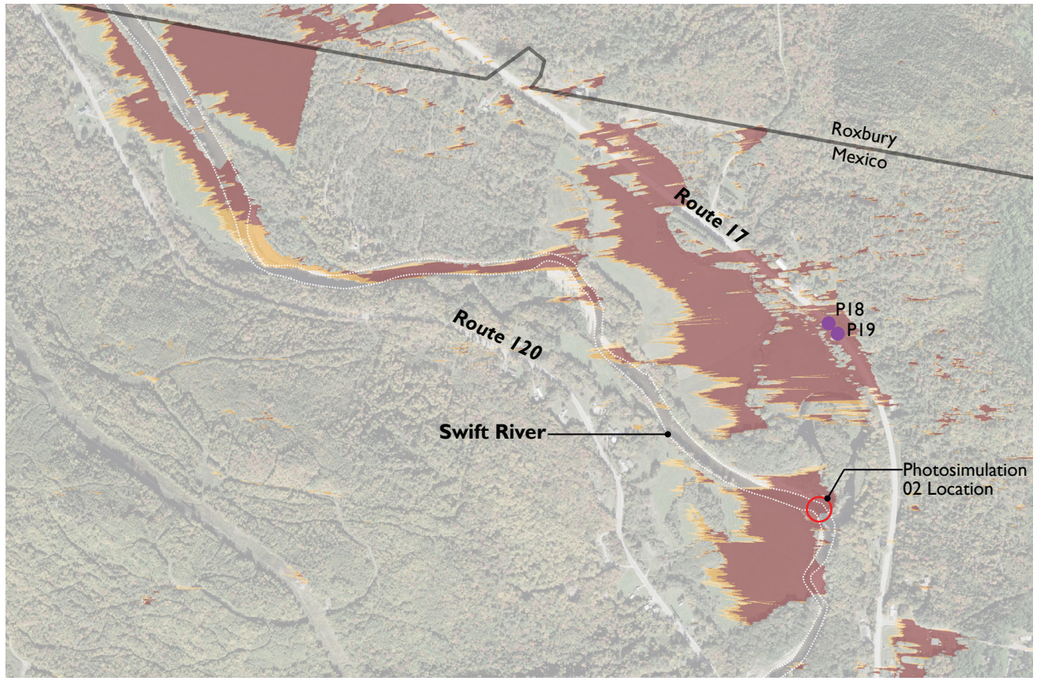
The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening topographic data within 8 miles of each turbine.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

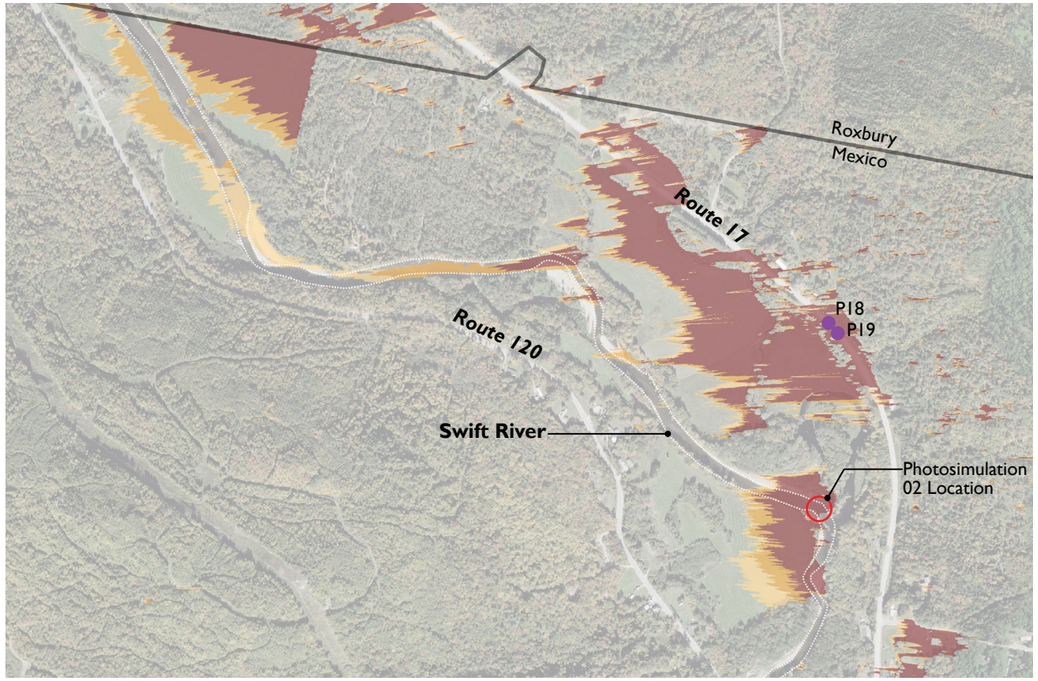
0 FEET 600

NORTH

VIEWSHED | PALMER



6A • Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**



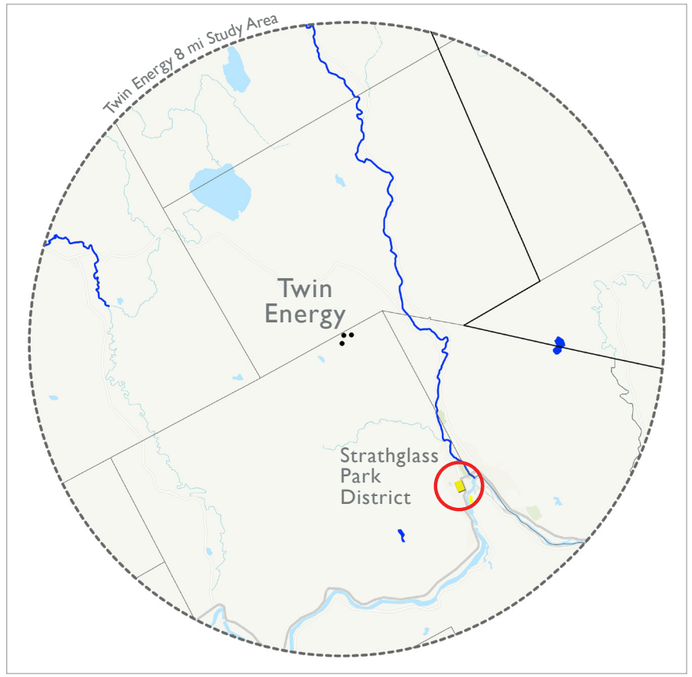
6B • Potential Visibility of **Hubs** based on **Topographic + Surface Data**

TWIN ENERGY WIND PROJECT

MAP 7: Viewshed Analysis: Strathglass Park District within Study Area

Potential Visibility based on
Topographic + Surface Data

Strathglass Park District Location Map



VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine 2 Turbines 3 Turbines

Map 7A shows theoretical areas of visibility for the turbine blade tips. **Map 7B** shows theoretical areas of visibility for the turbine hubs. All maps relying on the screening effects of both topography and surface data (accounting for vegetation and structures).

The analysis is based on a Digital Surface Model (DSM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening topographic data within 8 miles of each turbine.

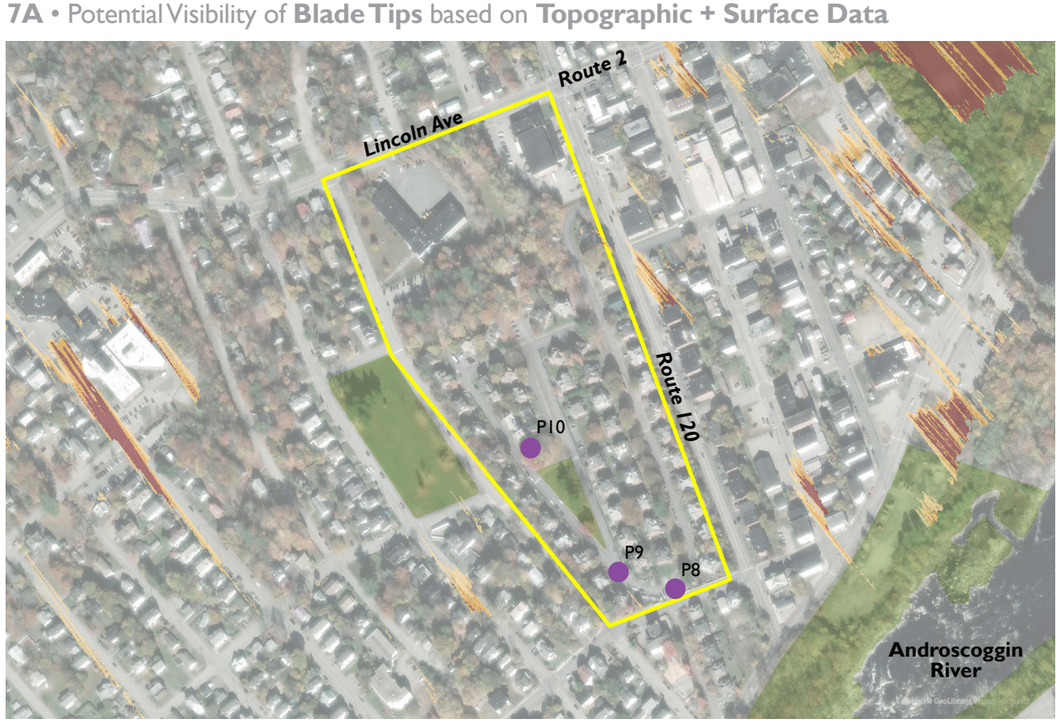
The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

0 FEET 400

NORTH

VIEWSHED | PALMER

7A • Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**



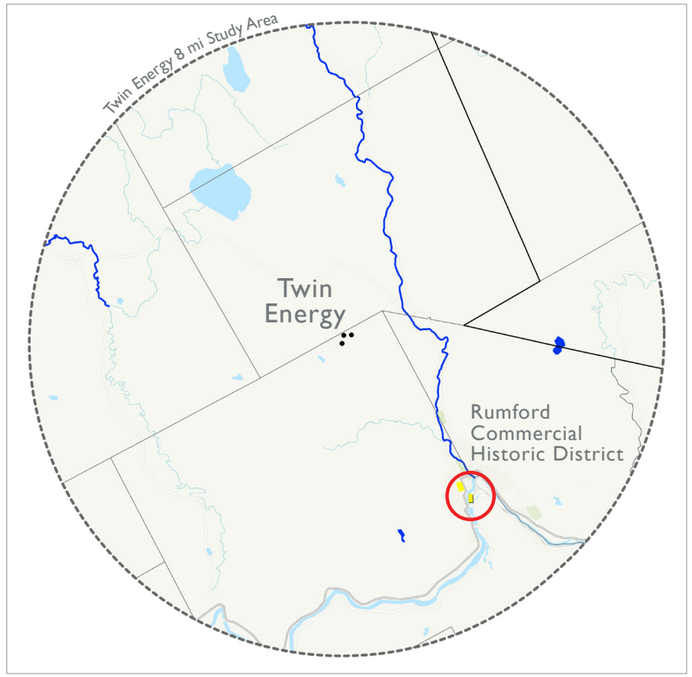
7B • Potential Visibility of **Hubs** based on **Topographic + Surface Data**

TWIN ENERGY WIND PROJECT

MAP 8: Viewshed Analysis: Rumford Commercial Historic District within Study Area

Potential Visibility based on
Topographic + Surface Data

Rumford Commercial Historic District Location Map



VIEWSHED ANALYSIS INFORMATION

TURBINE VISIBILITY

1 Turbine | 2 Turbines | 3 Turbines

Map 8A shows theoretical areas of visibility for the turbine blade tips. **Map 8B** shows theoretical areas of visibility for the turbine hubs. All maps relying on the screening effects of both topography and surface data (accounting for vegetation and structures).

The analysis is based on a Digital Surface Model (DSM) processed at 3-foot resolution from first return LiDAR point cloud data acquired from the USGS National Map. The viewer height is set at 1.5 m (5.0 ft) above ground level elevation.

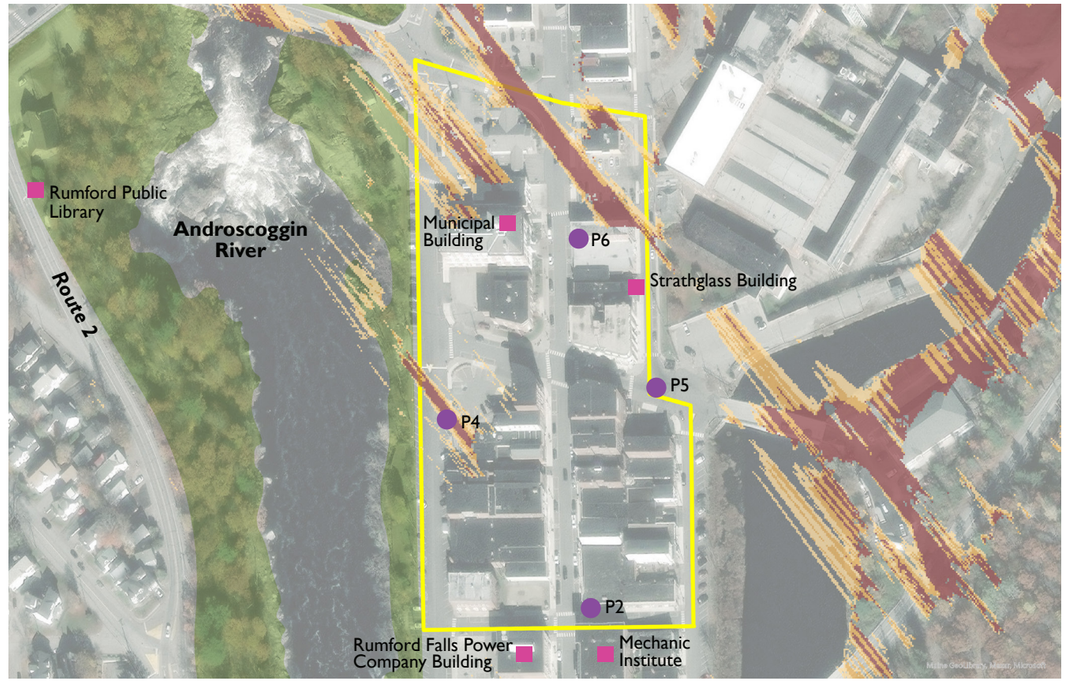
The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening topographic data within 8 miles of each turbine.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

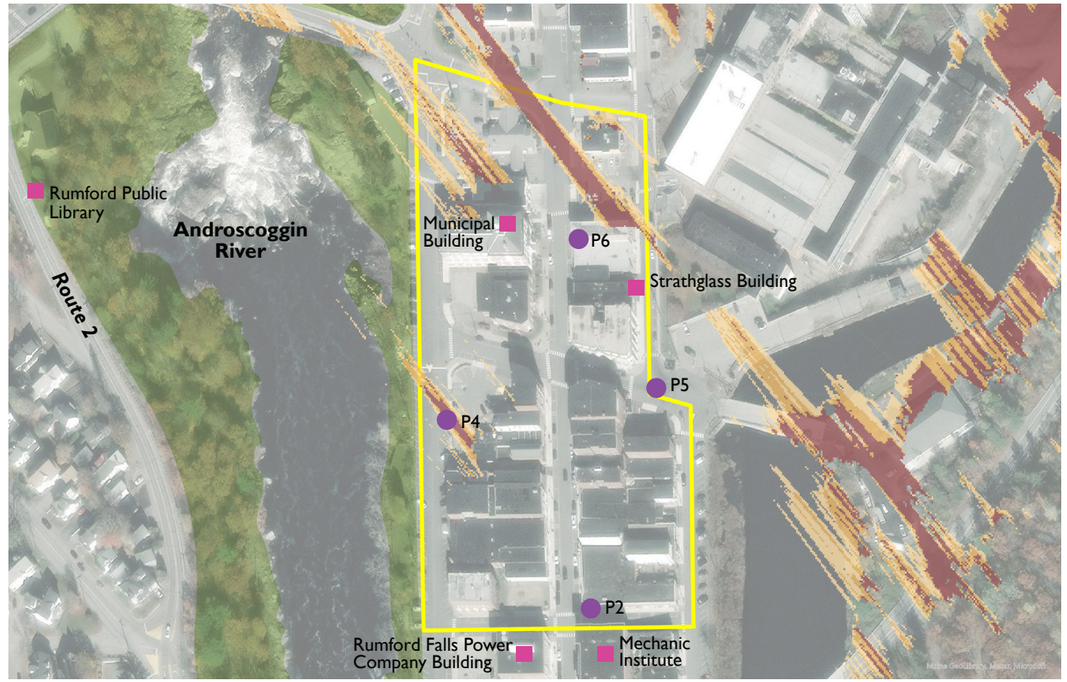
0 FEET 200

NORTH

VIEWSHED | PALMER



8A • Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**



8B • Potential Visibility of **Hubs** based on **Topographic + Surface Data**

TWIN ENERGY WIND PROJECT

MAP 9: Viewshed Analysis, Cumulative Impact of the Twin Energy Wind and Existing Wind Projects

Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**

LEGEND

Project Data

- Twin Energy Study Area (8 mi)
- Existing Wind Projects: 8-mile Study Areas
- Twin Energy Wind Project Turbine Location
- Existing Wind Project Turbine Location
- Photosimulation Location

Conservation Areas

- Conserved Land

Historic Resources

- Historic Building

Roads and Byways

- Major Road
- Maine DOT Scenic Byway

VIEWSHED ANALYSIS INFORMATION

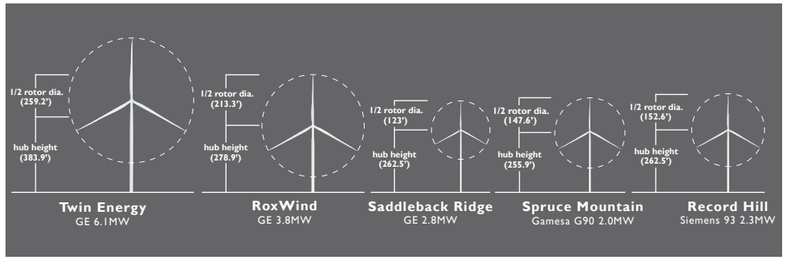
Viewshed Legend

- Twin Energy
- RoxWind
- Saddleback Ridge
- Spruce Mountain
- Record Hill
- RoxWind/Record Hill
- Twin Energy/ Record Hill/RoxWind

The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening surface data, of the Twin Energy, RoxWind, Record Hill, Saddleback Ridge, and Spruce Mountain Projects. See Visual Impact Assessment Section 2.3.1 for viewshed analysis information.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.

TURBINE SPECIFICATIONS

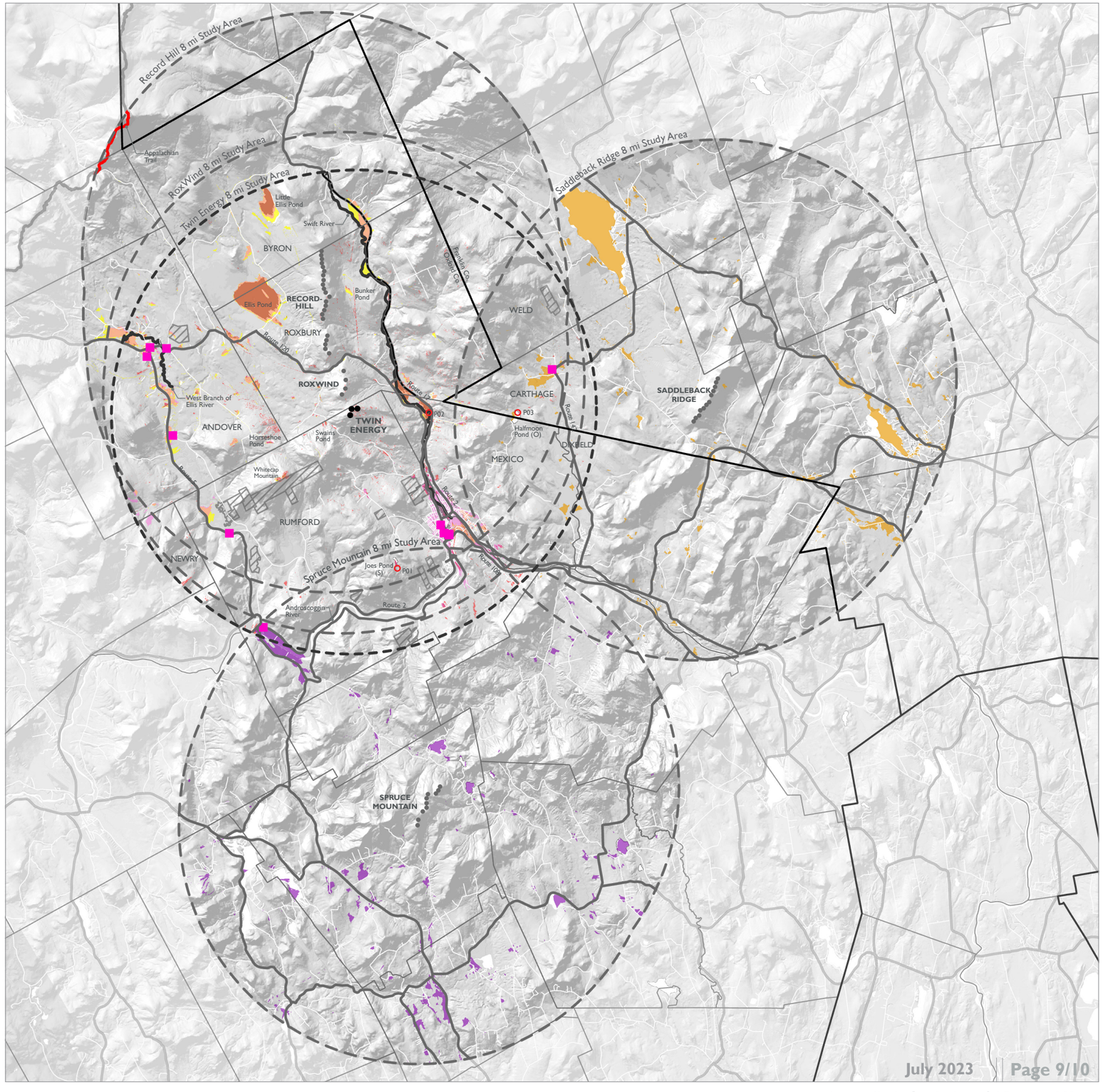


0 1 2 4
MILES

NORTH

VIEWSHED

PALMER



TWIN ENERGY WIND PROJECT

MAP 10: Viewshed Analysis, Cumulative Impact within Twin Energy Wind Study Area

Potential Visibility of **Blade Tips** based on **Topographic + Surface Data**

LEGEND

Project Data

- Twin Energy Study Area (8 mi)
- Existing Wind Projects: 8-mile Study Areas
- Twin Energy Wind Project Turbine Location
- Existing Wind Project Turbine Location
- P# Study Area Photo Location
- Photosimulation Location

Conservation Areas

- Conserved Land

Historic Resources

- Historic Building
- Boating Access Site

Roads and Byways

- Major Road
- Maine DOT Scenic Byway

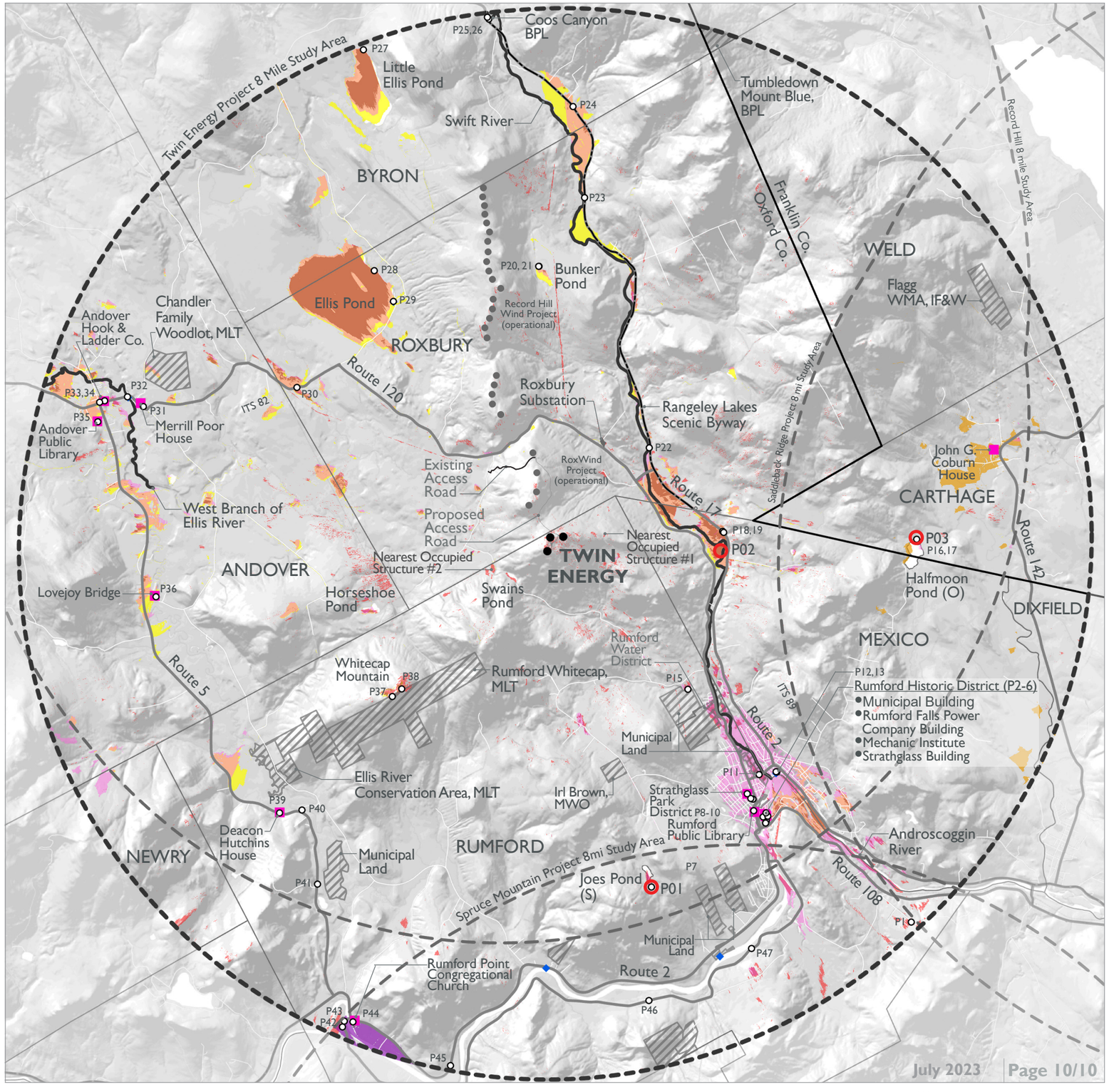
VIEWSHED ANALYSIS INFORMATION

Viewshed Legend

- Twin Energy
- RoxWind
- Saddleback Ridge
- Spruce Mountain
- Record Hill
- RoxWind/Record Hill
- Twin Energy/ Record Hill/RoxWind

The visibility areas represent where a viewer may theoretically see at least one turbine blade tip, accounting for intervening surface data, of the Twin Energy, RoxWind, Record Hill, Saddleback Ridge, and Spruce Mountain Projects. See Visual Impact Assessment Section 2.3.1 for viewshed analysis information.

The analysis does not determine the degree of visibility based on distance of the turbines. It does not take into account visual acuity or atmospheric conditions. Potential visibility needs to be confirmed with field investigations and other visualization techniques.



0 1 2 MILES

NORTH

VIEWSHED

PALMER

July 2023 | Page 10/10

TWIN ENERGY WIND PROJECT

Appendix B: Scenic Resource Table

VIEWSHED

Resource	Location	Ownership	Size	Access	Scenic Rating or Significance	Distance (miles)	VIEWSHED VISIBILTY		Potential Visibility	Notes
							DSM Hub	DSM Blade		
Scenic Resources of State or National Significance (SRSNS)										
A. A National Natural Landmark, federally designated wilderness area or other comparable outstanding natural and cultural feature, such as the Orono Bog or Meddybemps Heath. ***NONE WIHTIN STUDY AREA***										
B. A property listed on the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966.* **A property listed on the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended, including, but not limited to, the Rockland Breakwater Light and Fort Knox.*										
Rumford Commercial Historic District	Rumford	Town of Rumford	9 acres (38 Buildings)	Public	NRHP Listed	5.1	Yes	Yes	**Yes:** there will be visibility of both the hub and blades from the northwest upper floors of the buildings on the west side of Congress street. Most other areas within the district will not have views due to intervening structures and vegetation.	
Mechanic Institute	Rumford	Town of Rumford		Public	NRHP Listed	5.3	No	No	**Unlikely:** Intervening structures and vegetation will filter or screen views of the Project.	
Strathglass Building	Rumford	Private		Private	NRHP Listed	5.2	No	No	**Unlikely:** Intervening structures and vegetation will filter or screen views of the Project.	
Municipal Building	Rumford	Town of Rumford		Public	NRHP Listed	5.2	Yes	Yes	**Yes:** there will likely be visibility of both the hub and blades from the northwest upper floors of the building.	
Rumford Falls Power Co. Building	Rumford	Private		Private	NRHP Listed	5.3	No	No	**Unlikely:** Intervening structures and vegetation will filter or screen views of the Project.	
Rumford Public Library	Rumford	Town of Rumford		Public	NRHP Listed	5.0	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Strathglass Park District	Rumford	Private	24 acres (Approx. 50 Buildings)	Public	NRHP Listed	4.6	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Deacon Hutchins House	Rumford	Private		Private	NRHP Listed	5.6	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Lovejoy Bridge	Andover	Maine DOT		Public	NRHP Listed	6.0	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Andover Public Library	Andover	Andover		Public	NRHP Listed	7.1	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Andover Hook & Ladder Co.	Andover	Andover		Public	NRHP Listed	7.1	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Merrill-Poor House	Andover	Private		Private	NRHP Listed	6.5	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	

Appendix B: Scenic Resource Table

Resource	Location	Ownership	Size	Access	Scenic Rating or Significance	Distance (miles)	VIEWSHED VISIBILTY		Potential Visibility	Notes
							DSM Hub	DSM Blade		
John G. Coburn Farm	Carthage	Private		Private	NRHP Listed	6.7	No	Yes	**Limited:** There may be some visibility of the tips of Project blades from fields north of the farm.	
25-27 Urquhart St.	Rumford	Private		Private	NRHP Listed	4.8	Yes	Yes	**None:** No Project visibility due to intervening terrain and vegetation.	
33-35 Urquhart St.	Rumford	Private		Private	NRHP Listed	4.7	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
41-43 Urquhart St.	Rumford	Private		Private	NRHP Listed	4.7	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
45-47 Urquhart St.	Rumford	Private		Private	NRHP Listed	4.7	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
Rumford Point Congregational Church Building	Rumford	Rumford Point Congregational Church		Public	NRHP Listed	7.7	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	
C. National or State Parks										
NONE WITHIN STUDY AREA										
D. A great pond that is:										
(1) One of the 66 great ponds located in the State's organized area identified as having outstanding or significant scenic quality in the "Maine's Finest Lakes" study; or										
(2) One of the 280 great ponds in the State's unorganized or reorganized areas designated as outstanding or significant from a scenic perspective in the "Maine Wildlands Lake Assessment."										
Joes Pond	Rumford	Public	20 ac	No Public Access	"Significant" For Scenic Resources – Maine's Finest Lakes	5.3 miles	Yes	Yes	**Yes:** there will be visibility of both the hub and blades from the southwestern portion of the pond. (See Appendix D)	The primary access point to the pond is a gated private road. This shallow, weedy pond has an undeveloped shoreline and is well suited for pickerel and hornpout.
Halfmoon Pond	Carthage/ Mexico	Public	59 ac	No Public Access	"Outstanding" For Scenic Resources – *Maine's Finest Lakes*	5.4 miles	No	Yes	**None:** No Project visibility due to intervening terrain and vegetation. (See Appendix D)	Halfmoon Pond is used as a water source for the Searsport Water District. The water district also provides access to the pond. An unimproved launch for small boats and canoes is located on the south shore.
E. A segment of a scenic river or stream identified as having unique or outstanding scenic attributes listed in Appendix G of the "Maine Rivers Study."										
Swift River	Rumford, Mexico, Roxbury, Byron	Public	15 miles within project radius	Boat Launch – (Mexico)	"C"- For Scenic, Hydrologic, Whitewater - Maine Rivers Study	1.6	Yes	Yes	**Yes:** both the blades and hubs will likely be intermittently visible from multiple points along an approximately 1.6 to 2.4 mile section of the river. (See Appendix D)	
West Branch of the Ellis River	Andover	Public	20 miles within project radius	Boat Launch – Route 120 Andover	"C"- For Scenic, Hydrologic, Whitewater - Maine Rivers Study	5.7	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	

TWIN ENERGY WIND PROJECT

VIEWSHED

Appendix B: Scenic Resource Table

Resource	Location	Ownership	Size	Access	Scenic Rating or Significance	Distance (miles)	VIEWSHED VISIBILTY		Potential Visibility	Notes
							DSM Hub	DSM Blade		
F. A scenic viewpoint located on state public reserved land or on a trail that is used exclusively for pedestrian use, such as the Appalachian Trail, that the Department of Conservation designates by rule adopted in accordance with section 3457.										
Tumbledown Mount Blue Public Reserve Land	T6 North of Weld	MBPL	66 acres with 8 miles. (9000,ac total)	Public	All viewpoints within are considered SRSNS	7.7 miles	No	No	**None:** No Project visibility due to intervening terrain and vegetation. There are no established trails or viewpoints within 8 miles of the project.	Includes land designated as a Focus Area of Statewide Ecological Significance due to its high elevation pond and example of Alpine Ecosystems. It includes multiple peaks over 2700 feet, snowmobile trails, and some of the most popular hiking trails in western Maine. Only the southern corner of the reserve land is within the 8 mile radius.
G. A scenic turnout on a scenic highway constructed by the Department of Transportation.										
Coos Canyon Rest Area	Byron	Town of Byron	9 acres	Public	Scenic turnout along a scenic highway	7.9 miles	No	No	**None:** No Project visibility due to intervening terrain and vegetation.	Popular scenic gorge on the Swift River known for its hydraulic erosion features and gold panning opportunities.
H. Scenic viewpoints located in the coastal area that are ranked as having statewide significance or national importance in terms of scenic quality. ***NONE WITHIN STUDY AREA***										

KEYS

HEADINGS

Distance - Distance from edge of resource to nearest turbine.

Viewshed Visibility - Project visibility based only on digital terrain model and digital surface model viewshed mapping analysis. Viewshed visibility is confirmed by fieldwork, modeling, and other visualization techniques.

Potential Visibility - Project visibility based on viewshed mapping, fieldwork, modeling, and other visualization techniques.

RATINGS

Maine Wildlands Lake Assessment & Maine's Finest Lakes:
"Significant i.e. met a predetermined minimum standard of significance, or
Outstanding i.e. clearly of Statewide importance due to unique or otherwise noteworthy characteristics."

Maine Rivers Study:
"Rivers and river-related corridors or specific areas on the "C" list possess a composite natural and recreational resource value with state-wide significance."

ABBREVIATIONS

MBPL - Maine Bureau of Parks and Lands
NRHP - National Register of Historic Places

P1 - View looking northwest from Remington Lane in Rumford. This viewpoint is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update*. The Project is located 7.9 miles away from this location (center of image) and will be partially visible through gaps in foreground vegetation. The smoke plume emanating from the Rumford Mill is visible through the foreground vegetation.

P2 - The Tri-County Medical Health Services building (Rumford Falls Power Company Building) in Rumford. The building is listed on the National Register of Historic Places and located in Rumford Commercial Historic District. View is looking southwest on Congress Street. The proposed Project would not be visible due to foreground buildings.

P3 - The Mechanics Institute in Rumford is a listed on the National Register of Historic Places and located in the Rumford Commercial Historic District. View looking northeast on Congress Street. The buildings across the street block views of the proposed Project to the northwest. Smoke from the Rumford Mill is visible in the background.

P4 - View looking northwest from River Street toward the proposed Project. Viewpoint is near Morency Park in the Rumford Historic Commercial District. The proposed Project approximately 5.2 miles away and will be partially visible from this location during leaf-off conditions.

P5 - The Strathglass Building in Rumford is listed on the National Register of Historic Places and located within Rumford Commercial Historic District. View is looking northwest on Congress Street. The Rumford Post Office and Municipal Offices buildings (across the street) block potential views of the proposed Project to the northwest.

P6 - The Rumford Central Fire Station is located in the Rumford Commercial Historic District. View looking west on Congress Street. There may be filtered views of the proposed Project on the west side (backside) of the building during leaf-off conditions.

P7 - The Rumford Public Library in Rumford is listed on the National Register of Historic Places. View looking northeast from U.S. Route 2. The proposed Project would not be visible from this structure due to intervening structures and topography.

P8 - National Register of Historic Places Plaque at the Strathglass Park Historic District in Rumford.

P9 - View looking northwest from Urquhart Street in Rumford toward the proposed Project. Viewpoint located in the Strathglass Park Historic District. The proposed Project is located approximately 4.9 miles away and will not be visible from this location.

P10 - View looking southwest toward 25-27 Urquhart Street in Rumford which is listed on the National Register of Historic Places. The proposed Project will not be visible from this location.

P11 - The Hosmer Field Athletic Complex in Rumford. View looking northwest towards the proposed Project. The proposed Project will be visible from this location at a distance of 4.7 miles.

P12- Androscoggin River Trail information bulletin located in Rumford on the Androscoggin River. The Project will not be visible from the trail due to intervening structures and topography.

P13 - View looking south from a public boat launch on the Androscoggin River off Riverside Avenue in Mexico. The Rumford Mill and associated smoke plume is visible across the river. The proposed Project will not be visible from this location.

P14 - View looking northwest from the southeast end of Joes Pond in Rumford toward the proposed Project. Joes Pond is rated 'Significant' for scenic resources in the *Maine's Finest Lakes Study*. All three proposed turbines will be visible 5.3 miles from this location. See Photosimulation 1 in Appendix D.

P15 - View looking northwest over Saint John's Cemetery in Rumford toward the proposed Project. All three proposed turbines will be visible from this location at a distance of approximately 3 miles.

P16 - View looking west from the north side of Halfmoon Pond in Carthage toward the proposed Project. Halfmoon Pond is rated 'Outstanding' for scenic resources in the *Maine's Finest Lakes Study*. Proposed Project turbines are located 5.3 miles away and will not be visible from this location due to intervening vegetation. See the Model Overlay in Appendix D.

P17 - View looking southwest toward Halfmoon Pond in Carthage. Proposed Project turbines are located 5.3 miles away and will not be visible from this location due to intervening vegetation.

P18 - View looking west from Roxbury Road (Route 17) in Mexico toward the proposed Project. All three turbines will be visible from this location at a distance of approximately 2.4 miles.

P19 - View looking west from Roxbury Road toward the proposed Project. All three proposed turbines will be visible a distance of approximately 2.4 miles.

P20 - View looking south over Bunker Pond in Roxbury toward the proposed Project. Bunker Pond is listed as a scenic location in the *Roxbury Comprehensive Plan*. The Project is located 4.1 miles away and will be partially visible behind foreground vegetation.

P21 - View looking northwest from Bunker Pond in Rumford toward the existing Record Hill Wind Project. The Proposed Twin Energy Project will not be visible from this location.

P22 - View looking southwest from Roxbury Road (Route 17) toward Bunker Rock along the Swift River in Roxbury. The proposed Project would be partially visible at a distance of 1.8 miles.

P23 - View looking northwest toward the Swift River off Roxbury Road (Route 17) in Roxbury, part of the State Rangeley Lakes Scenic Byway. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P24 - View looking west toward the Austin Farmstead in Byron, eligible to be listed on the National Register of Historic Places. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P25 - Facilities at Coos Canyon rest stop in Byron along the State section off the Rangeley Lakes Scenic Byway. The proposed Project would not be visible from this location due to intervening topography and vegetation.

P26 - View looking north in Coos Canyon in Byron. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P27 - View looking south on Little Ellis Pond in Byron towards the proposed Project. All three proposed turbines will be visible from this location at a distance of approximately 7.8 miles.

P28 - View looking southeast from the northeastern shore of Ellis Pond (off Sunset Cove Rd) in Roxbury toward the proposed Project. All three of the proposed turbines will be visible from this location at a distance of approximately 4.8 miles. The RowWind project is partially visible from this location at distances of 6.6 miles. Portions of the Record Hill Wind project are visible at a distance of approximately 2.6 miles away.

P29 - View looking southwest toward Ellis Pond Public Beach in Roxbury. The Project is located 4.3 miles away and will not be visible from this location.

P30 - View looking southeast from Roxbury Notch Road in Roxbury toward the proposed Project. This is considered a Scenic View Location in the *2013 Rumford Comprehensive Plan Update*. All three of the proposed turbines will be visible on South Twin (center of image) at a distance of 4.5 miles.

P31 - View looking northwest from Elm street toward Merrill Poor House in Andover, which is listed on the National Register of Historic Places. The proposed Project is located 6.5 miles away and will not be visible from this location.

P32 - View looking southeast from the Ellis River Boat Launch toward the Ellis River Bridge in Andover. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P33 - The Andover Hook and Ladder Company Building in Andover is listed on the National Register of Historic Places. View is from Elm Street looking northeast toward the proposed Project. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P34 - View looking east toward Andover Town Center in Andover from N Andover Road. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P35 - The Andover Public Library, listed on the National Register of Historic Places. View looking north from Church Street in Andover toward the proposed Project. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P36 - Looking west from Covered Bridge Road in Andover toward the Lovejoy Bridge, a structure listed on the National Register of Historic Places. The proposed Project would not be visible from this viewpoint due to intervening topography and vegetation.

P37 - Panoramic view looking northeast from the summit of Whitecap Mountain in Rumford toward the proposed Project. Whitecap Mountain is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update*. All three Project turbines will be visible from this location at distances of approximately 3.2 to 3.5 miles. All four RoxWind turbines are visible at distances of approximately 3.5 to 4.3 to miles. All 22 Record Hill Wind turbines are visible at distances of approximately 4.6 to 7.8 miles. A communication tower on Black Mountain is visible on the right side of the image at a distance of approximately 1.4 miles.

P38 - View from Whitecap Mountain in Rumford looking northeast toward the existing Record Hill and Roxwind Project turbines. All turbines in both projects are visible at distances of approximately 3.2 to 7.8 miles.

P39 - View looking north from Route 5 (Ellis River Road) in Rumford toward the Deacon Hutchins House, a structure on the National Register of Historic Places. The proposed Project would not be visible due to intervening topography.

P40 - View looking northeast from Andover Road in Rumford from the bridge over the Ellis River. This view is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update*. The proposed Project will not be visible due to intervening vegetation and terrain.

P41 - View looking northeast from Ellis River Road in Rumford toward Whitecap Mountain and the proposed Project. This view is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update.* There will be no Project visibility due to intervening vegetation and terrain.

P42 - View looking northeast from Route 232 towards Historic Rumford Point. The Rumford Point Congregational Church, listed on the National Register of Historic Places, is visible on the right side of the image. The proposed Project will not be visible from this location due to intervening terrain.

P43 - View looking northwest from Route 232 in Rumford before the bridge crossing over the Androscoggin River. This view is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update* and will not have Project visibility due to intervening vegetation and terrain.

P44- View looking west towards Rumford Point Congregational Church in Rumford located on the junction of Route 5 and US Route 2. This structure is listed on the National Register of Historic Places. There will be no Project visibility due to intervening vegetation and terrain.

P45 - View looking northeast from Route 2 in Rumford towards Glass Face Mountain. This view is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update.* The proposed Project will not be visible due to intervening vegetation and terrain.

P46 - View looking northwest from S Rumford Road in Rumford towards Glass Face Mountain. This view is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update.* The proposed Project will not be visible due to intervening vegetation and terrain.

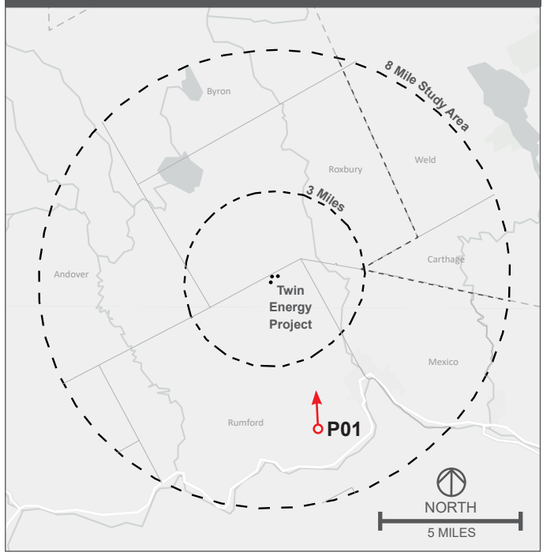
P47 - View looking west from S Rumford Road towards Glass Face Mountain. This view is mapped as a Scenic View Location in the *2013 Rumford Comprehensive Plan Update.* The proposed Project will not be visible due to intervening vegetation and terrain.

P01. Joes Pond

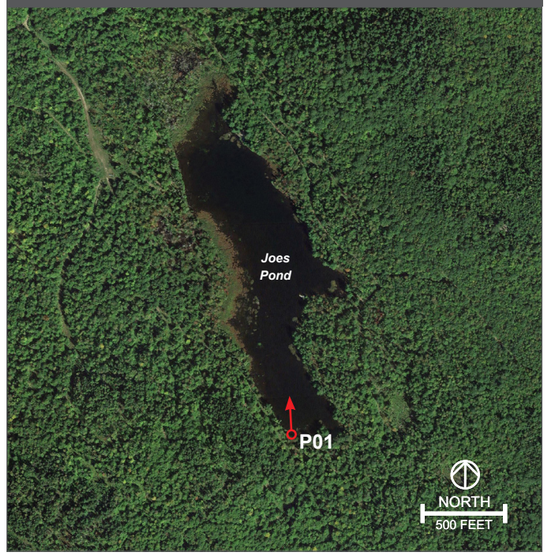
Rumford

PANORAMIC PHOTOSIMULATION

CONTEXT MAP



LOCATION MAP



LOCATION

Viewpoint is facing north from the southern shore of Joes Pond. Joes Pond is rated 'significant' for scenic resources in the Maine's Finest Lakes Study.

TURBINE DIMENSIONS

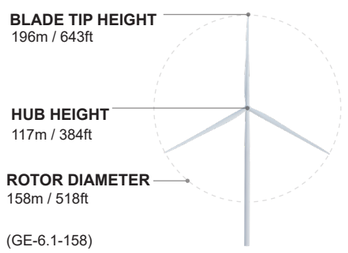


IMAGE DATA

PHOTOGRAPH

Location	44°31'49.32"N 70°34'50.72"W
Viewer Elevation	1,270 Feet
Viewing Direction	North
Date	11/11/2021
Time	11:48am
Camera Focal Length	50mm
Camera Model	NIKON D750
Weather Conditions	Clear

PROJECT VIEW

Distance to Project	5.3 Miles
Project Horizontal Field of View (HFOV)	3°

PHOTOSIMULATION 01

Joes Pond

Rumford

TWIN ENERGY WIND PROJECT

VIEWSHED

July 2023

P01. Joes Pond

Rumford

EXISTING CONDITIONS

PALMER

NORMAL VIEW EXISTING IMAGE

P01

Joes Pond

Rumford

VIEW NOTE

To replicate actual view: View on screen from a distance equal to 1.5 times the image width, or print on 11x17 inch (tabloid) paper and hold page 21 inches from eye.

TWIN ENERGY WIND PROJECT

VIEWSHED

P01. Joes Pond

Rumford

PHOTOSIMULATION

PALMER

NORMAL VIEW PHOTOSIMULATION

P01

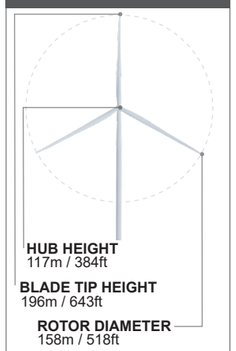
Joes Pond

Rumford

VIEW NOTE

To replicate actual view: View on screen from a distance equal to 1.5 times the image width, or print on 11x17 inch (tabloid) paper and hold page 21 inches from eye.

TURBINE DIMENSIONS



TWIN ENERGY WIND PROJECT

VIEWSHED

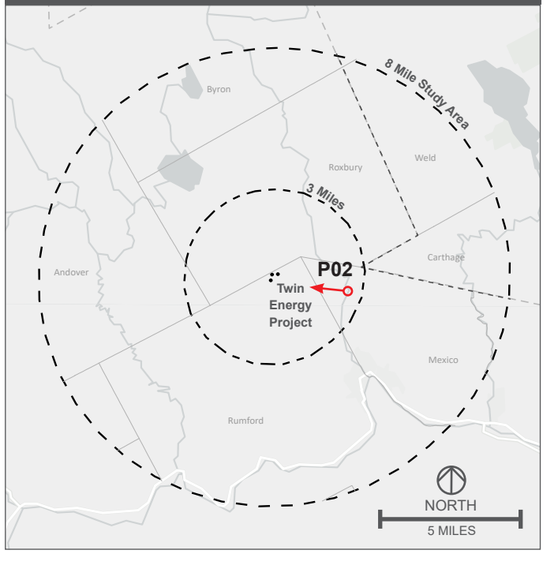
July 2023

P02. Swift River

Mexico

PANORAMIC PHOTOSIMULATION

CONTEXT MAP



LOCATION MAP

LOCATION

Viewpoint is facing west from the Swift River. The Swift River is rated as having unique/significant scenic qualities in the Maine Rivers Study. The River is rated as a "C" River, which means that it has a composite of natural and recreational resource values of statewide significance.

TURBINE DIMENSIONS

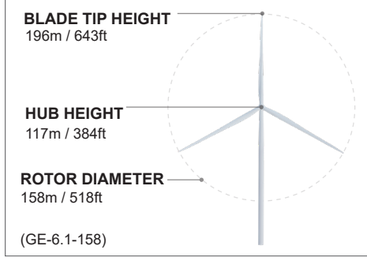


IMAGE DATA

PHOTOGRAPH

Location	44°36'15.77"N 70°33'33.75"W
Viewer Elevation	550 Feet
Viewing Direction	West
Date	12/09/2021
Time	8:52am
Camera Focal Length	50mm
Camera Model	NIKON D750
Weather Conditions	Clear

PROJECT VIEW

Distance to Project	2.4 Miles
Project Horizontal Field of View (HFOV)	5°

PHOTOSIMULATION 02

Swift River

Mexico

TWIN ENERGY WIND PROJECT

VIEWSHED

P02. Swift River

Mexico

EXISTING CONDITIONS

PALMER

NORMAL VIEW EXISTING IMAGE

P02

Swift River

Mexico

VIEW NOTE

To replicate actual view: View on screen from a distance equal to 1.5 times the image width, or print on 11x17 inch (tabloid) paper and hold page 21 inches from eye.

TWIN ENERGY WIND PROJECT

VIEWSHED

July 2023

P02. Swift River

Mexico

PHOTOSIMULATION

NORMAL VIEW PHOTOSIMULATION

P02

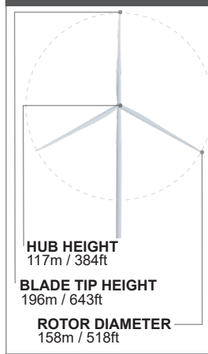
Swift River

Mexico

VIEW NOTE

To replicate actual view: View on screen from a distance equal to 1.5 times the image width, or print on 11x17 inch (tabloid) paper and hold page 21 inches from eye.

TURBINE DIMENSIONS



TWIN ENERGY WIND PROJECT

VIEWSHED

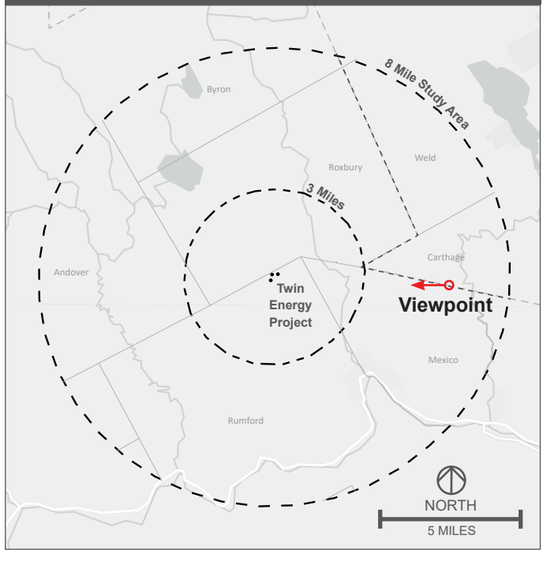
July 2023

P03. Halfmoon Pond

Carthage

PROPOSED CONDITIONS MODEL OVERLAY

CONTEXT MAP



LOCATION MAP

LOCATION

Viewpoint is facing west from the eastern shore of Halfmoon Pond. Halfmoon Pond is rated 'outstanding' for scenic resources in the Maine's Finest Lakes Study. Turbine tower and blade locations have been highlighted on the image.

TURBINE DIMENSIONS

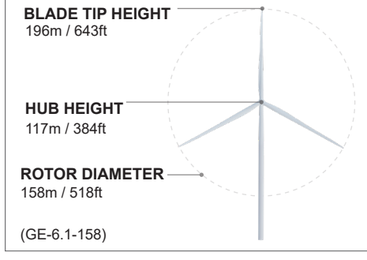


IMAGE DATA

PHOTOGRAPH

Location	44°36'22.19"N 70°29'58.23"W
Viewer Elevation	511 Feet
Viewing Direction	West
Date	12/15/2021
Time	10:06am
Camera Focal Length	50mm
Camera Model	NIKON D750
Weather Conditions	Partly Cloudy

PROJECT VIEW

Distance to Project	5.3 Miles
Project Horizontal Field of View (HFOV)	N/A

MODEL OVERLAY

Halfmoon Pond

Carthage

TWIN ENERGY WIND PROJECT

VIEWSHED

P03. Halfmoon Pond

Carthage

EXISTING CONDITIONS

NORMAL VIEW
EXISTING IMAGE

Halfmoon Pond

Carthage

VIEW NOTE

To replicate actual view: View on screen from a distance equal to 1.5 times the image width, or print on 11x17 inch (tabloid) paper and hold page 21 inches from eye.

TWIN ENERGY WIND PROJECT

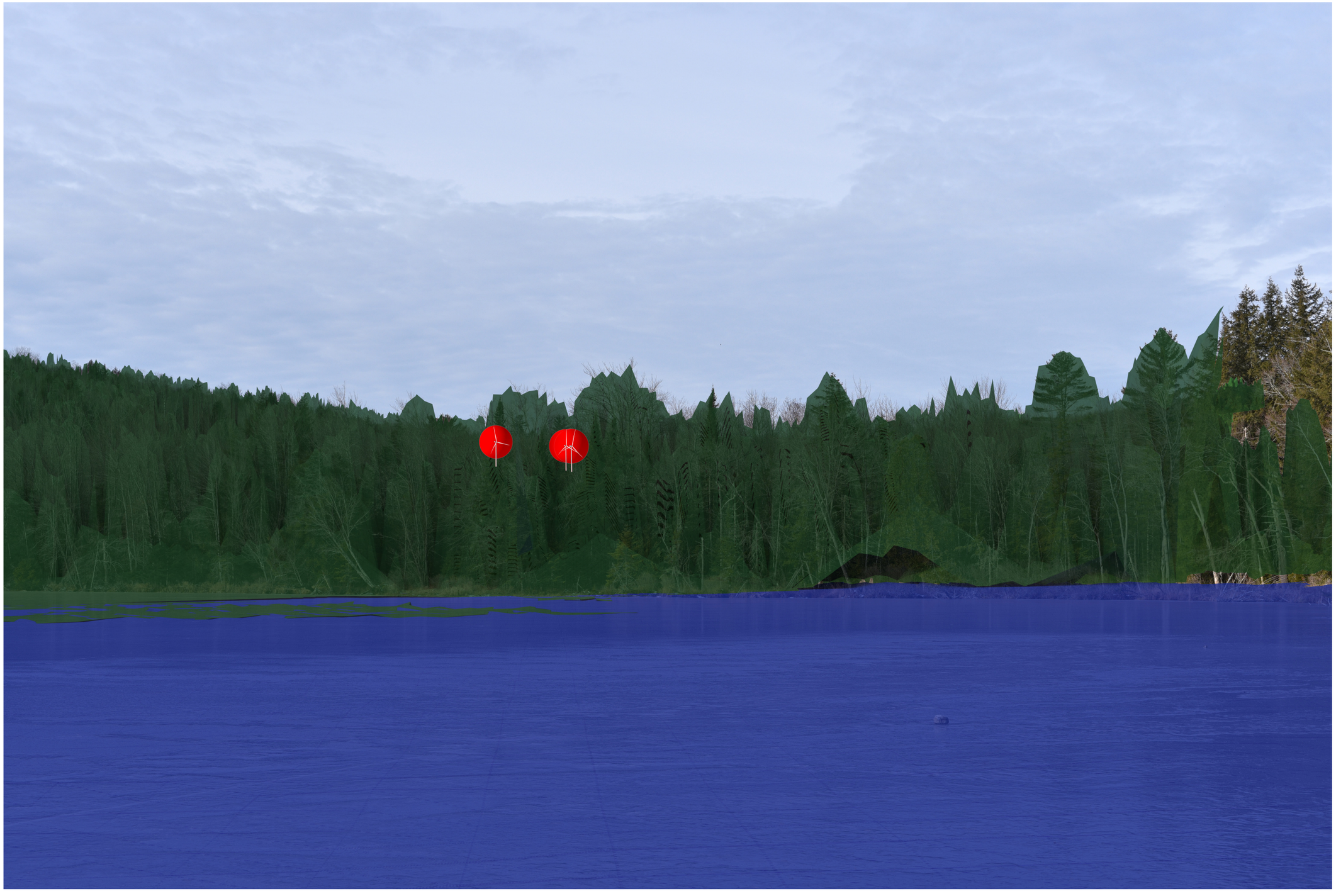
VIEWSHED

July 2023

P03. Halfmoon Pond

Carthage

PALMER



NORMAL VIEW MODEL OVERLAY

Halfmoon Pond

Carthage

VIEW NOTE

Photograph overlaid with a digital surface model. The terrain and landscape features in the model have been aligned with the terrain and landscape features in the image for analysis. Visibility of Project turbines will be negligible due to foreground vegetation.

To replicate actual view:
View on screen from a distance equal to 1.5 times the image width, or print on 11x17 inch (tabloid) paper and hold page 21 inches from eye.

Model Components

- Blue represents the pond surface
- Green represents vegetation
- Red highlights the turbine blade locations

TWIN ENERGY WIND PROJECT

VIEWSHED

July 2023

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

1631

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

1. Name of Property

historic name Andover Hook and Ladder Company Building

other names/site number

2. Location

street & number 39 Elm Street N/A not for publication

city or town Andover N/A vicinity

state Maine code ME county Oxford code 017 zip code 04216

3. State/Federal Agency Certification

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

Signature of certifying official/Title — Date 11/30/01

Maine Historic Preservation Commission
State or Federal agency and bureau

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

Signature of certifying official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper — Date of Action

Edson H. Beall — 1·11·01

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Government/Fire Station

Current Functions
(Enter categories from instructions)

Not In Use

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian

Materials
(Enter categories from instructions)

foundation Concrete
walls Metal/Tin
roof Asphalt
other Hose Tower At Rear

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

The Andover Hook and Ladder Company Building is a long rectangular, two-story, gable roofed frame building that is covered in brick patterned tin sheathing, which appears to be original. A tall hose tower is located at one end. The building stands on a concrete foundation.

Facing south, the front elevation features a modern garage door on its first story as well as a small rectangular window, and a pair of widely spaced six-over-six double hung sash windows on the second story. There are five symmetrically placed six-over-six windows on the second story of each side elevation, as well as a single first story window on the east elevation. Two second story six-over-sixes on the rear elevation flank the projecting hose tower which has a low hipped roof and an attached entrance vestibule on its north side. A modern concrete block flue is also attached to the rear wall of the main building.

Inside, the first floor framing has been covered by fiberboard, whereas the second floor retains its original narrow tongue and groove sheathing on the walls and ceilings. The second floor is divided into three rooms of unequal size, the largest being the meeting hall in the southern two-thirds of the building. Originally, a transverse staircase was located between the front and two rear rooms (the partition and opening remain), and it led to a door on the west elevation. Presently, the stairs are located in the back part of the first floor room, and they rise through a portion of the hose tower. According to one member of the Andover Hook and Ladder Association, the present building was constructed in two stages, the earlier portion of which was a preexisting building that was moved from a nearby lot.

8. Statement of Significance

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

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

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

Property is:

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

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

Areas of Significance
(Enter categories from instructions)

Architecture

Politics/Government

Period of Significance

1904-1950

Significant Dates

1904

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

_____

Constructed in 1904, the Andover Hook and Ladder Company Building is a long, narrow two-story frame building that historically both housed Andover's fire fighting apparatus and served as a meeting place for firemen and other community groups. The building is eligible for nomination to the National Register under criterion A for its association with local fire protection efforts, and criterion C as a relatively intact example of an early twentieth century fire station.

Andover was initially settled by Anglo-Americans in 1789 when Ezekiel Merrill of Newbury, Massachusetts moved his family to a log house he had constructed the previous year. Other settlers soon followed, and in 1804 the town was incorporated as East Andover, a name that was shortened in 1821 to Andover after Maine gained statehood. Throughout the nineteenth century its residents engaged in subsistence farming, small-scale lumbering, and various home based industries, and between the Civil War and the turn-of-the-century, the area became a popular destination for sportsmen and sightseers because of its proximity to the Richardson Lakes. By 1890, Andover's population stood at 790 persons, and its principal town center contained several merchants and manufacturers in addition to two hotels and two summer boarding houses.

According to local historians, the Andover Hook and Ladder Company was formed in 1890 by citizens interested in providing a means of fire protection to properties in the village center. Company's fire fighting equipment was initially stored in an existing building. On November 18, 1903 a portion of the present lot was acquired for the purpose of moving a nearby building to it and establishing a fire station. This relocation took place within the following year during which time an additional section amounting to two-thirds of the existing building was apparently constructed. The fire station remained in active use until 1987 when a new building was constructed at one end of the commercial district. Since then, the town has deeded the property to the Andover Hook and Ladder Association which has assumed responsibility for its preservation, although it is presently unused except for the storage of large artifacts in the possession of the historical society.

At the time it was built, the fire station stood next to the village school (no longer extant), which in turn was adjacent to the Congregational Church and across from the town hall. With the Andover Common located on the other side of the church, the Andover Hook and Ladder Company Building remains part of an important cluster of historic public and religious properties in the center of the village.

The Andover Hook and Ladder Company Building is one of a small number of known historic fire stations that still stand in Maine's smaller communities. Among them is the Massasoit Engine Company Firehouse in Damariscotta built in 1876, and the Old Fire Engine House (NR 9/12/85) in Orono built in 1892. Historic urban fire stations that still exist include the Spring Street Fire House in Portland built in 1837, the Engine House in Auburn (NR 5/22/78) erected in 1879, Hose House Number 5 (NR 9/11/97) and Fire Engine House Number 6 (NR 4/7/88) in Bangor built in 1897 and 1902, respectively, as well as twentieth century buildings in Augusta, Portland (Congress Street), Saco, and South Portland.

Bibliography

Andover: The First 175 Years. Andover, ME: Friday Club, 1979.

Bennett, Randall H. *Oxford County, Maine: A Guide to Its Historic Architecture.* Bethel, Maine: Oxford County Historic Resource Survey, 1984.

Maine Register or State Yearbook and Legislative Manual. Various years.

10. Geographical Data

Acreage of Property Less Than 1

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

	Zone	Easting	Northing
1	19	361210	4943810
2			
3			
4			

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date October, 2000

street & number 55 Capitol Street, 65 State House Station telephone 207/287-2132

city or town Augusta, state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Verbal Boundary Description

The nominated property occupies the Town of Andover tax map 17, lot 57.

Boundary Justification

The boundary embraces the entire village lot that is historically associated with the Andover Hook and Ladder Company Building.

PHOTOGRAPHS

1 of 2
Kirk F. Mohney
August 25, 2000
Maine Historic Preservation Commission
View from S

2 of 2
Kirk F. Mohney
August 25, 2000
Maine Historic Preservation Commission
View of interior looking south

ANDOVER HOOK + LADDER CO. BLDG., OKARA CO., MS 1 OF 2

ANDOVER HOOK & LADDER CO. BLDG., OXFORD CO. ME 2 OF 2

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Andover Public Library

and/or common

2. Location

street & number Church St. Street ___ not for publication

city, town Andover ___ vicinity of congressional district 2nd

state Maine code 23 county Oxford code 017

3. Classification

Category	Ownership	Status	Present Use	
___ district	_X_ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	_X_ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	___ yes: restricted	___ government	___ scientific
	___ being considered	_X_ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Town of Andover

street & number

city, town Andover ___ vicinity of state Maine 04216

5. Location of Legal Description

courthouse, registry of deeds, etc. Oxford Cty. Registry of Deeds, So. Paris, Maine

street & number

city, town state

6. Representation in Existing Surveys

title has this property been determined elegible? ___ yes ___ no

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
X excellent	___ deteriorated	___ unaltered	X original site
___ good	___ ruins	X altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Andover Public Library is a unique building of octagonal plan, built in 1899.

The library is of frame construction with hipped roof, clapboard siding, a single brick chimney internally placed at the rear of the building, and granite foundation.

The facade faces south and consists of a single doorway below an ornate hood, all enclosed in a gabled projection. The front and rear sides of the library are longer than the other six sides, each of the latter of which contains a pair of 1/1 windows.

On the side immediately to the right of the facade is a small gabled projection with a door for access to the building's basement.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	_X_ architecture	_X_ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music		
_X_ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ theater	
___ 1900–	___ communications	___ industry	___ politics/government	___ transportation	
		___ invention		___ other (specify)	

Specific dates 1899 **Builder/Architect**

Statement of Significance (in one paragraph)

The Andover Public Library building is significant as a very late manifestation of the octagon mode and was originally one of only two churches in Maine built in this form. As an organization it traces its roots to what must be one of the earliest impulses toward library formation in the state in terms of the date of original settlement.

Built in 1899 as a Universalist Church, this structure is joined only by the 1881 Temple at Ocean Park (N.R. 4/28/75) as an example of octagonal ecclesiastical architecture in Maine. It is also the last 19th-century building constructed in this mode in the state which can be traced to the tradition begun by Orson Squire Fowler and not to modern trends.

The Town of Andover was first settled in 1789 and incorporated in 1804. As early as 1795 the settlers formed a society called the Social Library, allotted 12 shillings for the purchase of books and acquired 75 volumes. This informal arrangement continued until 1891 when money was donated for a free library and the Andover Public Library Association was formed. In 1943, the Universalist Conference in Portland donated the former Universalist Church building to the Library Association which has heretofore occupied a room in the town hall.

9. Major Bibliographical References

Andover Service Circle, Glimpses of Old Andover, 1978

Andover Bicentennial Committee, Andover Heritage Day, 1976

10. Geographical Data

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

Acreage of nominated property 1/4

Quadrangle name Old Speck Mtn.

Quadrangle scale 1:65000

UMT References

	Zone	Easting	Northing
A	19	361040	4941320
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Assessors Map 15, Lot 25

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Frank A. Beard, Historian/ Robert L. Bradley, Architectural Historian

organization Maine Historic Preservation Commission date October, 1980

street & number 55 Capitol Street telephone 207/289-2133

city or town Augusta state Maine

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ✓ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Earle S. Shettleworth Jr.

title S.H.P.O. date 10/30/80

For HCRS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register date 1/27/81

Attest: Patrick Andrus date 1/9/81

Chief of Registration

GPO 938 835


LIBRARY

Andover Public Library
Andover, Oxford, Maine
Frank A. Beard 9/80
Me. Historic Preservation Comm.

View from S

(1 of 2)


LIBRARY

Andover Public Library
Andover, Oxford, Maine
Frank A. Beard. 9/80
Me. Historic Preservation Comm.

View from SE

NOV 17 1980

(2 of 2)

JAN 27 1981

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

RECEIVED 2280

27 2002

NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

347

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Coburn, John G., Farm

other names/site number Newman Farm

2. Location

street & number 360 River Road N/A not for publication

city or town Carthage N/A vicinity

state Maine code ME county Franklin code 007 zip code 04224

3. State/Federal Agency Certification

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

[signature] SHPO 2/25/02
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

for Signature of the Keeper: Edson H. Beall — Date of Action: 4.11.02

5. Classification

Ownership of Property
(Check as many boxes as apply)
- ☒ private
- ☐ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)
- ☐ building(s)
- ☐ district
- ☒ site
- ☐ structure
- ☐ object

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

Contributing	Noncontributing	
3	0	buildings
		sites
		structures
1		objects
4	0	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

AGRICULTURE/SUBSISTENCE/ Agricultural outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

AGRICULTURE/SUBSISTENCE/ Agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival

Other: Early 20th century vernacular

Materials
(Enter categories from instructions)

foundation Granite

walls Brick

roof Asphalt

other

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

DESCRIPTION

The Coburn Farm is a two story, cross-gabled, brick farmhouse located on a twenty-nine acre farm along the Webb River in Carthage Maine. The property consists mainly of cleared fields and pastures which provide dramatic views across the valley bottom to a broad range of mountains to the north and west. The farmhouse faces the road (east), and contains several ells and an attached garage off the north west corner. Large cut granite foundation stones mark the location of a former barn to the north of the garage; the current double English-style barns are set just slightly further to the north. All the structures feature asphalt roofs and cut granite foundations. Cut granite is also used to form retaining walls and terraces to the south of the main house. A white picket fence encloses the yard in front of the house, garage and barns. Animal pens are located to the north east of the barn, and the pastures stretch to the west behind the entire building complex.

Main House and Carriage Shed

The main house consists of a rectilinear brick mass running north-south along the road, with an integral one-story brick ell attached to the southwest corner of the house. A three-bay wide carriage shed with a single center entrance is attached to the northwest corner of the ell; connection between the barn and ell is through a single pitch shed off the south end of the carriage shed. The main house and integral ell dates to 1824 and was originally a two story, transitional Federal / Greek Revival center-hall house. In 1865 the roof was altered and a cross gable projecting from the ridge was installed on the front of the building. The front facade contains five bays on the first floor. Two pairs of six-over-six windows, set in wooden frames and surmounted by flat granite lintels, flank the central door, sidelights and slightly recessed entry, which also features a granite lintel. On the second floor three similar windows occupy the middle bays, within the frame of the brick cross gable. A circular, stained-glass window is set under the peak of the gable and on the center of the facade. End chimneys break the roof line just forward of the ridge.

At the time the cross gable was added the structure was extensively remodeled on the exterior and interior. The former location of end windows is clear by the change in the color of the brick and mortar. Similarly, the eves of the original roof were lowered when the cross gable was installed, with a clear demarcation between the older and newer masonry. This change continues at the same level on the south and north elevations, but is obscured by the ell's roof on the west. Both end elevations feature two six-over-six windows on each floor, and a single four light-window under the peak of the roof. The roof features open cornice returns and a wide overhanging soffit. On each elevation, the windows on the first floor contain larger glass than those on the second floor.

The brick ell appears to be original to the structure. On the south elevation three two-over-two and a single one-over-one window stretch back towards the shed on the north; each window is also capped with a flat granite lintel. The kitchen chimney is located to the north of the east/west ridge line. The

house is designed on an end-chimney center hall plan. The interior features all reflect a major turn of the twentieth-century remodeling of the house, with a few noted exceptions. Each of the downstairs rooms feature hardwood floors, simple trim, and Victorian four-panel doors with the exception of the kitchen and bathroom which contain five-panel Greek Revival doors.

Flanking the front door and hall are two formal parlors. The north parlor was completely remodeled by the turn of the century, and the end chimney was further rebuilt in the 1940s. A small modern bathroom and back entry are located behind this parlor. The back entry door is Victorian four-panel with etched glass surmounted by an original four-light transom. The south east parlor contains a c. 1830 cast-iron fire frame featuring ionic pilasters and inscribed side frames set inside a simple Greek Revival fireplace surround. The ceiling is of decorative tin, and the floors are hardwood over pine. A set of turn of the century French doors lead to the back parlor, a large room with a chimney and early built-in cupboards along the west wall. The kitchen ell, and back stairs are located to the north of the back parlor, and share the chimney. A curved partition wall installed during the remodeling creates a small office space in the southwest corner of the back parlor. The second floor contains three bedrooms and access to the garret over the kitchen ell. The landing at the top of the stairs is dominated by the round stained glass windows set below the peak of the front cross gable. A carriage-shed/garage is attached to the northwest corner of the main house kitchen ell. The story and a half structure features rough stud framing, common rafters, and live-edge joists. It is divided into three bays: the center bay is a framed as an open carriage shed and used for vehicles, while the enclosed end bays are used for wood storage.

In addition to its use of brick as a building material, the structures at the Coburn Farm are noteworthy for their extensive use of quarried granite. A piece of polished granite provides the threshold for each exterior door in the main house and ell, and the foundation is constructed wholly of massive slabs of cut granite. The kitchen chimney base is made of three brick piers upon which four granite lintels are lain. Each lintel is laid on the flat and measures approximately 16" x 24" x12'. Granite blocks were also used to form landscape features, including retaining walls and terraces. Each out building is set on a granite foundation. Between the carriage shed and the barns is a three-sided granite foundation. The front of the foundation is flush with the front of the carriage shed, and the foundation height is the same as the barns and carriage shed. There is no western foundation wall, suggesting that the structure it supported was a bank barn, open underneath to shelter animals. No materials other than the granite slabs remain, and it is unclear if the structure was moved, burned, or never built.

Barns

To the north of the house and carriage shed complex are located two adjacent barns. The larger of the pair is an early nineteenth century English Barn, with intact haylofts. The barn, which faces east, is in excellent structural condition, however the western rafter purlin roof system has been re-built using common rafters.. The second, and smaller, barn is also a timber framed, English style barn, and is located on the south side of the first barn. This barn is shorter in height and only half as wide as its partner, however a lean-to animal shed extends this barn to west. The first floor of the small barn contains no interior

posting and is used to shelter sheep; the upstairs stores hay. Both barns are set on individual granite foundations and it is likely that the smaller barn was moved into this location after the larger barn was built. The footprint of the smaller barn is similar in size to that of the foundation to the south, which may have been its original location.

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

Architecture
Agriculture

Period of Significance

1824 - 1870
c. 1900

Significant Dates

1824
1865
c. 1900

Significant Person
(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

STATEMENT OF SIGNIFICANCE

The John G. Coburn Farm is a unique structure in Carthage Maine and the surrounding communities. Originally constructed in 1824 by Oliver Newman Sr., and Julia Leavitt Newman, it is the only brick structure still standing in Carthage, or any where along the Webb River Valley. Originally a two story, five-bay, center-hall, transitional Federal / Greek Revival house with end chimneys, the structure was substantially altered in 1865 with the addition of a three-bay cross gable on the front facade. All of the structures on the farm feature massive cut-granite foundations. Out buildings include a late nineteenth carriage shed, an intact granite foundation and a pair of barns, the earliest of which is contemporary with the original house. In the quality of its materials and design, the John G. Coburn Farm is a significant survivor from 19th century Carthage. This property is eligible for nomination to the National Register of Historic Places under Criterion C for its local architectural merit, as well as under Criterion A as an example of local diversified patterns of agriculture in Western Maine.

Carthage Maine is a small town situated along the Webb River in Franklin County in northwestern Maine. The town was plotted in 1803 and settled beginning in 1812. In 1823 a small village grew up around a mill site, and the town incorporated the following year. Oliver Newman Sr., and his brother Leavitt Newman arrived in town from New Hampshire about 1823. By the end of the decade Oliver and his wife Julia had obtained some of the most fertile land along the Webb River and constructed a two-story brick house, and the English style barn. Local tradition asserts that the bricks were manufactured from clay on the property, but the only known brickyard was several miles away at Pease Corner. The source of the granite is unknown; there is no record of a local nineteenth-century quarry. *(Campbell, 1930).*

Oliver Newman Sr. became one of the three most successful farmers in Carthage. He built one of the largest and most substantial houses in town and managed to accumulate a significant amount of land (between 300 and 1000 acres). By 1850 his real estate was valued at $1600. The Newman farm was diversified; and in the agriculturally weak year of 1850, in addition to hay, oats, rye, corn apples and beans, their 10 milch cows produced 500 pounds of butter and 500 pounds of cheese, and they raised 34 cattle, 60 sheep and one pig. Although representative of the strategy that most farmers in Carthage utilized, the Newman's were substantially more successful than the majority of their neighbors. This may have been due to a large part in the fertility of the soil along the broad plains the Newman brothers chose to homestead. While there was good soil throughout the town, the landscape was hilly and difficult to work. *(Franklin Chronical, Jan 20, 1876).*

Throughout the nineteenth century farming was the backbone of Carthage, supporting both the farm families and supplying the animals and workers of the near by lumber trade. In 1880 the town contained 6 schools, a grist mill, and two lumber and box mills. Excluding the employees of these ventures, along with the, shopkeepers, teamsters, a brick mason, a doctor and a postmaster, the residents of Carthage farmed. During the decades of mid-century, the population of Carthage fluctuated between 420 and 507 inhabitants and as was the trend throughout the state, the majority of the farms were small but

plentiful, usually between 20 and 50 acres each. *(Varney, p. 164-5)* Wheat, hops, corn and rye were among the local crops during the first half of the century. By mid-century the wheat market suffered from western competition and disease and by 1860 many farmers in the area had turned primarily either to potatoes or sheep. The Newman's did both, and in 1860 the combined Newman brothers had increased the number of sheep to 85, the output of potatoes to over 3000 pounds and their total acreage to 1041 acres. *(Day, 155-168, Agricultural Census, 1860).*

Just before his death in 1853 Oliver's land was divided among his sons Isaiah L. and Oliver Jr., with life rights and annual provisions guaranteed for Julia and any of the remaining minor children. Over the next 35 years the homestead was occupied and owned in turn by the families of Isaiah, Oliver Jr. and their sister, Osca Newman Coburn. Initially Isaiah L. Newman had possession of the homestead, but by the first census after his father's death Oliver Jr. and his young family had moved in with the widow and minor children. In 1861 Oliver bought the homestead off his brother, who lived next door on the former Grover farm for the next nine years before moving to East Wilton. Initially, Oliver had even more success with his farm than his father had; in 1860 he had over $4000 in real estate, 640 acres of land, 30 cattle and 65 sheep. Five years later he expressed his success by substantially, and conspicously remodeling the house by adding the cross gable with stained glass window, and finishing the upstairs chambers. Yet either his fortunes or his interests shifted, for by 1870 he held only 296 acres of land, worth $600, and was down to 12 cattle and six sheep. He sold the majority of his livestock and implements at auction for $800, and then transferred the property to a Mr. Low, for $7000. At the end of the year Oliver and his family traveled to Tennessee, but returned the following year and settled in Lewiston, where he prospered as an ice merchant until his death in 1899. *(Newman letters, 1865, 1870.)*

It is not known by what device the farm was regained from Mr. Low, but by 1880 Osca Newman Coburn, sister of Isaiah and Oliver, and her husband John G. Coburn were occupying the homestead farm. They had previously worked on another farm in the neighborhood, but in 1880 a change took place in their production. Although a deed was not executed until 1888, the amount of land under their control grew to 216 acres, the number of sheep rose to 50, and for the first time the agricultural census indicated that Coburn tended an apple orchard, which previously had been a staple of the Newman farm. Over the next forty years Coburn continued as a successful farmer while also running a grist mill and a saw mill and manufacturing lumber. During this time the family remodeled the interior of the house into the current configuration by adding french doors, a tin ceiling in the front parlor, hardwood floors, and a bathroom. In the 1920s the farm passed to John and Osca's son Archibald Coburn, farmer and mill owner, and upon his death to Avila (Parker) Coburn. It was sold outside of the immediate family in 1973 to the current owner, who is a distant relation of Julia Newman. Reduced over time to 29 acres the Coburn farm continues as a working farm; the barns shelter sheep and chicken, and milch cows graze on the fertile plains. There are relatively few nineteenth-century houses remaining in Carthage; as with the farms they supported, they have succumbed to the elements and the vagaries inherent in subsistence farming in the western mountains of Maine. Fortunately, the buildings and the endeavors of the Coburn farm provide a continuity of history that is rapidly fading in Carthage.

BIBLIOGRAPHY

Campbell, N.H. " Carthage is nearly 130 years of age". *Farmington Journal,* (Farmington, Maine), February 5, 1932.

Coburn, Silas Roger. *Genealogy of the descendants of Edward Colburn/Coburn.* (Lowell, Mass: W. Coburn), 1913.

Day, Clarence Albert. *A History of Maine Agriculture, 1604 - 1860.* University of Maine Studies, Second Series, No. 68. (Orono, Maine, University Press), 1954.

"Death of Oliver Newman". *Lewiston Evening Journal*, (Lewiston, Maine), January 1, 1900.

Farmington Chronicle. (Farmington, Maine), Excerpts on file at the Maine Historic Preservation Commission, Augusta, Maine. July 15, 1875; January 20, 1876; December 7, 1876; December 14, 1876; August 9, 1877; September 6, 1877; November 14, 1878; May 26, 1881.

"Newman Cemetery Carthage Maine, 1877, a listing of Gravestone Inscriptions". Unpublished manuscript on file at the Ludden Memorial Library, Dixfield, Maine, n.d.

Newman, Julia Leavitt and Flora Newman. Letters and diary entries, transcribed by Agnes Newman Beede, copied by Anne B. Jencks. Copies on file at the Maine Historic Preservation Commission, Augusta, Maine.

Probate Records of Oliver Newman Sr., Docket # 539. Register of Probate, Franklin County Courthouse, Farmington, Maine.

Registry of Deeds, Franklin County Courthouse, Farmington, Maine.

United States Agricultural Census, 1850 - 1880; volumes 129, 135, 143, 155. Town of Carthage, Franklin County, State of Maine. Microfilm on file at Maine State Archives, Augusta, Maine.

United States Federal Census, 1820 to 1920. Town of Carthage, Franklin County, State of Maine. Microfilm on file at Maine State Archives, Augusta, Maine.

Varney, George J. *A Gazetteer of the State of Maine.* (Boston: B.B. Russell), 1882.

10. Geographical Data

Acreage of Property 29 acres

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

	Zone	Easting	Northing
1	19	383040	4942485
2	19	382890	4942110
3	19	383000	4942080
4	19	382580	4942435

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Christi A. Mitchell

organization Maine Historic Preservation Commission date 15 January 2002

street & number 55 Capitol Street, State House Station 65 telephone 207/287/2132

city or town Augusta state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

VERBAL BOUNDARY DESCRIPTION

Boundaries are indicated on the accompanying base map "Rogers Property, Carthage, Maine", 1974.

BOUNDARY JUSTIFICATION

The boundaries encompass the domestic and agricultural complex and the immediately adjacent fields that have been historically and consistently associated with the property. The farm was as large as 500 acres in the nineteenth century, but much of this is no longer associated with the structure or has undergone some development.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

COBURN, JOHN G., FARM FRANKLIN CO., MAINE
Section number ____ Page ____

PHOTOGRAPHS

Photograph 1 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Exterior, farm complex; looking east.

Photograph 2 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Exterior, main house; looking west.

Photograph 3 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Interior, granite lintels over chimney base.

Photograph 4 of 4
Christi A. Mitchell
Maine Historic Preservation Commission
November 15, 2001
Interior, southeast parlor; looking southwest.


Webb River
FIELD
18 Acres
FIELD
15 Acres
WOODS
2 Acres
Rte 142
90'
578 Feet
490 Feet
Rogers-Grahman Property
Carthage, Maine
Total Area = 135 Acres
GRAVEL PIT + WOODS = 102 Acres
FIELDS = 33 Acres
Scale: 1 inch = 100 feet
Survey By Webb River Land Company - Dixfield, Maine
Map Symbols
Brook
Fence
Iron Pin
Granite Monument
NOTE: Bearings and Distances are approximate
Map By F.E.P.
20 ACRES MORE OR LESS

COBURN, JOHN G., FARM; FRANKLIN CO., MAINE

COBURN, JOHN G., FARM; FRANKLIN CO., MAINE

COBURN, JOHN G., FARM; FRANKLIN CO., MAINE

3 OF 4

COBURN, JOHN G., FARM; FRANKLIN CO., MAINE 4 OF 4

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED MAY 2 0 1975
DATE ENTERED JUL 10 1975

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Deacon Hutchins House

AND/OR COMMON

2 LOCATION

N W of Rumford on ME 5

STREET & NUMBER

State Route 5 — NOT FOR PUBLICATION

CITY, TOWN — CONGRESSIONAL DISTRICT

North Rumford — X VICINITY OF Rumford — Second

STATE	CODE	COUNTY	CODE
Maine	23	Oxford	017

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	X YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME

Dr. and Mrs. Edward Martin

STREET & NUMBER

CITY, TOWN — STATE

North Rumford, __ VICINITY OF — Maine

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.

Oxford County Registry of Deeds

STREET & NUMBER

CITY, TOWN — STATE

South Paris. — Maine

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

__FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN — STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Deacon Hutchins House of Rumford, Maine, built c. 1802, is a substantial and well-preserved vernacular example of the Federal style in a rural setting.

The house, which faces south-west, is of frame construction with gable roof, two large internal brick chimneys, 2½ stories, clapboard siding, and granite foundation.

The five-bay facade contains a central entrance with a single panelled door below an entablatured lintel. Fenestration throughout is 12/12, save for the half-story which contains a 9/6 at each end of the building. A secondary entrance occupies the center of the 3-bay-wide south-east end of the house. This single doorway is capped by a triangular pediment.

A 1½-story ell is attached to the north east corner of the house and runs to the east. This features 9/9 windows in the first story and a 9/6 in the half-story.

One of the most important features of the house (see also "Significance") is a series of impressive murals decorating the south west parlor, executed by the well-known itinerant painter, Rufus Porter.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	X ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	X SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES c.1802 BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Architecturally, the Deacon Hutchins house is a finely restored example of a very early 19th century farmhouse whose ample proportions denote the substantial position of its first owner. Its primary significance, however, lies in the stunning frescoes by Rufus Porter (1792-1884), that remarkable painter and natural philosopher, which adorn the front parlor.

Hezekiah Hutchins, born in Hampstead, New Hampshire in 1771 was the son of Major Hezekiah Hutchins a distinguished soldier who served at Louisbourg in 1745 and in major engagements during the Revolution including Bunker Hill and Saratoga. In 1801, Hutchins with his wife and four children moved to Rumford where he resided until his death in 1856. He was one of the founders and first Deacon of the Congregational Church at Rumford Center. His stature in the town is reflected by his election in 1810 as moderator of the town meeting, in 1821 as collector and constable and his appointment in 1827 as justice of the peace.

The frescoes were executed c.1840 by Porter, then at the height of his career as an itinerant muralist. Beyond his artistic achievements he was a personal embodiment of the era of travel adventure, of free wheeling invention, of scientific, journalistic and artistic enterprise. He was a New England farmer's son and shoemaker's apprentice who explored the world on all levels: voyaging to the Hawaiian Islands, becoming America's leading mural painter, founding the Scientific American magazine, designing an automobile and an airship planned for travel at one hundred miles an hour. His was a life which embodied the spirit and force of 19th century America.

In addition to the frescoes, for the most part in good condition, Porter also painted the paneling and wainscoating in the room including a primitive bit of graining over the fireplace. He also decorated the doors in the room employing a type of candle-smoke graining or patterning that is most effective.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Lipman, Jean, Rufus Porter, Yankee Pioneer. New York, 1968.

Martin, J. E., Jonathan Adams Bartlett, Folk Artist from Rumford Center, Maine. Rumford, 1976.

Byam, Edward, Descendants of John Hutchins of Newbury and Haverhill, Massachusetts. Washington, D. C., 1975.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ½

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	19	365345	4933375
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

Assessors Map 59, Lot 18

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Frank A. Beard, Historian/Robert L. Bradley, Architectural Historian

ORGANIZATION: Maine Historic Preservation Commission

DATE: April, 1979

STREET & NUMBER: 242 State Street

TELEPHONE: 207/289-2133

CITY OR TOWN: Augusta,

STATE: Maine

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL ✓

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Earle S. Shettleworth Jr.

TITLE S.H.P.O. DATE 5/18/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION — KEEPER OF THE NATIONAL REGISTER — DATE 7/10/79

ATTEST: KEEPER OF THE NATIONAL REGISTER — DATE 7/6/79

GPO 892-453

Oxford County

Deacon Hutchins House
Maine Route 5
Rumford, Oxford, Maine
Frank A. Beard 3/79
Maine Historic Preservation Comm.
View from SW

(#1 of 6)

Oxford County MAY 29 1979

Deacon Hutchins House
Maine Route 5
Rumford, Oxford, Maine
Frank A. Beard 3/79
Maine Historic Preservation Comm.
North Wall of Parlor
JUL 10 1979 (#2 of 6)
DoE

Oxford County

Deacon Hutchins House
Maine Route 5
Rumford, Oxford, Maine
Frank A. Beard 3/79

Maine Historic Preservation Comm.
Detail, north wall
(#3 of 6)

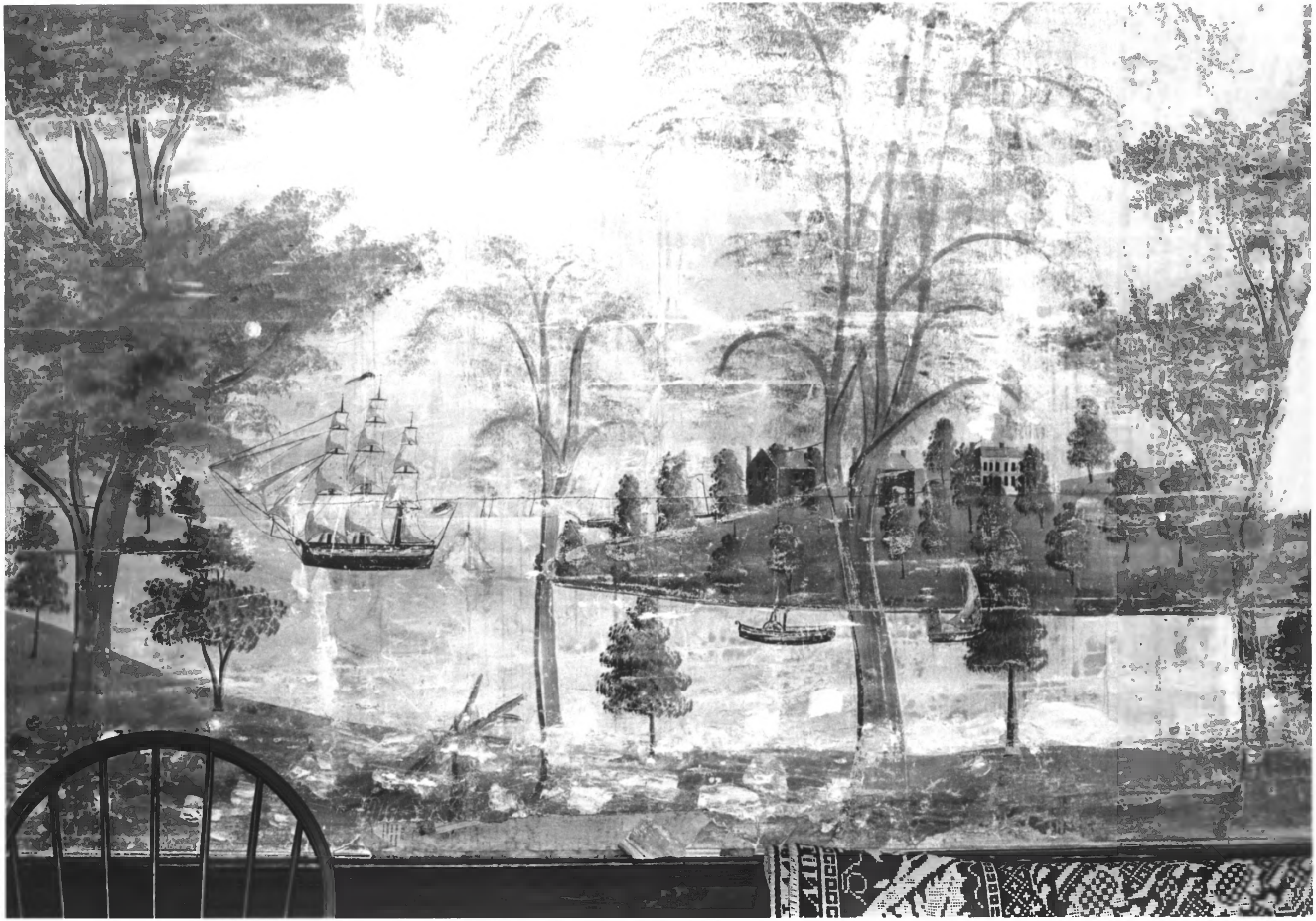
Oxford County

Deacon Hutchins House
Maine Route 5
Rumford, Oxford, Maine
Frank A. Beard 3/79

MAY 29 1979

Maine Historic Preservation Comm.
West Wall of Parlor

JUL 10 1979 (#4 of 6)
DOE



Oxford Co.

Deacon Hutchins House
Maine Route 5
Rumford, Oxford, Maine
Frank A. Beard 3/79
Maine Historic Preservation Comm.
East Wall of Parlor
(#5 of 6)

Oxford County

Deacon Hutchins House

Maine Route 5

Rumford, Oxford, Maine

Frank A. Beard 3/79

Maine Historic Preservation Comm.

East Door of Parlor

(#6 of 6)

PH COPY

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Maine
COUNTY: Oxford
FOR NPS USE ONLY
ENTRY NUMBER: 70.2.18.0017 DATE: 2/16/70

1. NAME

COMMON: Lovejoy Bridge
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Over Ellis River off Rt. #5 9 miles north of Rumford Point South Andover
CITY OR TOWN: Andover 04216 (2nd District Hon. William D. Hathaway)

STATE	CODE	COUNTY:	CODE
Maine	23	Oxford	017

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☐ Building ☐ Site ☒ Structure ☐ Object	☒ Public ☐ Private ☐ Both	Public Acquisition: ☐ In Process ☐ Being Considered	☐ Occupied ☐ Unoccupied ☒ Preservation work in progress	Yes: ☐ Restricted ☒ Unrestricted ☐ No

PRESENT USE *(Check One or More as Appropriate)*

☐ Agricultural	☐ Government	☐ Park	☒ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☐ Private Residence	☐ Other *(Specify)*	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☐ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Town of Andover and State Highway Commission
STREET AND NUMBER: State Office Building
CITY OR TOWN: Andover 04216 Augusta 04330 | STATE: Maine | CODE: 23

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Oxford County Courthouse
STREET AND NUMBER:
CITY OR TOWN: South Paris | STATE: Maine | CODE: 23

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
DATE OF SURVEY: ☐ Federal ☐ State ☐ County ☐ Local
DEPOSITORY FOR SURVEY RECORDS:
STREET AND NUMBER:
CITY OR TOWN: | STATE: | CODE:

RECEIVED APR 27 1970 NATIONAL REGISTER

SEE INSTRUCTIONS

STATE: Maine
COUNTY: Oxford
FOR NPS USE ONLY
ENTRY NUMBER: 70.2.18.0017 DATE: 2/16/70

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☐ Altered	☒ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

LOCATION AND SETTING:

This wooden covered bridge spans the Ellis River as it passes through the Town of Andover and in the South Andover section there of. Once the traveler is oriented in the village of Rumford Point (U.S. Rt. #2) he leaves U.S.Rt. #2 and proceeds north on Maine Rt. #5 for nine miles. At this point he would find a side road going East and entering it, he would immediately face this bridge. The local is rural. The Ellis River flows down slowly through broadening valley, between rugged mountains, until it reaches the Androscoggin River at Rumford Point. The river bottom land is fertile and, even in these modern times, it supports several productive farms.

CONSTRUCTION AND MATERIALS:

This wooden structure is about 70' long, 20' wide and 22' high from the floor to the peak of the gable roof. The overhead clearance is 14' and the bridge is rated to support a load limited to 5 tons. The bridge is built on granite block abutments set 65' apart at a narrow point in the River's width. It is Maine's shortest covered bridge.

The basic engineering concept employed in the span of this bridge is best described as being Paddleford Truss construction or a modification of a Long Truss System. The system consists of a series of crossed beams and King posts. One of the beams being morticed first into the King post near the bottom end while this beam's other end is morticed into the top of the next King post. Two smaller beams, parallel with each other, then cross the first beam and runs by King posts to anchor on the top and bottom chords. The King posts are morticed into the chords. In this manner King posts and cross beams run the length of the truss strengthening the bottom chord. The bottom chords of the two trusses are tied with cross beams which provide the base of the flooring planks which run down the length of the bridge. The top chords provide the plates for roof rafters which end in the peak of the gable. Rafters support purlins to which cedar shingles are nailed completing the cover of the gable roof. The sides of the bridge are boarded in. Boards run up and down. The ends of the gable are boarded in down to the clearance and covered with clapboards. Trim boards are added at the ends of the gable. The gable ends and trim are painted. The balance of the bridge is not painted. The side to side clearance is about 17'.

POTENTIAL THREAT: Forces of Nature and neglect

This bridge needs repairs but these are not serious, only the roof and boarded sides would be involved. It would appear that some of the roof rafters have broken away from the plate bulging the sides and creating the effect that the bridge is leaning. The structural members do not appear to be altered. It is the responsibility of the Town of Andover and the State Highway Commission to attend to these needed repairs and there is no doubt but what the repairs will be made in the near future. The balance of the fabric is good.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☒ 19th Century
- ☐ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)* 1868

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☐ Historic
- ☐ Agriculture
- ☐ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☐ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☐ Social/Humanitarian
- ☐ Theater
- ☒ Transportation
- ☐ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

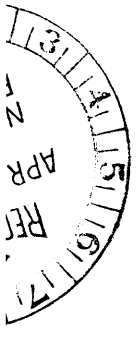
BACKGROUND:

Andover is situated midway of the length of Oxford County and is bounded on the east by Roxbury, on the North and West by Newry and by Rumford. The town is surrounded by mountains and is a region of grand and beautiful scenery. The surface of the town in the broad valley between the mountains is quite smooth. The Ellis River runs on a southerly course through this town. The township was purchased in 1791 of Massachusetts, by Samuel Johnson and others of Old Andover. It was incorporated in 1804 under the name of East Andover, but in 1821 became Andover. The first settler was Ezekiel Merrill, who in 1789, came with his wife and six children. In 1792 several families came in from Andover Massachusetts. Over time the forest cover was rolled back and the soil was cultivated. The manufacturers of the town have included lumber, doors sash and blinds, starch, cheese (factory), boots and shoes, edge-tools, carriages and harnesses. The first lumber mills were erected in 1791 by Colonel Thomas Poor. In 1870 the population was 757. Today, 1971, the population is 762. Most of the old factories have gone. Andover is today a quiet bedroom town for paper mill workers in industrial Rumford 20 miles south.

LOVEJOY BRIDGE:

This bridge was built in 1868, to serve as a connector between the West River Road from Rumford Point to Andover and the East River Road from Rumford Center. A small village grew up at this point on the Ellis River--the South Andover Village. There have been no records available which can establish whether or not this was the first bridge at this point. Owing to the fact that the South Andover Village predates the known bridge's building date, 1868, it would be assumed that some mode of river crossing at this point was as necessary prior to 1868 as after and even today. The river narrows as this point and due to this short span between the banks could well have precluded a ferry and warranted a bridge or bridges prior to 1868.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Newspaper article, Portland Press Herald, April 18, 1957, Maine's Covered Bridges.
2. Brochure, Maine State Highway Commission, Covered Bridges in Maine.
3. Magazine Article, Down East, May 1955, Trending into Maine - The Covered Bridges.
4. Allen, Richard Sanders, Covered Bridges of the Northeast, Brattleboro, 1957.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		44°	35 '	37 "	70°	44'	02"
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: ¼ acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

RECEIVED APR 27 1971 NATIONAL REGISTER

11. FORM PREPARED BY

NAME AND TITLE: John W. Briggs Historian

ORGANIZATION: State Park and Recreation Commission

DATE: Dec. 24, 1969

STREET AND NUMBER: State Office Building

CITY OR TOWN: Augusta 04330

STATE: Maine

CODE: 23

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name Lawrence Stuart

Lawrence Stuart

Title Director

Date December 24, 1969

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest A Connally

Chief, Office of Archeology and Historic Preservation

2/16/70

Date

ATTEST:

William J. Murtagh

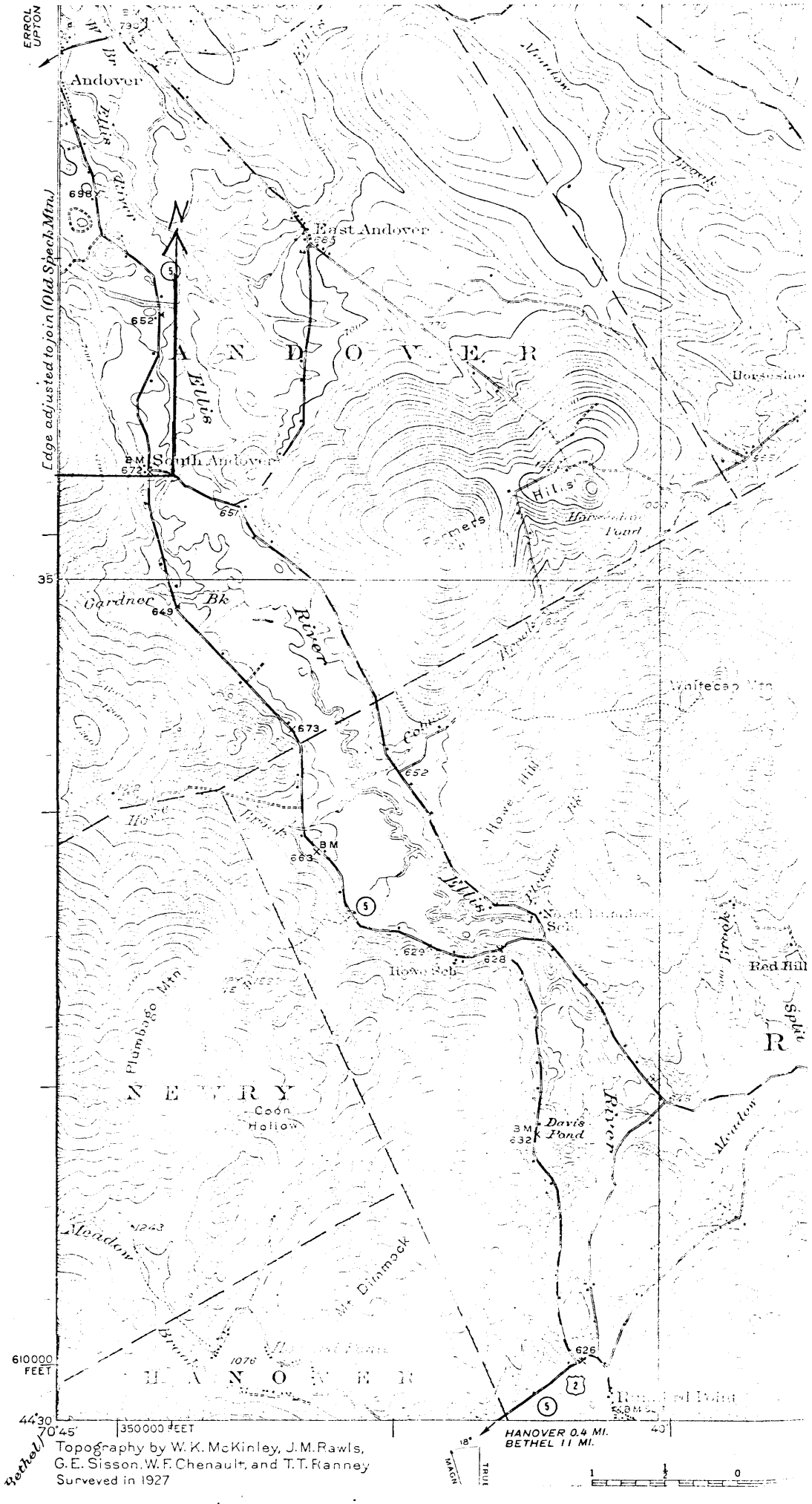
Keeper of The National Register

Date

SEE INSTRUCTIONS

Lovejoy Bridge
South Andover

44° 35' 37"
70° 44' 02"



Topography by W. K. McKinley, J. M. Rawls, G. E. Sisson, W. F. Chenault, and T. T. Ranney
Surveyed in 1927

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	
Maine	
COUNTY	
Oxford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
70.2.18.0011	2/16/70

SEE INSTRUCTIONS

1. NAME

COMMON: Lovejoy Bridge

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Over Ellis River off Rt. #5 9 miles north of Rumford Point

CITY OR TOWN:

~~Andover~~ 04216 (2nd District Hon. William D. Hathaway)

STATE:	CODE	COUNTY:	CODE
Maine	23	Oxford	017

3. MAP REFERENCE

SOURCE: U. S. G.S. Rumford Quadrangle 15 minute series

SCALE: 1:62500

DATE: 1927

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

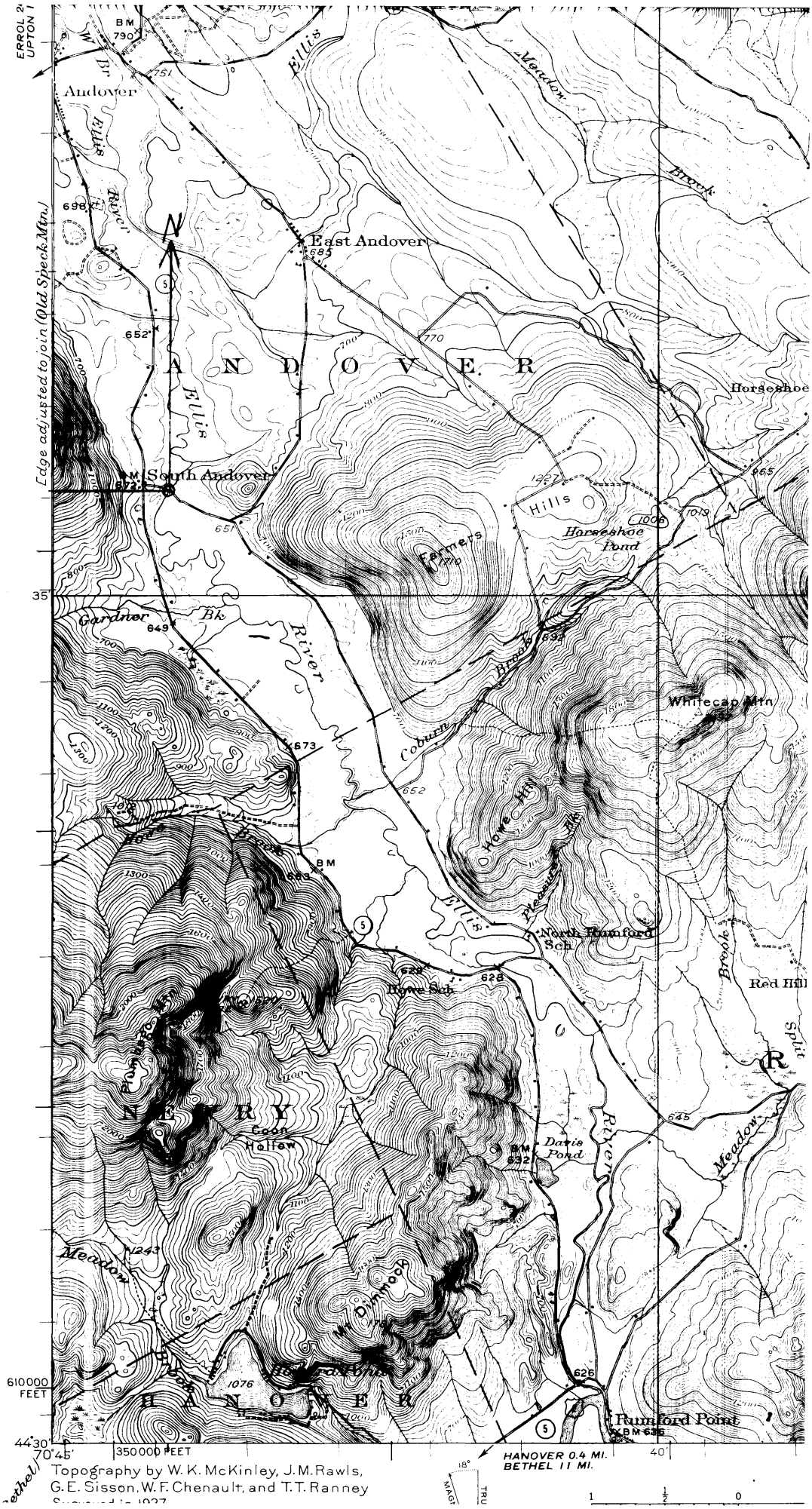
1. Property broundaries where required.
2. North arrow.
3. Latitude and longitude reference.

RECEIVED
APR 27 1971
NATIONAL REGISTER

PH0004499

Lovejoy Bridge
South Andover

44° 35' 37"
70° 44' 02"




Larkin
COVERED BRIDGE
BUILT 1867 ELLIS RIVER
LOAD LIMIT
5 TONS
GROSS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Maine	
COUNTY	
Oxford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
10.2.18.0017	2/16/70

SEE INSTRUCTIONS

1. NAME

COMMON: Lovejoy Bridge

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

Over Ellis River off Rt. #5 9 miles north of Rumford Point

CITY OR TOWN:

Andover 04216 (2nd District Hon. William D. Hathaway)

STATE:	CODE	COUNTY:	CODE
Maine	23	Oxford	017

3. PHOTO REFERENCE

PHOTO CREDIT: State Park and Recreation Commission

DATE OF PHOTO: 1970

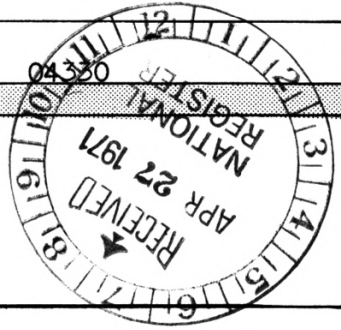
NEGATIVE FILED AT:

State Office Building- Augusta, Maine 04330

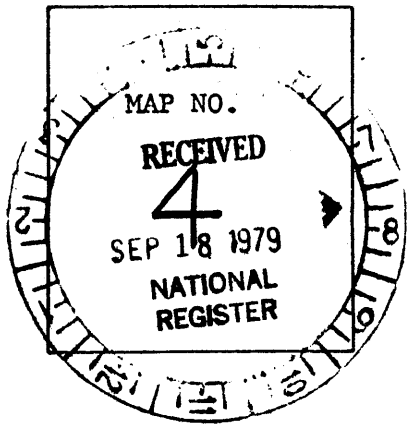
4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Looking West



HISTORIC PRESERVATION SURVEY



Oxford (County) Rumford (City/Town) 44-56 Congress Street (Street Address and Number)

Name of Building/site: Community Center / Mechanic Institute (Common and/or Historic)

Approximate Date: 1911 Style: Neo-Classical Revival

Type of Structure:
☐ Residential ☒ Commercial ☐ Industrial ☐ Other Acreage: ¼

Condition: ☒ Good ☐ Fair ☐ Poor UTM Ref: 19/377210/4933490

Verbal Boundary Descrip: Assessor's Map #4, Lots 1143-1147

Surveyor: Frank A. Beard Organization: Me. Hist. Pres. Comm. Date: 7/79

Owner: Town of Rumford; Municipal Building

Congress Street; Rumford, Maine 04276

Description: The Mechanic Institute is a large, four-story block constructed of brick with concrete trim. The most distinctive feature is a Doric colonnade at second and third floor level which covers the recessed central bays on one sie of the building.

Significance: As part of the early industrial paternalism displayed in the erection of Strathglass Park (NR 10/18/74), the Mechanic Institute was organized by the Rumford Falls Power Company as a benevolent and educational association for the mill workers. The building was designed by Miller and Mayo, a prominent Portland architectural firm, to have stores at the street level with the Institute and other office space on the three upper floors.

The building continues in much the same use with the Institute space now occupied by the Community Center.


The Rumford Falls Times
THE RUMFORD
Bookseller
THE
Rumford
Bookseller
GREATER RUMFORD
COMMUNITY CENTER
CONGRESS ST

Historic Resources of Rumford
Commercial District
(#4 - Mechanic Institute)
44-56 Congress Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
View from NW


The Rumford Falls Times
THE RUMFORD
Bookseller
THE
Rumford
Bookseller
THE
Rumford
Bookseller

Historic Resources of Rumford
Commercial District
(#4 - Mechanic Institute)
44-56 Congress Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
View from NW

7 of 7

Form No. 10-300 (Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

DATA SHEET

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Merrill-Poor House

AND/OR COMMON

2 LOCATION

STREET & NUMBER NF of Andover on NF
_Rt 120 __NOT FOR PUBLICATION

CITY, TOWN Andover vic __VICINITY OF

CONGRESSIONAL DISTRICT 2nd Hon. William Cohen

STATE Maine CODE 023 COUNTY Oxford CODE 017

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	X OCCUPIED	__AGRICULTURE	__MUSEUM
X BUILDING(S)	X PRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	X PRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	__YES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		X NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME William R. Chandler

STREET & NUMBER East Hill Road, R.D. 2

CITY, TOWN Woodbury, __ VICINITY OF STATE Connecticut

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Oxford County Registry of Deeds

STREET & NUMBER

CITY, TOWN South Paris, STATE Maine

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE __FEDERAL __STATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
X EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
__GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Merrill-Poor House in Andover is a fascinating example of a homestead which has evolved architecturally over a long period of time with its alterations reflecting the changing life styles of its owners. Begun in the 1790's as an ambitious farmhouse, it did not reach its present state until the 1890's as a summer retreat.

The main house is a massive two and a half story gable roof dwelling. It stands on a granite foundation, is of frame construction with a clapboarded exterior, and has a large central chimney.

The facade or west wall displays the symmetrical five bay design so typical of 18th and early 19th century New England architecture. On the first story the central bay contains a simple doorway which is fronted by a Queen Anne style portico. This portico marks the beginning of a porch which extends along the west and north sides of the house. Flanking either side of the doorway and portico is a pair of twelve over twelve paned windows enframed by simple Greek Revival molding.

The central bay of the second story contains a door which opens on to a balustraded porch that is created by the portico roof. This second story doorway is flanked on each side by a pair of twelve over eight windows. Projecting from the roof above the doorway is a large dormer which contains two twelve over eight windows and is capped by a bold triangular pediment. The large central chimney is located directly behind this dormer. The front of the chimney bears a recessed panel with the inscription "E M 1791", standing for Ezekial Merrill and the year in which he completed the homestead.

The north and south walls of the main house feature window arrangements of four windows on the first and second stories and two on the half story. The first story windows are comprised of twelve over twelve panes, while the second and half story windows have twelve over eight panes. The east or rear wall has three twelve over twelve windows on the first story and three twelve over eight windows on the second. Projecting from the center of the rear roof is a dormer with a pair of twelve over eight windows. The Greek Revival window trim of the facade is carried to the side and rear walls of the house. Simple Greek Revival moldings are also found on its corners and cornice.

The general 18th century appearance of the main house at the Merrill-Poor Homestead is actually the Colonial Revival creation of the Boston architect Edward C. Cabot at the request of Henry Varnum Poor. Ezekiel Merrill's original dwelling of 1791 was a two story hipped roof house with two large chimnies. During the 19th century, its exterior trim was probably altered to the Greek Revival style. Cabot's 1890 remodelling included the addition of the facade portico and porch, the reintroduction of small paned sash, and the replacement of the hipped roof and double chimney arrangement with a dormered gable roof and a central chimney.

(See continuation sheets)

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	X LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
X 1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	X TRANSPORTATION	
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1791, 1890, 1896

BUILDER/ARCHITECT 1890 Remodelling: Edward C. Cabot of Boston
1896 Addition: Stanford White of Great Hall New York

STATEMENT OF SIGNIFICANCE

Beyond its architectural importance and the fact that it is the first, oldest standing and largest frame house in Andover, the Merrill-Poor House has a far deeper significance. It stands as the one permanent anchor which held fast during the history of a remarkable family, a family which epitomizes the evolution of the devout puritan frontier ethic, throught the nineteenth century work-success syndrome, into twentieth century economic comfort and stability. It is a house which was built amid the rigors of pioneer life in Maine, which has remained a symbol of family antecedents for six generations and is now a site of recreational summer activity.

Ezekiel Merrill was the first of a group of Revolutionary War veterans to occupy a portion of land they had purchased while in the army to form a township in what is now Andover. Arriving alone in 1788, he built a log house to which he brought his wife, seven children, and his possessions in seven birch bark canoes up the Androscoggin and Ellis Rivers the following year. Shortly he began work on what is now the main body of the Merrill-Poor House. It was an enormous task and not completed until 1791.

By this time Ezekiel Merrill had become a prosperous man involved in various local enterprises and was an acknowledged leader in the community which had grown up in Andover. His daughter, Mary married Sylvanus Poor, son of Eben Poor, also one of the earliest settlers in the town. To them the house was left upon Ezekiel's death.

Two of their sons, Henry Varnum Poor and John Alfred Poor attended Bowdoin College and became law partners in Bangor. Both were imbued with a combination of the Puritan reverence for hard work as a service to God and the frontier necessity of constant striving for survival and success. Both also became involved in the development of railroads almost at the beginning of the emergence of this mode of transportation which was to become a vital tool in America's industrial revolution.

John A. Poor was one of the first Americans to foresee the giant role of railroads in the transformation of society. In fact, he looked upon railroads "as the principal agent, the prime mover in advancing the great interests of humanity." He spent a career as a railroad promoter and developer which

(see continuation sheets)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

McGovern, James R., Yankee Family, New Orleans, 1975

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 5 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING
A	19	362100	4943~~780~~ 750
B			
C			
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Frank A. Beard, Historic Preservationist
Earle G. Shettleworth, Jr., Architectural Historian

ORGANIZATION
Maine Historic Preservation Commission

DATE
December, 1975

STREET & NUMBER
31 Western Avenue

TELEPHONE
207-289-2133

CITY OR TOWN
Augusta,

STATE
Maine

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ✓ STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE [signature]

TITLE State Historic Preservation Officer

DATE 1/26/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[signature] DATE 5/17/76

Acting DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST: [signature] DATE 5.17.76

KEEPER OF THE NATIONAL REGISTER

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

The 1890 remodelling brought changes to the interior as well as the exterior of the main house. On the first floor, Cabot retained the late 18th century entrance hall with its staircase as well as the original paneling in the front parlor flanking it on either side. Behind these three areas, he created a large dining room running the entire width of the house. The remainder of the interior was refashioned into a maze of bedrooms which resembles a small summer hotel of the period. The dining room and bedrooms are finished in simple late 19th century woodwork.

Edward C. Cabot's remodelling of 1890 also changed the location of the ell. Originally a one and a half story ell was attached to the house at the southeast corner of the south wall. This structure was removed, and the present one and a half story frame ell was built at the southeast corner of the east wall. Consisting of a kitchen and pantry on the first story and bedrooms in the half story, this long appendage connected to an earlier barn.

In 1896 the barn was replaced by a remarkable structure variously referred to as the "New House", the "Great Hall", and the "Studio." This massive rectangular building stands two stories high with a hipped roof. It rests on a granite foundation and is of frame construction with a clapboarded exterior. A large doorway with a portico is located on the first story of the west wall, while two three part windows are symmetrically placed on its second story. Four three part windows also appear on the south wall. The east wall contains a floor to ceiling window at the southeast corner and a first and second story window at the northeast corner. Reflecting an interior arrangement of bedrooms, the north wall features a door and six windows on the first story and six more windows on the second story. There is also a horizontal roof dormer in front of a massive central chimney.

While the north side of the 1896 addition is devoted mainly to bedrooms, the structure's primary function is to house a "Great Hall." In Yankee Family, a study of the Poor Family, James R. McGovern describes this grand space as:

...a baronial hunting lodge 60x90 feet and another 90 feet in height at the apex of its cathedral ceiling. Family legend holds that Stanford White designed the room as a special favor to Will (Henry William Poor), who paid for its construction. Surely it was done in the grandiose, celebrious style of the period. The motif was Gothic with massive three inch thick oaken doors and huge wrought iron latches, numerous heavy wooden beams and an imposing ten-foot high fireplace including a stone mantel twelve feet in length and weighing more than a ton. When the heavy oaken furniture, impressive library, moose heads and polar bear rugs were added, the effect was complete.

In conclusion, McGovern aptly summarizes the architectural and social evolution of the Merrill-Poor House with the following observation:

(See continuation sheet)

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

"A house which had once declared the needs of a successful American frontiersman now bespoke those of an industrial lord, Will Poor, who often came to Merrill House to entertain his business and personal friends. Visitors were fascinated by its beauty then, just as they are today, Merrill House looking much as it did when Henry and Will Poor lived there."

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

culminated in his plan for the European and North American Railroad. This railroad was designed to transport passengers to Nova Scotia and thence to Ireland, thus reducing the shipboard travel by one half between North America and Europe.

Henry Varnum Poor was an embodiment of the family traditions of industry and culture and, living to the age 96 at his death in 1906, became the family patriarch during its greatest period of achievement. Further cementing the Yankee background of the clan, he married in 1841, Mary Pierce, daughter of the Rev. John Pierce of Brookline, Mass. Both marriage partners could trace all their family lines back to the middle 1600's in New England.

Shortly after their marriage, they moved to New York City, where Henry became editor and part owner of the American Railroad Journal. Thus began his career as one of the consummate publicists and propagandists for America's technological revolution of the mid 19th century. In fact his life reflects how the social reform impulse of the pre-Civil War period became absorbed in the larger social task of reconstructing America as a technological society in the Gilded Age.

With the industrial boom of the 1850's, the American Railroad Journal became an important spokesman for railroad sales and promotion. Circulation and advertising increased, and Henry V. Poor began to establish his family in modest affluence. His wife, however, came to dislike the city and with her children each summer sought the solace and fresh air of the great house in Andover.

Henry sold the American Railroad Journal in 1861 and began a career as a railroad lobbyist in Congress and an investor in stocks with the "money-making set". Great financial successes during the first three years of the Civil War made it possible for him to purchase a house in Brookline, his wife's childhood home, much to her pleasure. There they resided the rest of their lives, although he spent much of his time away from home in his almost fanatic attachment to hard work and the achievement of even greater success. This was gained when he began publishing the famous Poor's Manual of the Railroads of the United States which became the spokesman of the now enormous railroad industry. Still, Mary and the children, and he when he could, returned to Andover each summer.

Finally, in 1890, in the twilight of his life, he laid down a measure of his burden and purchased from other members of the family the old house which he refurbished and to which he added the "great hall" in 1896, possibly designed by Stanford White a close friend of his son, Will. He also laid out the grounds, adding carriageways, walkways and bowers with the guidance of

(see continuation sheets)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

another friend, the noted Landscape Architect, Frederick Law Olmstead.

Henry V. Poor's only son to survive to adulthood, Henry William, carried with him the same ambition and drive as his father and achieved even greater pinnacles of success. A gifted businessman, he amassed an enormous fortune through the sale of railroad equipment and securities. He was intimate with such financial figures as Jay Gould and J. P. Morgan and was a friend of President Theodore Roosevelt. He and his wife, Constance (Brandon) lived near the summit of the grand style of the 1880's and 90's, renting villas in Capri, estates in Scotland and owning a mammoth yacht. He built a huge Jacobean house in Tuxedo Park, but his greatest monument was an enormous mansion in Grammercy Park designed by Stanford White and valued at $1,000,000. It included a library valued at an additional $300,000.

Henry W. Poor suffered severe financial reverses in the Panic of 1907, forcing him to sell these residences. However, as evidence of the close family attachment in which it was held, he retained the Andover house which he had inherited. He later recouped a portion of his losses by taking over the Manual of Railroads begun by his father. His children maintained the high family standards of performance by success in various fields or by substantial marriages. However, the old work ethic and deep religious convictions were replaced by greater concern for culture and social problems.

Henry W. Poor's only married sister, Mary (Poor) Chandler eventually became the owner of the Andover house. She had married Alfred Chandler, a gifted politician who served as selectman in Brookline for more than 40 years and established the representative town meeting form of government which is still in use today. Four of their sons graduated from Harvard, one from M.I.T. and their daughter from Radcliffe and like the 5th generation of Poors established themselves as productive and useful citizens. Their grandson, William R. Chandler is the present owner of the house in Andover which still lends its grace and the beauty of its surroundings to summering family members.

The Merrill-Poor House, then, stands for something more than the courage and drive of a frontier pioneer. It is also the symbol of an archetypal evolving old New England family.

Form No. 10-301a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC
Merrill-Poor House

AND/OR COMMON

2 LOCATION

CITY, TOWN
Andover

____VICINITY OF

COUNTY
Oxford

STATE
Maine

3 PHOTO REFERENCE

PHOTO CREDIT Frank A. Beard

DATE OF PHOTO October, 1975

NEGATIVE FILED AT Maine Historic Preservation Commission

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

PHOTO NO.

View of house from the south

1 of 5

Form No. 10-301a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

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TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC

Merrill-Poor House

AND/OR COMMON

2 LOCATION

CITY, TOWN

Andover

____VICINITY OF

COUNTY

Oxford

STATE

Maine

3 PHOTO REFERENCE

PHOTO CREDIT

Frank A. Beard

DATE OF PHOTO

October, 1975

NEGATIVE FILED AT

Maine Historic Preservation Commission

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

View of house from the southeast

PHOTO NO.

2 of 5

Form No. 10-301a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

FOR NPS USE ONLY
RECEIVED JAN 30 1976
DATE ENTERED MAY 17 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC
Merrill-Poor House

AND/OR COMMON

2 LOCATION

CITY, TOWN
Andover

____VICINITY OF

COUNTY
Oxford

STATE
Maine

3 PHOTO REFERENCE

PHOTO CREDIT
Frank A. Beard

DATE OF PHOTO
October, 1975

NEGATIVE FILED AT
Maine Historic Preservation Commission

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET
View of house from the northwest

PHOTO NO.
3 of 5

Form No. 10-301a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

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DATE ENTERED MAY 17 1976

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC
Merrill - Poor House

AND/OR COMMON

2 LOCATION

CITY, TOWN
Andover

____VICINITY OF

COUNTY
Oxford

STATE
Maine

3 PHOTO REFERENCE

PHOTO CREDIT
Frank A. Beard

DATE OF PHOTO
October, 1975

NEGATIVE FILED AT
Maine Historic Preservation Commission

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

Fireplace in "Great Hall"

PHOTO NO.

4 of 5

Form No. 10-301a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES PROPERTY PHOTOGRAPH FORM

FOR NPS USE ONLY
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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES ENCLOSE WITH PHOTOGRAPH

1 NAME

HISTORIC
Merrill-Poor House

AND/OR COMMON

2 LOCATION

CITY, TOWN
Andover

____VICINITY OF

COUNTY
Oxford

STATE
Maine

3 PHOTO REFERENCE

PHOTO CREDIT
Frank A. Beard

DATE OF PHOTO
October, 1975

NEGATIVE FILED AT
Maine Historic Preservation Commission

4 IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC. IF DISTRICT, GIVE BUILDING NAME & STREET

View of "Great Hall" from balcony

PHOTO NO.
5 of 5

Rumford Commercial Historic District entered in National Register of Historic Places

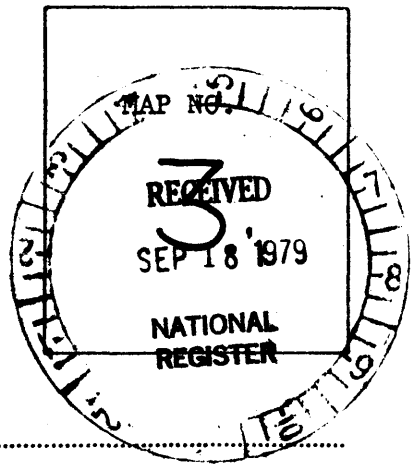
By - April 22, 2017

RUMFORD — The Rumford Commercial Historic District has been entered in the National Register of Historic Places according to Kirk F. Mohney, Director of the Maine Historic Preservation Commission. This designation indicates that the property has been documented, evaluated and considered worthy of preservation and protection as part of the nation's cultural heritage.

The Rumford Commercial Historic District located in the town of Rumford, Oxford County, is significant under National Register Criterion C in the areas of Community Planning and Development and Architecture. It is one of the few planned company towns in Maine. The Rumford Commercial Historic District is also significant under National Register Criterion A in the area of Commerce. As the most intact remaining section of the historically dense commercial downtown in Rumford, the district illustrates a common pattern of retail and commercial uses in first floor spaces with office, fraternal, hotel, or residential spaces above in the taller buildings. The 33 buildings comprise a visually cohesive grouping of commercial, governmental, and institutional buildings between 1892 and 1967, which generally retain a higher degree of historic integrity.

Architect designed buildings demonstrate the influence of Italianate, Romanesque Revival, Beaux Arts, and Colonial Revival styles, with examples of the Art Deco style as well. The periods of significance for the architecture, 1892-1967, represent the earliest built date for a contributing resource within the district and extending to 50 years before the present.

HISTORIC PRESERVATION SURVEY



Oxford (County) Rumford (City/Town) 59 Congress Street (Street Address and Number)

Name of Building/site: Rumford Falls Power Company Building (Common and/or Historic)

Approximate Date: 1906 Style: Beaux Arts Classicism

Type of Structure:
☐ Residential ☒ Commercial ☐ Industrial ☐ Other Acreage: ½

Condition: ☒ Good ☐ Fair ☐ Poor UTM Ref: 19/377160/4933320

Verbal Boundary Descrip: Assessor's Map #4, Lots 1061-1063

Surveyor: Frank A. Beard Organization: Me. Hist. Pres. Comm. Date: 7/79

Owner: Boise Cascade Corporation; C/O Raymond H. Taylor

59 Congress Street; Rumford, Maine 04276

Description: The Rumford Falls Power Company Building is two stories tall, constructed of brick with concrete trim. Originally above the second story there was a wide denticulated cornice with parapet carrying concrete urns and a low false front with the name of the building in raised letters. Today these elements have been eliminated, although the height of the building is unchanged.

Significance: Built by the company primarily responsible for initiating the phenomenal development of Rumford, this flamboyant structure expresses the enthusiasm and optimism of this then burgeoning community.

The designer of this building was Henry J. Hardenbergh, a noted New York architect, whose commissions included the Waldorf and Plaza Hotels in New York and the Copley Plaza in Boston.


CENTRAL
MAINE
POWER

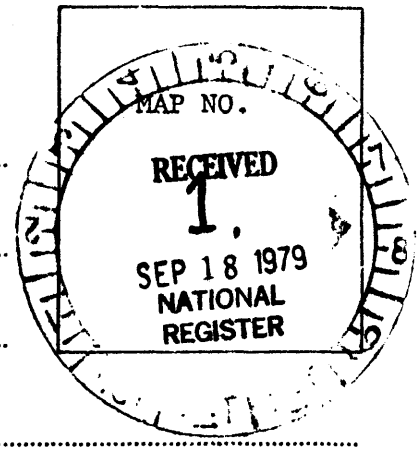
Historic Resources of Rumford
Commercial District
(#3 - Rumford Falls Power Co. Bldg
59 Congress Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
View from NE

4 of 7


ONE WAY

Historic Resources of Rumford
Commercial District
(#3 - Rumford Falls Power Co. Bldg
59 Congress Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
Detail from N

HISTORIC PRESERVATION SURVEY



Oxford (County) Rumford (City/Town) Congress Street (Street Address and Number)

Name of Building/site: Municipal Building (Common and/or Historic)

Approximate Date: 1916 Style: Colonial Revival

Type of Structure:
☐ Residential ☐ Commercial ☐ Industrial ☒ Other Acreage: ½

Condition: ☒ Good ☐ Fair ☐ Poor UTM Ref: 19/377160/4933530

Verbal Boundary Descrip: Assessor's Map #4, Lots 1016-1019 and 1082-1085

Surveyor: Frank A. Beard Organization: Me. Hist. Pres. Comm. Date: 7/79

Owner: Town of Rumford; Municipal Building

Congress Street; Rumford, Maine 04276

Description: The Municipal Building is 2½ stories tall with full basement and clock tower. Construction is of brick with granite trim. Neo-classical elements include the denticulated facade portico in the modified Doric Order and the Palladian window with swags above.

Significance: The growth of the Town of Rumford in the early years of the second decade of this century was such that the town meeting outgrew its former location. At the 1915 town meeting an initial $25,000.00 was appropriated for a new municipal building. Designed by Harry S. Coombs, the impressive Colonial Revival structure was completed the following year at a cost of $95,000.00. Coombs, of Lewiston, was a leading architect in the state who designed the Veterans Hospital at Togus.

This structure like the others nominated in downtown Rumford relfects the aspirations of a community which viewed the future with abounding confidence.


CENTRAL

Historic Resources of Rumford
Commercial District
(#1 - Municipal Building)
Congress Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
View from NE

NPS Form 10-900
(Rev. 8-86)

3023

OMB No. 1024-0018

RECEIVED

NOV 21 1988

NATIONAL REGISTER

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Rumford Public Library
other names/site number

2. Location

street & number Rumford Avenue — N/A not for publication
city, town Rumford — N/A vicinity
state Maine code ME county Oxford code 017 zip code 04270

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☐ private	☒ building(s)	1	____ buildings
☒ public-local	☐ district	____	____ sites
☐ public-State	☐ site	____	____ structures
☐ public-Federal	☐ structure	____	____ objects
	☐ object	1	0 Total

Name of related multiple property listing:
Maine Public Libraries

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Earle S. Shettleworth Jr. — 11/16/88

Signature of certifying official — Date

Maine Historic Preservation Commission

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

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

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Education: Library

Current Functions (enter categories from instructions)

Education: Library

7. Description

Architectural Classification (enter categories from instructions)

Late Victorian
Romanesque

Materials (enter categories from instructions)

foundation Brick
walls Brick
roof Stone: Slate
other Wooden Paneled Pavilion

Describe present and historic physical appearance.

The Rumford Public Library is a one-story Romanesque Revival style building constructed of brick. Its prominent features include a wide projecting gabled entrance pavilion on the symmetrically composed three-bay facade and a slate roof. A flat roofed 1969 addition extends to the rear. The library occupies a generous sloping lot bordered on two sides by trees.

Facing east toward Rumford Avenue the library's principal elevation is dominated by the entrance pavilion. A short flight of concrete steps leads to a landing bordered by low brick parapets that are capped by granite copings. These copings join the water table that carries around the building and below the principal window sills. Behind the landing is a broad semi-circular arch that springs from the water table and has a denticulated extrados. This opening shelters a porch containing a modern two-leaf door as well as the original paneled and glazed walls. Above the arch is a long stone name plaque surmounted by a trio of nine-over-nine double-hung sash windows and a bull's eye panel in the gable peak. Short gable returns with modillion blocks extend to the similarly detailed cornice that is carried across the facade. Both of the recessed flanking walls contain paired six-over-one windows separated from three pane transoms by granite sills. Two basement windows are positioned below the main units.

The north side elevation of the original block contains a three-sided bay window with a pair of six-over-one windows flanking an eight-over-one, all of which have multi-pane transoms. A single opening punctuates the basement and the bull's eye panel and cornice returns are repeated here as they are on the south end. The north wall of the addition has a door in the lower northeast corner. On the south side three windows, minus the bay, occupy the main floor and a second trio is located in the gable peak. An emergency door leading to a stair and a small flat roofed enclosed entrance porch are located on the addition. Multiple windows punctuate the rear of this block.

[X] See continuation sheet

The interior plan is comprised of a wide vestibule that leads to the cross axial barrel vaulted hall and the delivery room/circulation desk. A stair on the south side leads to the basement. Wide darkly stained moldings comprise the surrounds of the windows and segmental arches leading to the reading rooms. Vertically sheathed wainscot is utilized in both rooms and a bracketed mantel framing a Roman brick fireplace is the primary feature in the north room. A pair of square posts separates the hall from the desk behind which is the stack room provided by the addition.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:
☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

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

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Education	1903-1938	1903
Architecture		

Cultural Affiliation: N/A

Significant Person: N/A

Architect/Builder: Stevens, John Calvin

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

Built in 1903 from plans drawn by John Calvin Stevens, Maine's preeminent late nineteenth and early twentieth century architect, the Rumford Public Library is a modest Romanesque Revival style brick building, one-and-a-half stories in height. Funding for construction was provided by a grant of $10,000 from Andrew Carnegie. The library retains integrity of location, design, setting, materials, and association. It meets the requirements for registration under criteria A and C for its educational and architectural significance, as more fully described in the multiple property submission "Maine Public Libraries".

The campaign that lead to the construction of the 1903 building was apparently the first successful attempt to secure a public library in Rumford, a community that had been transformed in the late 1880s and 1890s through rapid industrial development lead by paper manufacturer Hugh J. Chisholm. Prior to the emergence of the free public system, however, a commercial circulating library of some 1,000 volumes had been established by A. Z. Cates. This business remained in operation until the public facility opened and then vanished like its contemporaries in countless other Maine towns.

Rumford was one of only eighteen communities in the state that had been awarded a grant from steelmaker and library patron Andrew Carnegie. This award was made on January 22, 1903, and carried with it the requirements that the town pledge yearly maintenance for it and provide a suitable lot. Additional gifts for shelves and books were made before the opening by the Chisholm family. With the addition of a two-story block in 1969 the library continues to serve in its original capacity.

☒ See continuation sheet

9. Major Bibliographical References

Rumford Public Library File, Maine Historic Preservation Commission, Augusta.

☐ See continuation sheet

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

Primary location of additional data:
- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than 1

UTM References

	Zone	Easting	Northing
A	19	376910	4933580
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

The nominated property occupies the so-called "library lot" on Town of Rumford tax map 3.

☐ See continuation sheet

Boundary Justification

The boundary of the nominated property embraces the building and entire lot historically associated with the library.

☐ See continuation sheet

11. Form Prepared By

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

The architect for the project, John C. Stevens of Portland, had previously designed libraries in Buckfield and Clinton and also secured in 1903 the commission for the Cary Library (N.R. 6/25/87) in Houlton. Both 1903 projects are very similar in their designs, the primary difference lying in the treatment of the entryway and inclusion of a stack room at the rear of the Houlton library.


RUMFORD
PUBLIC LIBRARY
HOURS

RUMFORD PUBLIC LIBRARY
RUMFORD, MAINE
KIRK F. MOHNEY
8/10/88
MHPC
VIEW OF FACADE FROM WEST
1 OF 3

RUMFORD PUBLIC LIBRARY

RUMFORD, MAINE

KIRK F. MOHNEY

8/10/88

MHPC

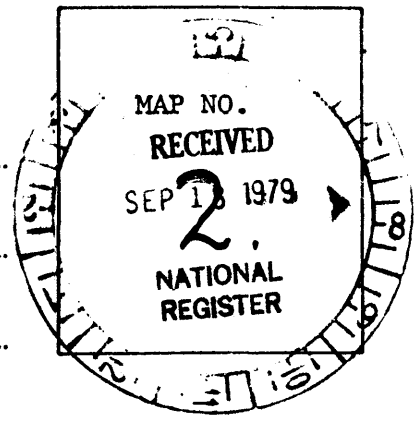
VIEW OF SIDE (SOUTH) ELEV.

2 OF 3

RUMFORD PUBLIC LIBRARY
RUMFORD, MAINE
KIRK F. MOHNEY
8/10/88
MHPC
INTERIOR VIEW LOOKING FROM
NORTH TO SOUTH

3 OF 3

HISTORIC PRESERVATION SURVEY



Oxford (County) Rumford (City/Town) 33 Hartford Street (Street Address and Number)

Name of Building/site: Strathglass Building (Common and/or Historic)

Approximate Date: 1910 Style: Beaux Arts Classicism

Type of Structure:
☐ Residential XX ☒ Commercial ☐ Industrial ☐ Other Acreage: ½

Condition: ☒ Good ☐ Fair ☐ Poor UTM Ref: 19/377210/4933490

Verbal Boundary Descrip: Assessor's Map #4, Lots 1128, 1993

Surveyor: Frank A. Beard Organization: Me. Hist. Pres. Comm. Date: 7/79

Owner: Ronald Wells

Andover, Maine 04216

Description: The Strathglass Building is 4 stories tall, constructed of brick with large engaged Ionic columns of limestone. Originally the building contained 3 stories and at the roof top was a concrete balustrade with decorative urns. At a subsequent date the fourth story was added, which eliminated the roof-line detail.

Significance: Built under the aegis of Hugh J. Chisholm prime mover in the development of the Rumford Falls industrial area, the Strathglass Building was originally designed to house department stores. It was first occupied by the E. K. Day Company and the G. A. Peabody Company stores. Some years later it was converted into the Hotel Harris with stores on the first floor.

Like Strathglass Park (NR 10/18/74), the 50 house workers' residence complex also built by Chisholm, this building was named after the river in Scotland which ran through his ancestral estate.

This striking building unfortunately considerably altered, was designed by Stone, Carpenter and Wilson, noted architects of Providence, Rhode Island.


HOTEL

Historic Resources of Rumford
Commercial District
(#2 - Strathglass Building)
33 Hartford Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
View from SE

2 of 7

Historic Resources of Rumford
Commercial District
(#2 - Strathglass Building)
33 Hartford Street
Rumford, Oxford, Maine
Frank A. Beard 6/79
Me. Historic Preservation Comm.
View from S

Hon. Peter Kyros

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Maine
COUNTY: Oxford
FOR NPS USE ONLY
ENTRY DATE: OCT 18 1974

1. NAME

COMMON: Strathglass Park District

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: bounded by Lincoln Avenue, Hancock Street, ~~Maine Avenue~~ Avenue and York Street

CITY OR TOWN: Rumford

CONGRESSIONAL DISTRICT: First

STATE	CODE	COUNTY:	CODE
Maine	23	Oxford	017

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
[X] District [ ] Building	[ ] Public	Public Acquisition:	[X] Occupied	Yes:
[ ] Site [ ] Structure	[X] Private	[ ] In Process	[ ] Unoccupied	[X] Restricted
[ ] Object	[ ] Both	[ ] Being Considered	[ ] Preservation work in progress	[ ] Unrestricted
				[ ] No

PRESENT USE *(Check One or More as Appropriate)*

[ ] Agricultural	[ ] Government	[X] Park	[ ] Transportation
[ ] Commercial	[ ] Industrial	[X] Private Residence	[ ] Other (Specify)
[ ] Educational	[ ] Military	[ ] Religious	[ ] Comments
[ ] Entertainment	[ ] Museum	[ ] Scientific	

RECEIVED SEP 19 1974 NATIONAL REGISTER

4. OWNER OF PROPERTY

OWNER'S NAME: Various

STREET AND NUMBER: Strathglass Park

CITY OR TOWN: Rumford

STATE: Maine CODE: 23

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Registry of Deeds, Oxford County

STREET AND NUMBER:

CITY OR TOWN: South Paris

STATE: Maine CODE: 23

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY: [ ] Federal [ ] State [ ] County [ ] Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

STATE: Maine
COUNTY: Oxford
FOR NPS USE ONLY
ENTRY NUMBER: OCT 18 1974
DATE

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	☐ Excellent	☒ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	☐ Altered	☒ Unaltered	☐ Moved	☒ Original Site		

DESCRIBE THE PRESENT AND ORIGINAL *(if known)* PHYSICAL APPEARANCE

Maine has two major complexes of planned mill workers' housing, S.D. Warren's Cumberland Mills in Westbrook (National Register 5/2/74) and Hugh Chisholm's Strathglass Park in Rumford. While both were the result of pioneering efforts in the paper industry, a fascinating contrast in character exists between the two which makes each worthy of study. Over a three decade period, Warren built streets of frame structures from the cottage designs of A.J. Downing and in the Queen Anne and Shingle Styles of John Calvin Stevens I. Chisholm's project exhibited a more unified concept. Between 1901 and 1902, he erected fifty-one substantial brick duplexes in a park-like setting which was surrounded by a stone wall. The housing was the work of the eminent New York architect, Cass Gilbert, while the landscaping was planned by the Boston landscape architect, W.W. Gay.

Of the fifty-one double houses built in Strathglass Park, fifty remain in good condition with the atmosphere of their original environment intact. Only one has been lost, destroyed by a fire in 1971. To enhance the attractiveness of the Park and to avoid the sterile sameness found in much 19th and early 20th century industrial housing, Gilbert designed seven different exterior variations, while providing basically the same interior accommodations for all. Of the fifty surviving duplexes, thirteen feature the bold geometry of the Shingle Style translated into brick, while eleven have a double turreted roof line, nine a single Dutch gable, eight a double Dutch gable, four a gable, three a combination of gable and Dutch gable, and two a double gable.

While Cass Gilbert created distinctive exteriors from the current styles of domestic architecture, he planned what must rank among the most generous interior in the history of American mill workers' housing. In June of 1902, the Rumford Falls Times gave the following detailed account of the houses of Strathglass Park under the title "Modern Homes for Working Men":

Mr. Gilbert is one of the foremost architects of New York City, and together with Mr. Chisholm, after considerable time and much care and study, these buildings and the park itself have been designed as the very latest, and best of modern model homes. They are built of brick with hollow walls, insuring dryness and warmth, and the roofs are of slate. The cellar extends under the entire house and will be cemented throughout and contain a large warm-air furnace and laundry tubs. Every outside door will be entered through a vestibule, keeping out the cold winds in winter. On the first floor will be a large living room, closets, kitchen, dining room and pantry. Some of them will have a separate dining room and some of the houses will have the bathroom downstairs, some of them upstairs. The plumbing will be complete throughout the house with hot and cold water. There will be a range in every kitchen and a hot water tank. On the second floor some of the houses have three large

(See Continuance Sheet)

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

- ☐ Pre-Columbian
- ☐ 15th Century
- ☐ 16th Century
- ☐ 17th Century
- ☐ 18th Century
- ☐ 19th Century
- ☒ 20th Century

SPECIFIC DATE(S) *(If Applicable and Known)* 1902

AREAS OF SIGNIFICANCE *(Check One or More as Appropriate)*

- ☐ Aboriginal
- ☐ Prehistoric
- ☐ Historic
- ☐ Agriculture
- ☒ Architecture
- ☐ Art
- ☐ Commerce
- ☐ Communications
- ☐ Conservation
- ☐ Education
- ☐ Engineering
- ☐ Industry
- ☐ Invention
- ☒ Landscape Architecture
- ☐ Literature
- ☐ Military
- ☐ Music
- ☐ Political
- ☐ Religion/Philosophy
- ☐ Science
- ☐ Sculpture
- ☒ Social/Humanitarian
- ☐ Theater
- ☐ Transportation
- ☒ Urban Planning
- ☐ Other *(Specify)* _____

STATEMENT OF SIGNIFICANCE

History records that in 1900, the newly risen corporate industrialist had not yet begun to be particularly concerned with the welfare or housing of his workers. A notable exception to this generalization was Hugh J. Chisholm, entrepreneur and prime mover in the development of the Rumford Falls industrial area and the Oxford Paper Company.

At the Town of Rumford, the Androscoggin River drops 165 ft. in the course of one mile and Hugh Chisolm and his associate, Waldo Pettengill in 1882, purchased large tracts of land in the area and began to harness the enormous potential for water power. The first building in Rumford Falls was erected in 1892 and within the next ten years a growth so phenomenal took place that national attention was attracted. What had been a bucolic quiet countryside now suddenly rang with the noise of machinery and witnessed a city growing almost over night.

Rumford was a boom-town and the burgeoning mills & shops drew into the area a flood of population to serve them. At first, the skilled workers lived in boarding houses provided by the various manufactories and the day laborers, mostly Italian, occupied sod huts and other primitive dwellings.

Chisholm, seeing the dramatic housing shortage and wishing to attract a stable and qualified work force, determined to provide housing of high quality and a pleasant living environment. Many corporations had built company houses but in almost all cases these were flimsy, crowded wood frame buildings.

The Rumford Realty Company was founded by Chisholm for the sole purpose of constructing homes for mill workers. He conceived the idea for a unique project; the establishment of a park-like area with attractive brick duplex homes surrounded by lawns and with wide tree shaded streets.

To this end, he devoted considerable effort and expense. To design the buildings, he retained the services of Cass H. Gilbert, the noted New York architect who, in 1905, designed the sixty-six story Woolworth Building in New York City, then the highest by far in the world.

Chisholm selected a convenient and desirable location across the

(See Continuance Sheet)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

State of Maine Bureau of Industrial and Labor Statistics, Annual Report for 1902.

Lorraine Roberts, Strathglass Park 1902-1974, a unpublished ms.

The Industrial Journal, 1901-1904

John J. Leane, History of Rumford

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY

CORNER	LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
NW	44°	33'	08"	70°	33'	14"
NE	44°	33'	11"	70°	33'	04"
SE	44°	32'	59"	70°	32'	57"
SW	44°	32'	56"	70°	33'	07"

OR

LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES

LATITUDE Degrees	Minutes	Seconds	LONGITUDE Degrees	Minutes	Seconds
°	'	"	°	'	"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 16 Acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

RECEIVED SEP 19 1974 NATIONAL REGISTER

11. FORM PREPARED BY

NAME AND TITLE: Earle G. Shettleworth, Jr. Architectural Historian
Frank A. Beard, Historic Preservationist

ORGANIZATION: Maine Historic Preservation Commission

DATE: 8/29/74

STREET AND NUMBER: 31 Western Avenue

CITY OR TOWN: Augusta

STATE: Maine

CODE: 23

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☒

Name James H. Mundy

Title State Historic Preservation Officer

Date September 16, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

A R Mortensen

Director, Office of Archeology and Historic Preservation

Date 10/18/74

ATTEST: Ronald M. Greeley

Acting *Keeper of The National Register*

Date 10/17/74

SEE INSTRUCTIONS

GPO 931-894

Form 10-300a
(July 1969)

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

(Number all entries)

STATE: Maine
COUNTY: Oxford
FOR NPS USE ONLY
ENTRY NUMBER | DATE
OCT 18 1974

7. Description

bedrooms and some of them four, and all of them have large light attics where two or more rooms can be finished if needed. The entire first floor will be finished with hardwood floors for using rugs instead of carpets, which is the general practice now, being regarded by all people as more healthful as well as more economical. It will not be necessary to buy a carpet for the entire floor, the rugs can be shaken and aired as often as necessary. The houses are well lighted with electricity. The houses have been designed for homes and for living in with a minimum of housework.

One purpose has been to have a few larger rooms instead of many small ones, and in many of these houses the living rooms will be about eighteen feet square. Less furniture is required for furnishing such houses, and all the furniture you have can be used. There will be no room so small, when you get a table in the middle of it, but what the entire family can gather around the table, and no space is wasted in cold halls and stairways. These houses, but both inside and as to their surroundings, they will be far superior to any other houses in the place.

The following are representative views of Strathglass Park:

1. The west side of Urquart Street looking north, showing a series of varied and picturesque roof lines.

2. Looking west across the triangular shaped park located at the junction of Lochness Road and Urquart Street. Houses on Urquart Street are in the background.

3. The east side of Erchles Street looking northeast, showing the lush vegetation which surrounds the houses.

4. The west side of Erchles Street looking northwest, showing four of the seven house design variations found in Strathglass Park. From left to right is the single gable, the double Dutch gable, the double turreted gable, and the single Dutch gable.

5. Located on the west side of Urquart Street, this double Dutch gabled duplex is one of eight such houses in the Park.

6. Located on the west side of Urquart Street, this duplex is one of the thirteen houses in the Park to display the bold gable roof lines of the Shingle Style translated into brick.

(See Continuance Sheet)

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Maine	
COUNTY	
Oxford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	OCT 18 1974

(Number all entries)

7. Description 2.

7. Located on the west side of Urquart Street, this single gabled duplex is one of four such houses in the Park.

8. Located on the west side of Urquart Street, this double turreted duplex is one of eleven such houses in the Park.

9. Located on the west side of Urquart Street, this single Dutch gabled house is one of nine such houses in the Park.

10. Located on the east side of Urquart Street, this combined gabled and Dutch gabled duplex is one of three such houses in the Park.

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Maine	
COUNTY	
Oxford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
OCT 1 8 1974	

(Number all entries)

7. Description District Delineation

Strathglass Park, a unique collection of 50 duplex brick workers houses in a landscaped park-like area, lies in the central portion of the Town of Rumford. From an entrance on Maine Avenue, the area is intersected by three streets (Erchles, Lochness Rd. and Urquart) laid out in a fork plan, all terminating at a perpendicular road, Clachan Place.

The district is perpendicular and bounded on the north by a line parallel to and 142 yards south of Lincoln Ave., the east by Hancock St., the south by Maine Ave. and the west by York St. containing 23 acres.

All buildings in the district are of the original 1902 construction and remain virtually unchanged.

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Maine	
COUNTY	
Oxford	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
OCT 18 1974	

(Number all entries)

8. Significance 1.

river from the mill and laid out a roughly oval area intersected by four streets. It was necessary to move six existing frame buildings to clear the area for construction.

A number of skilled contractors were retained for the various aspects of the project; the brickwork, plastering, painting, paperhanging, carpentry and roofing. In all, fifty-one brick units were built between 1901 and 1902 providing one hundred and two dwellings. Hollow walls improved insulation and multi-colored slate roofs provided expensive but permanent and maintenance-free protection. The brick was hauled by oxcart from a local yard and the slate was imported from Vermont and Pennsylvania. After nearly three quarters of a century the good condition of these structures attests to the quality of construction.

The entrance to the whole was enhanced by an impressive stone gate and the area today is as an island of dignity in an otherwise unimpressive mill community.

Chisholm selected the name Strathglass Park after a river in Scotland running through his ancestral seat and the streets were similarly called Scottish places.

First choice of these new houses was given to workers recommended by their foreman. Rents were minimal, sufficient only to cover maintenance and amortization. Many services were supplied including snow removal, sanding, lawn mowing and rubbish disposal. The charge for electricity, conveniently provided by the Chisholm-owned Rumford Falls Power Company was a mere $1.00 per month.

In the 1940's, wooden back porches were added to the houses from "hurricane timber" blown down on company land in 1938.

During 1948 and 1949, the Rumford Falls Realty Company divested itself of Strathglass Park by sale, offering the dwellings at attractively low prices to the occupants on a first refusal basis. Most took advantage of this opportunity. No profits were ever recorded by the company and occasional deficits were met by funds from Oxford Paper Company.

Strathglass Park is a remarkable example of enlightened industrial paternalism. The durability, quality and attractiveness of the buildings is reflected by the pride of the owners evidenced by the way they have been maintained during twenty-five years of private occupancy.

FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME

COMMON	AND/OR HISTORIC	NUMERIC CODE *(Assigned by NPS)*
Strathglass Park District		OCT 18 1974

2. LOCATION

STATE	COUNTY	TOWN
Maine	Oxford	Rumford

STREET AND NUMBER

Maine Ave.

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Earle G. Shettleworth, Jr.	8/20/74	Maine Historic Preservation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Single Dutch gabled duplex looking west

#1 of 10

FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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STREET AND NUMBER

Maine Avenue

3. PHOTO REFERENCE

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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Double turreted duplex looking west.

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#2 of 10

FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
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STREET AND NUMBER

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3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Earle G. Shettleworth, Jr.	8/20/74	Maine Historic Preservation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Looking west across triangular shaped park to Urquart St.

#3 of 10

FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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STREET AND NUMBER

Maine Ave.

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

West side of Urquart St. looking north.

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Strathglass Park District		OCT 18 1974

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STATE	COUNTY	TOWN
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STREET AND NUMBER

Maine Ave.

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
Earle G. Shettleworth, Jr.	8/20/74	Maine Historic Preservation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Single gabled duplex looking west.

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STREET AND NUMBER

Maine Ave.

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Shingle style duplex looking west.

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STREET AND NUMBER

Maine Ave.

3. PHOTO REFERENCE

PHOTO CREDIT	DATE	NEGATIVE FILED AT
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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

East side of Erchles St. looking northeast.

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FORM 10-301 A
(6/72)

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Maine Ave.

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Earle G. Shettleworth, Jr.	8/20/74	Maine Historic Preservation Commission

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Double Dutch gabled duplex looking west.

#8 of 10

FORM 10-301 A
(6/72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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PHOTO CREDIT	DATE	NEGATIVE FILED AT
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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

West side of Erchles St. looking northwest.

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FORM 10-301 A
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Maine Ave.

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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Combined gabled & Duthh gabled duplex looking east.

#10