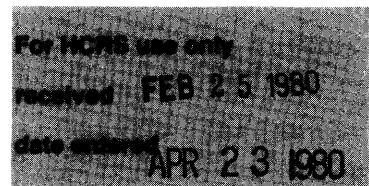


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**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 Leonard Bond Chapman House

and/or common

2. Location

street & number 90 Capisic Street _____ not for publication

city, town Portland _____ vicinity of _____ congressional district First

state Maine code 023 county Cumberland code 005

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. C. Cordeiro

street & number 90 Capisic Street

city, town Portland, _____ vicinity of _____ state Maine

5. Location of Legal Description

courthouse, registry of deeds, etc. Cumberland County Registry of Deeds

street & number 142 Federal Street

city, town Portland, _____ state Maine

6. Representation in Existing Surveys

title _____ has this property been determined eligible? yes no

date _____ federal state county local

depository for survey records _____

city, town _____ state _____

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Leonard Bond Chapman House of Portland, built between 1866 and 1868, is a well-designed and well-preserved example of the Mansard Style with Italianate detailing. The 2½-story house is of frame construction with clapboard siding, one internal brick chimney, bracketed cornice, 3-story facade tower and one-story facade porch.

The facade, which faces north-east, is dominated by the inset tower whose lower concave roof is of unusual proportions. Fenestration here, as throughout the building, is 2/2, beneath a denticulated cornice. All bays are covered by entablatured lintels. The entrance is in the first-story of the tower.

Another distinctive feature of the house is its porch, which consists of carved wooden posts supporting a bracketed cornice. The porch wraps around the north-east and north-west sides of the house, but in neither case covers an entire side. On the north-west side the porch is closed with windows. Essentially square in plan the house is asymmetrical with a projection to the left of the entrance.

A one-story carriage house in identical style is located in the rear.

8. Significance

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

Specific dates 1866-68 **Builder/Architect**

Statement of Significance (in one paragraph)

Leonard Bond Chapman, born in 1834 not more than a mile from his final residence on Capisic Street, achieved a remarkable reputation as an antiquarian, manuscript collector, and historian for his native city. After a number of years in the nursery business during which time he began his enormous collection of historical documentation, he retired to devote himself to historical and genealogical study and writing. He was an active member of the Maine Historical Society which published in its "Collections" numerous papers presented over the years by Mr. Chapman on many facets of Portland history. His last years were devoted to the arrangement, interpretation and binding of his documents. This invaluable body of source material was left to the Maine Historical Society and remains an important part of its holdings. Mr. Chapman died in 1915. His obituary in the Portland Argus eulogized him as follows: "He seemed to feel that it was his mission in life to make as secure as possible the past record of his native city, and well indeed did he labor to that end".

His house is an interesting example of an unusually stylized Mansard application. The decorative detail is extremely fine and the shape of the tower roof with its dramatic taper is unique in the area if not the state.

9. Major Bibliographical References

Portland Argus, March 3, 1915.
 Maine Historical Society, Collections, 2nd Series, various volumes.

10. Geographical Data UTM NOT VERIFIED

Acreeage of nominated property 1/4 ACREAGE NOT VERIFIED
 Quadrangle name Portland West Quadrangle scale 1:24000

UMT References

A	<u>19</u> Zone	<u>394955</u> Easting	<u>4834950</u> Northing	B	<u> </u> Zone	<u> </u> Easting	<u> </u> Northing
C	<u> </u>	<u> </u>	<u> </u>	D	<u> </u>	<u> </u>	<u> </u>
E	<u> </u>	<u> </u>	<u> </u>	F	<u> </u>	<u> </u>	<u> </u>
G	<u> </u>	<u> </u>	<u> </u>	H	<u> </u>	<u> </u>	<u> </u>

Verbal boundary description and justification

Assessor's Map 195, Lot B-54

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

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 January, 1980
 street & number 242 State Street telephone 207/289-2133
 city or town Augusta, state Maine 04333

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 *Eusebio S. Frutkin*
 title S.H.P.O. date 2/15/80

For HCERS use only
 I hereby certify that this property is included in the National Register

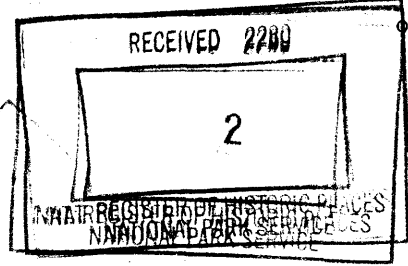
Bruce M. Dwyer date 4/29/80
 Keeper of the National Register

Attest: *Patricia Adams* date 4/21/80
 Chief, Administration

90000229

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 Chapman, Leonard Bond, House, Additional Documentation

other names/site number _____

2. Location

street & number 90 Capisic Street N/A not for publication

city or town Portland N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04102

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] 8/14/06
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: [Signature] Signature of the Keeper _____ Date of Action

- 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): Additional Documentation Accepted
- [Signature] 10-4-06

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

1 _____

6. Function or Use

Historic Functions

(Enter categories from instructions)

Current Functions

(Enter categories from instructions)

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN / Second Empire _____

Materials

(Enter categories from instructions)

foundation STONE _____

walls WOOD / WEATHERBOARD _____

roof ASPHALT _____

RUBBER _____

other CONCRETE _____

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

CHAPMAN, LEONARD BOND, HOUSE, ADDITIONAL DOCUMENTATION

CUMBERLAND COUNTY, MAINE

Section number 7 Page 2

The following documentation is intended to supplement the original nomination of the Leonard Bond Chapman House (NR 80000228) to the National Register of Historic Places. As originally formulated, Section 7 simply mentioned the existence of the carriage house, and did not acknowledge the existence of the Spring House, both of which are important components of the property.

DESCRIPTION

Carriage House, c. 1866-68

The carriage house is a 2 ½ story barn-like structure located east of the spring house and southeast of the main house. The building faces north and measures 26' x 32' under a clipped-gable asphalt roof. The mortared fieldstone foundation, which is entirely below grade on the north and east sides, is exposed on the south and west. The building is clad with weatherboards, trimmed with simple band molding around the windows and doors and has a frieze board under the slightly overhanging roof. Narrow, chamfered boards, with lambs' tongue stops, trim the corners of the building: these boards match those located on the main house.

The north facade of the carriage house contains two wooden, overhead garage doors unified under a decorative, projecting wooden lintel. In the second story are a pair of widely spaced six-over-six wood sash windows, while centered under the clipped gable in the uppermost half story is a wooden rosette window. The east side elevation contains a single window on each floor towards the north end of the wall, and a pedestrian door at the center. The west side elevation also has a pedestrian door that opens onto the terrace at the north end of the structure, as well as two windows on the second floor and a single window below. The rear of the structure is marked by a wide basement entrance flanked by three-light foundation windows, two six-over-six sash on the first floor, and a matching window at the attic level. On the second floor a pair of windows have been created by inserting two wooden storm windows, oriented horizontally, into the rear wall.

The first floor of the carriage house contains one large room with painted horizontal board sheathing, and a staircase to the second floor and cellar located against the middle of the west wall. The original floor is visible in places under a secondary layer of wood flooring, but not enough is visible to discern how this space was originally oriented when it housed horses and carriage. A plaster on lath ceiling has recently been removed leaving exposed joists overhead. Some plaster remains at the top of the staircase to the second floor.

The second floor is open with the exception of a staircase, closet and room all located in the northwest corner of the structure. The enclosed staircase, and the closet underneath, are both fitted with four panel doors, while the entrance to the northwest room has an extra-wide batten door. A hinged hatch opens to the first floor just inside the garage doors, and additional small hatches are found in the south end of the structure. With the exception of the small room, which is finished with

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

CHAPMAN, LEONARD BOND, HOUSE, ADDITIONAL DOCUMENTATION

CUMBERLAND COUNTY, MAINE

Section number 7 Page 3

painted horizontal sheathing boards, and contains a series of coat-pegs mounted on the walls, the remainder of the second floor has exposed studs and joists. Additional support is given to the single longitudinal carrying beam by a tie rod hung from one of the common rafters that supports the roof.

The installation of the garage doors occurred sometime between 1920 and 1980. As originally designed, and depicted in the History of Cumberland County, (1880) the facade of the carriage barn had a large batten door on the eastern side of the front wall. This door was topped with a semi-circular hay door, and the two were united by a single arched architrave. (This hay door would have been directly in front of where the second floor hatch door is located.) On the west side of the facade each story had a single six-over-six window. The ridge line of the carriage house, and the curbs of the mansard roof on both the main house and spring house were decorated with iron cresting.

Spring House, c. 1866-68.

Located immediately to the south of the main house is a one story structure currently referred to as the Spring House. The foot print of this building is small, only 14x15 feet, but it sits on a raised field stone foundation which is integrated into the southern face of the adjacent retaining wall/terrace,

As with the main house, the Spring House is clad with weatherboards and features a concave mansard roof. Chamfered cornerboards trim the corners and a wide frieze runs under the overhanging boxed cornice. This small structure lacks a prominent facade. The north elevation contains a single six-over-six replacement window in the easterly portion of the wall and a batten door to the west. The eastern elevation also contains a batten door in the north corner of the building. The remaining elevations both contain a pair of replacement six-over-six windows. The windows and doors are trimmed with narrow band moldings. The foundation is exposed on three sides, with the northern wall built into the retaining wall for the terrace. Both the east and west foundation walls contain low, wood batten doors into the cellar. The dirt floor of the cellar is lower than the surrounding exterior grade.

On the interior the Spring house Contains two rooms. An unpainted horizontal board wall encloses a small (approximately 5' x 7') room in the northwest corner. On one of these boards the phrase "Albion Leonard Chapman" is stenciled on the wood. The small room is accessed through a relatively recent interior door in the eastern section of the partition wall, as well as via the exterior door on the north wall. The floor in this room, while painted wood like the rest of the building, is newer than in the other room. While there is little to differentiate this space from the remainder of the building presently, it is likely that this space originally housed the privy. The remainder of the interior features a painted wood floor and newly sheetrocked walls and ceilings.

In addition to the cresting visible in the drawing in the History of Cumberland County, what appears to be a large birdhouse on a pole was mounted on the roof of the Spring House.

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.

Areas of Significance

(Enter categories from instructions)

Blank lines for entering Areas of Significance.

Period of Significance

Blank lines for entering Period of Significance.

Significant Dates

Blank lines for entering Significant Dates.

Significant Person

(Complete if Criterion B is marked above)

Blank line for entering Significant Person.

Cultural Affiliation

Blank lines for entering Cultural Affiliation.

Architect/Builder

Blank lines for entering Architect/Builder.

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.)

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:

Blank line for entering Name of repository.

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number 9 Page 2

BIBLIOGRAPHY

Kingsbury, Henry D. and Simeon L. Deyo, editors. Illustrated History of Kennebec County Maine. (New York: H.W. Blake and Company), 1892.

10. Geographical Data

Acreage of Property .58

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 9	3 9 4 9 3 8	4 8 3 4 9 4 5
	Zone	Easting	Northing
2	1 9		

3	1 9		
	Zone	Easting	Northing
4	1 9		

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, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 27 February 2006

street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132

city or town AUGUSTA state ME 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 _____

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

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

Note: The boundaries of this property have not changed, however, the acreage as provided in the original nomination was incorrect. The property contains .58 acres, not .25 acres.

BOUNDARY JUSTIFICATION

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number ____ Page ____

PHOTOGRAPHS

Photograph 1 of 2

Christi A. Mitchell

Maine Historic Preservation Commission

16 February 2006

North elevation carriage house and northeast elevations of Spring House; facing southwest.

Photograph 2 of 2

Christi A. Mitchell

Maine Historic Preservation Commission

16 February 2006

Interior, second floor of carriage house, facing northwest.