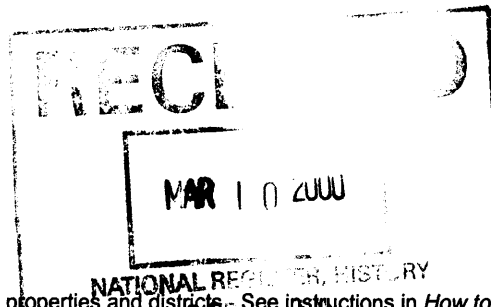


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



BT

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 College Club Inn

other names/site number Watchtide

2. Location

street & number 190 West Main Street N/A not for publication

city or town Searsport N/A vicinity

state Maine code ME county Waldo code 027 zip code 04974

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.)

Carol S. [Signature] 3/6/00  
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): \_\_\_\_\_

Edson H. Beall 4/14/00  
Signature of the Keeper Date of Action

College Club Inn  
Name of Property

Waldo, Maine  
County and State

**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

_____	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
_____	_____	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)

Domestic/Single Dwelling

Domestic/Inn

Agriculture/Horticultural Outbuilding

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic/Inn

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Federal

Greek Revival

Colonial Revival

**Materials**  
(Enter categories from instructions)

foundation Stone/Granite

walls Wood/Weatherboard

Wood/Wood Shingle

roof Asphalt

other Front Porch Wing, Attached Barn

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

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

COLLEGE CLUB INN

WALDO, MAINE

Section number 7 Page 2

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The College Club Inn is comprised of a one-and-a-half story, five-bay frame cape with a front porch which is linked to a two-story barn by way of a one-story wing. Both the cape and wing are sheathed in clapboards whereas the barn is clad in wood shingles. The complex stands on the south side of US Route 1.

Facing northwest (for the ease of description the facade will be referred to as the north elevation), the symmetrically composed front elevation features a deep engaged porch which shelters a central entrance and flanking six-over-six double hung sash windows. The porch roof is supported by tapered posts, and the eight-panel door is framed with leaded glass sidelights and a segmentally arched fanlight. A shed roof dormer spans the elevation. The west gable end contains two pair of six-over-six double hung windows on the first story, and two on the upper level. An enclosed rear porch extends across the rear of the cape and along a portion of the wing. There is a second, recently enlarged shed dormer on the rear elevation. Two six-over-six windows are located on the east gable end, and a pair of brick chimneys punctuate the roof ridge.

The wing has three asymmetrically placed six-over-six double hung windows on its front elevation, as well as a single door and a twentieth century multi-pane fixed window near the northeast corner. There are two small shed dormers and a pergola framing the door. There is a large multi-pane window and a single six-over-six in the east gable end, and two horizontally placed non-historic windows on the rear. The barn, which is oriented with its gable end facing the road, has track mounted doors and a large eight-over-one window on the first story of its facade, a trio of similar windows in the second story, and a door for loading hay in the gable peak. A shed addition with several small window openings covers the first story of the east elevation, whereas the second story has three eight-over-ones and a group of four Queen Anne style windows marking the location of the stairs. The rear elevation has a door on the first story, two windows on the second story, and a single window in the gable peak. The first story of the west elevation contains one hinged door, a larger track mounted door flanked by narrow hinged windows, and two eight-over-ones; there are five symmetrically placed eight-over-ones on the second story; and the roof is punctuated by two large shed dormers with battered sides and a pair of Queen Anne style windows. A short louvered ventilator crowns the roof.

The interior of the cape is organized around a central hall whose mid nineteenth century stairway is located at the south end. There are two rooms on each side of the hall which exhibit Greek Revival stylistic features in the mantelpieces as well as the window and door surrounds. The wing contains a dining room and the kitchen. The barn has narrow tongue and groove sheathing on the walls and ceilings, a broad staircase in the back third of the building with one inter-story landing, and a central hall on the second floor that leads to several guest rooms.

Several changes have been made to the College Club Inn during the twentieth century, most of which are documented through historic photographs. The earliest image shows the cape without the porch and dormers; the wing lacking dormers, the pergola, and the large multi-pane window; and the barn attached to the southeast corner of the wing. By 1906 the porch and the front shed dormer appear to have been added, and within about eleven years the wing dormers and pergola were in place. Shortly after World War I, the enclosed porch and dormer were added to the back of the cape, and by this date the barn's existing fenestration pattern appears to have been established and the ventilator added. The dormers on the barn's west side were added in the mid to late 1930s. More recently, the second floor of the cape has been remodeled.

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)

Commerce

Period of Significance

c. 1917-1949

Significant Dates

c. 1920
c. 1930

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:

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

COLLEGE CLUB INN

WALDO, MAINE

Section number 8 Page 2

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Constructed about 1800 as a single family residence, this one-and-a-half story cape with wing and attached barn was converted in the first quarter of the twentieth century into a tea room and inn that catered to motorists along US Route 1. Initially named the College Club T House, the property was subsequently known as the College Club Inn. It is eligible for nomination to the National Register under Criterion A for the manner in which it reflects the proliferation of road side accommodations in early twentieth century Maine, and in particular the conversion of eighteenth and nineteenth century farmsteads for this use.

The early history of this house is not entirely clear, although tradition maintains that a dwelling existed on the property by the mid 1790s. The first unambiguous reference to a building is an 1815 deed between Ephraim Colson, yeoman, and Miles Fowler, yeoman, in which Fowler paid \$1,500 for the lot "that I the said Ephraim now live on...." Colson had acquired the property in 1803 from Robert L. Sargent and, in view of the architectural character of the house, it is entirely possible that he built the existing cape. The property changed hands several times thereafter until it was acquired in 1902 by George D. Pettee.

Pettee and his wife Rose are said to have acquired the property for use as a summer house and began to make alterations which are still evident today. Family tradition states that in 1917 their daughter Frances Pettee (a recent graduate of Wellesley College) and several of her friends opened a tea room which they named the College Club T House. After his return from military service in World War I, George and Rose Pettee then converted the T House into the College Club Inn. Although the annual editions of the *Maine Register* do not list the T House until 1927-28 (initially under the name College Club Tea Room) and carry the name College Tea House through 1940-41, postcards of the property from the 1920s and 1930s are labeled College Club Inn. On the other hand, beginning with its 1921 edition, the *Automobile Blue Book* carried an advertisement for the College Club Tea House (subsequently the word Inn is added) which offers "Luncheon, Afternoon Tea, Supper," and advises the motorist to "Make advance reservations, if possible, for over night accommodations." The Pettee family operated the inn until 1953. Today it is a bed and breakfast named "Watchtide."

The history of the development of the tourist industry in Maine in general and in the towns along Route 1 in particular is yet to be written. However, it is evident from a perusal of primary source documentation and field surveys that the cause and effect of a rapid rise in automobile traffic along this particular corridor had a profound impact on the nature of the local economies as well as the built environment that arose to service this new trade. While hotel accommodations at seaside and lake side destinations with convenient access to railroad connections were wwing established in Maine during the nineteenth century, the development of road side facilities for auto tourists witnessed explosive growth in the early twentieth century, particularly after World War I. The state's principal highway corridor during this period was Route 1, the coastal route that extended eastward from Maine's border with New Hampshire. Automobile guide books, promotional materials, and the annual editions of the *Maine Register* reveal the steady rise in the number of road side service stations, motor courts, inns, and restaurants that sprang up along Route 1 and elsewhere. Evidence of this pattern of development is especially visible in extant historic motor courts, of which some 100 were identified in a recent field survey conducted by MHPC staff. The practice of converting eighteenth and early nineteenth century residential buildings (which had already begun in the 1800s with such buildings as Staples Inn [NR 6/26/87] in Old Orchard Beach) into inns and restaurants to accommodate tourists also appears to have been widespread in Maine. The College Club Inn is a largely intact property that illustrates this pattern of reuse.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

COLLEGE CLUB INN

WALDO, MAINE

Section number 9 Page 2

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## Bibliography

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

Nwingis, Nancy-Linn, "Evolution of 'Watchtide.'" No date. Copy on file at MHPC.

Waldo County Deeds, Waldo County Courthouse, Belfast.

College Club Inn  
Name of Property

Waldo, Maine  
County and State

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**10. Geographical Data**

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**Acreeage of Property** 3.5

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	1	9	5	0	5	1	6	0	4	9	2	1	0	3	0
Zone	Easting					Northing									

3 

Zone	Easting					Northing									

2 

Zone	Easting					Northing									

4 

Zone	Easting					Northing									

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.)

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**11. Form Prepared By**

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name/title Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date \_\_\_\_\_

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

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

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**Additional Documentation**

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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)

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**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

COLLEGE CLUB INN

WALDO, MAINE

Section number 10 Page 2

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## Verbal Boundary Description

The nominated property occupies the Town of Searsport tax map 1, lot 10.

## Boundary Justification

The boundary embraces the entire rural lot of about 3.5 acres that is historically and presently associated with the College Club Inn.