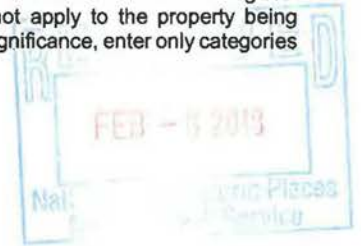


56.2227

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Rangeley Tavern
Other names/site number: Rangeley Inn and Haley Pond Lodge
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2443 Main Street
City or town: Rangeley State: Maine County: Franklin
Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title: <i>Kurt F. Mohnney, SHPO</i> MAINE HISTORIC PRESERVATION COMMISSION State or Federal agency/bureau or Tribal Government	Date <i>2/6/2018</i>
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title Government	State or Federal agency/bureau or Tribal

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

[Handwritten Signature]
 Signature of the Keeper

3-22-16
 Date of Action

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

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1 _____

1 _____

buildings

sites

1 _____

structures

objects

1 _____

2 _____

Total

Number of contributing resources previously listed in the National Register 0 _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC / Hotel

Current Functions

(Enter categories from instructions.)

DOMESTIC / Hotel

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS / Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: BRICK, STONE/Granite, Concrete;
Walls: WOOD/Shingles,Clapboards, ASBESTOS/Shingles; Roof: ASPHALT, METAL/Tin

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Rangeley Tavern is a three-story, "U" shaped, wood frame building that faces west across Main Street in Rangeley, Franklin County, Maine. The Tavern and associated Haley Pond Lodge sit on a four acre lot in the center of the small town which is surrounded by lakes and wooded hills. Main Street is a dense commercial area with Rangeley Lake to the west and Haley Pond to the east. The 1908 Colonial Revival style Tavern's rectangular main block has a hip roof, decorative cornice, symmetrical fenestration and one-story wrap around porch. A chimney rises above the roof near each front corner while large gable front wings project east from both the northeast and southeast rear corners of the main block. The wings are later additions to the 1908 block with the building reaching its present form in 1947. The building is predominately asbestos sided with some wood shingle and clapboard siding. A blacktop parking area extends from the street along the south side of the Tavern and continues east to the 1958 Haley Pond Lodge. To the north of the parking lot and between the buildings sits a non-contributing circa 1985 six bay pavilion structure. The non-contributing Haley Pond Lodge is a one and two story, "L" shaped, wood frame building that sits east of the Tavern on the shore of Haley Pond. The Lodge has a gable roof running south and west from the corner of its "L" shape. At the west end of the one-story building there is a thirty feet long, circa 1985 two-story addition. The roof has wide overhangs at the eaves with circa 2013 dormers added on the south and west side. Guest rooms in the Tavern have been remodeled, and some

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

alterations have occurred to the exterior though almost exclusively within the period of significance. The property retains a high level of all seven aspects of integrity.

Narrative Description

Setting

The Tavern and Lodge sit on a deep lot which stretches east from Main Street to the shore of Haley Pond, which forms the east and part of the north boundary of the property. Neighboring commercial buildings are north and south of the Tavern on Main Street. The lot is basically flat with mature trees at the north property line near the street and along south edge of the drive at the east end of the lot. The remainder of the lot is lawn with small trees scattered along the edges. The Tavern has a narrow front lawn at the Main Street façade with commercial buildings across the street and behind those lots to the west Rangeley Lake surrounded by forested hills. The long leg of the "L" shaped Lodge faces east on views of the smaller Haley Pond which is also surrounded by hills. The non-contributing pavilion is located between the Tavern and Lodge.

Rangeley Tavern - contributing

West Façade

The west facing façade of the Rangeley Tavern is dominated by a one-story wrap around porch that shelters the eight bays on the first floor and accentuates the thirteen symmetrical bays on the second and third floors. (Photo 2.) The porch has six bays created by paired square pillars sitting on shingled bases the height of the balustrade, which in turn are supported by painted brick foundations. Diamond lattice fills the area between the foundation piers. Each section of porch balustrade is made up of three sunburst patterns placed side-by-side. The sunburst is a pattern of eight equal triangles radiating from the center. (Photo 6.) A wide stair with a low pedimented roof fills the third bay. The porch's simple narrow cornice transitions to a low sloped hip roof with asphalt shingles. The windows in bays 1, 2, 6, 7 and 8 are large picture windows with two-light transoms. The fourth and fifth bays are six-over-six double-hung replacement windows. The wood entry door in bay three has a large central glass window with a small wood panel above and three panels below. The door has a bracketed cornice but the window trim and other door trim is simple flat stock.

Above the porch roof three bays of the wall project forward eighteen inches at the north and south end of the elevation. The slight projection occurs on the second and third story and is capped with a hipped roof. The thirteen symmetrical bays all contain six-over-six replacement windows with fluted side casings and plain corner blocks and head casing. Decorative cornices were installed in the 1990s that sit on top of the head casing. The eave has a narrow, closed cornice that follows the slope of the roof on the underside. Below the cornice applied heavy rafter tails give the impression of an open cornice. The roof low slope hip roof is asphalt shingled. An interior end chimney is visible above the roof at the north while an exterior end chimney is visible from the porch roof up at the south.

The north wing is attached at the northeast corner of the main block. Over half of the wing's west elevation is visible with the remainder sharing a common wall with the main block. The

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

gable front elevation is sheathed in asbestos shingles and has windows matching those of the main block. There are two at the first and third stories and three at the second story. A louvered vent is present in gable peak under the simple boxed cornice. Also visible is the clapboarded side of a shed roof dormer on the north side of the steep pitched roof. This wing was originally a separate building to the north. It was built ca. 1890 as a store and boarding house. It was moved to its present location between 1922 and 1934 and maintains its appearance from that date.

The south wing is connected to the southeast corner of the main block corner-to-corner with most of the gable front west elevation visible. (Photo 2.) The first floor has three bays in what appears to be an enclosed porch. The enclosed porch and finishes were added in 1947 when this wing had a story added and was extended to the east. The center bay is a projecting entry vestibule with a gable front roof. Pilasters at the corners frame the three-panel and twenty-eight light door. The three part window bays on either side are made of eight-over-eight double hung windows flanking a large fixed pane. The wall finish below the window sills is a stone veneer in a random laid pattern. The remaining wall finish is faux log cabin siding. The asphalt shingled roof has a low slope and simple cornice. The second and third floor each have seven bays of windows like those described on the main block. The first bay on the second floor is a small four-light window while remaining bays are nine-over-nine. The first and fifth bay at the third floor are four-light while bays two, three, six and seven are six-over-six and the fourth bay is a pair of twelve-light sash side-by-side. At the attic level is a pair of louvers framed like the other windows. The siding is asbestos shingles from the porch roof to the peak of the moderately pitched roof which is finished with a simple boxed cornice.

South Elevation

The south elevation is dominated by the south wing while the south wall of the main block is also visible at the west. (Photo 1.) The three-story south wing shows a narrow band of the concrete foundation with wood clapboards on the first floor and asbestos shingles at the second and third floors. A simple cornice with moderate overhang transitions to the standing seam metal roofing. A one-story one bay addition at the west is in line with the south elevation of the wing. The window and finishes are like those described of the enclosed porch at the south wing's west elevation. The first floor of the remainder of the wing has a centered double door entry with a hip roof portico. To the east are three window bays and attached to the end of the wing an open, roofed stair system as a secondary exit. The entry is three steps up to a low deck with Doric columns supporting the roof. The modern double doors have a panel below and single light above. Each window bay has a large central pane flanked by one-over-one double-hungs and topped by a four-light transom. The second floor has five bays of paired windows that otherwise match those described on the main block façade. The third bay is centered over the entry with three bays to the east and two to the west which are nearer the center. The third-story has seven symmetrically placed bays. The first five windows are sliders with two twelve-light sash. Bays six and seven are paired double-hungs as on the second floor. A brick chimney projects from the roof at mid-slope between the first and second bays of the third floor. The south elevation of the main block shows an access ramp to the south end of the porch. The remainder of the porch wrapping to the east is enclosed and finished with a log cabin siding like the enclosed porch on the south wing's west elevation. A brick chimney rises above the porch roof at the west corner of the block with three bays at second and third floors.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

The first two windows on each level match those on the façade. The third bay windows are smaller versions that match in other details. Other features are as on the façade.

East Elevation

The East elevation shows the south and north wings at either side in the foreground with the main block centered between in the background. (Photo 5.) The south wing has a one-story gable front addition projecting east ward at the south of center. There is a single double door centered in the clapboard wall. (Photo 4.) To the south and above this addition the exit stair rises to the second floor. The 2013 stair is open to the weather with an asphalt shingled shed roof. To the north of center a smaller gable front addition projects with a single light steel door to the north of it. Above these at a first-floor mezzanine level are a two-light sliding window and a pair of six-over-six double-hung windows. At the second floor, north of center is a sliding door leading to a cantilever balcony. The third story has four bays. The first bay is a single six-over-six double-hung the remaining bays are paired windows of the same style. The gable wall has a centered louver opening. There is a narrow one-story shed addition to the north of this wing. It has an overhead garage door with a two-light window above. The wall is shingle sided with simple trim. Other details for this elevation are as described for the south.

The north wing has an exposed concrete foundation at the north corner with flush double doors providing access to the basement level. (Photo 5.) Above the foundation, the wall is covered in wood clapboards to the peak of the steeply pitched roof. The first and second story each have four bays. A modern nine-light steel door is centered in the wall at both levels but at bay two on the first floor and bay three on the second floor. All windows are six-over-six double-hung with larger windows in bays one and four and smaller windows in bays three and two. The third-story under the raking eave has five boarded over window openings. A louvered vent is at the peak of the wall. The south two-thirds of the elevation has an exterior exit stair constructed of dimensional pressure treated lumber. The 2013 stair has a shed roof over it but is otherwise open to the weather.

The east elevation of the main block is at the end of a "U" shaped courtyard. The elevation shows three stories with a partially exposed rough granite foundation wall. Each floor has five bays with an additional bay at the intermediate level between floors reflecting the location of the interior stairway. The basement has two boarded window openings south of the entry door. Beyond this from south to north there is a six-light window, another boarded opening and an exterior exit. The entry is at the ground level with a six-over-six double-hung window to the south of the one-light panel door. A hip roof supported by square posts shelters the entry. Above the entry at intermediate floor heights are paired six-over-six double-hung windows, each with a one-light transom above. At the first floor the southernmost two bays are picture windows with two light transoms above. The three bays north of the entry are six-over-six double-hung windows. The second and third story each have single double-hung windows in the same pattern. Other finishes on this elevation are like the west elevation.

The courtyard elevations of the wings face north and south but are described here as part of the courtyard. The north elevation of the south wing is three stories tall with an exposed concrete foundation devoid of openings. (Photo 5.) The east half of the first-floor wall is a shed roofed extension with the roof sloped north. The unbroken wall plane is wood shingled with the

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

asphalt shingled roof above. To the west of the addition, two sheet metal commercial kitchen exhaust ducts exit the building and run up the sidewall terminating two feet above the eave. Another sheet metal box vent is present further west with a single double-hung window near the inside corner with the main block. The second and third stories have seven bays. The first six bays are paired six-over-six double-hung windows. The final bay is a single double-hung. The exterior wall siding is asbestos shingle with other features like the opposite side of this wing.

The south elevation of the north wing has a concrete foundation wall with asbestos siding above to the eave. (Photo 4.) The roof and shed dormers are asphalt shingled. The first story has nine bays. The first, fourth, fifth and eighth bays have smaller windows than the other bays. All windows on this elevation are six-over-six double-hung sash with uniform header height. The second story has eight bays with two smaller window in the fifth and sixth bays. The second bay window is lower due to an interior staircase. Five shed dormers with one window each light the third story. They have wood clapboards on their sidewalls.

North Elevation

The north elevation consists of the north wing and the main block to the west. (Photo 3.) As mentioned previously, this wing was originally built circa 1890 and moved to this location between 1922 and 1934. The basement level of the north wing is largely visible due to the sloping grade. A low concrete foundation is surmounted by wood clapboard siding at the basement level with asbestos shingles at the first and second stories. Above the roof eave, there are five shed dormers matching those on the opposite elevation. The basement level has five bays with boarded over window openings. The first story has eleven bays and the second story nine bays of mixed large and small windows like the opposite elevation of this wing. Bays three, four, nine and ten on the first story and bays two, three, six and seven on the second story are smaller windows. The main block to the west at this elevation is set back to the south from the corner of the wing. The general features on this elevation of the main block are similar to the façade. The wraparound porch has been enclosed in the east two bays but otherwise maintains the appearance of the open west bay. Both bays are enclosed with flat boarding behind the balustrade and a large picture window set in a wood shingle sidewall between the columns of each bay. The second and third stories have three bays of double-hung windows with a brick chimney rising above the roof between the western two bays.

Interior

The main entry on the west façade opens into a small foyer which in turn opens into the hotel lobby to the northeast with the reception desk directly east. Further to the north is a reading room created by the enclosed porch. A central hall runs south of the lobby with the reception desk, reception office and main stair to the east. West of the hall is a sitting room. The large dining room lies south of the central hall. (Figure 2.)

The lobby and other public spaces on the first and second floor of the main block have clear finished birch and spruce woodwork. Windows and doors have simple moldings. The walls are wainscoted and capped with a wide chair rail. Boxed beams run the width of the lobby north to south and are supported by Doric columns at mid-span. (Photo 10.) Wide elliptical arches frame the reception desk and the entry from the lobby to north wing. The arches are also wood

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

trimmed while the wall and ceilings are plaster or wall board that is painted or papered. (Photos 11 and 12.) The floors are oak strip flooring finished to blend with the wall trim in color. Doors on this level and through the public spaces are made of four to six horizontal panels. The lobby fireplace is on the north wall and is red brick with a semi-circular arched opening of decorative brick. The dining room is similarly finished although the wood columns are square in cross section and the boxed beams and ceiling they support are tin. (Photo 14.) The wainscoting and other trim matches the lobby and other main block spaces like the central stair. (Photo 13.)

In the southeast corner of the dining room, a doorway leads south to the tavern space in the west end of the south wing and another door leads east to the modern commercial kitchen along the north side of the south wing. The tavern space is divided into a lower section along the west and an elevated section to the east. The lower section has a carpeted concrete floor with painted paneling walls and a plasterboard ceiling. (Photo 15.) The raised section represents the remnants of the 1877 building to which the main block was added. This space has a low tin ceiling with an exposed post and beam frame. The stone fireplace and other details generally date to the 1950s era alterations. (Photo 16.) The east half of the wing is a large function room with a drop ceiling, plasterboard walls, carpeting and simple painted wood trim. (Photo 17.) This space and the two floors above were greatly expanded in 1947 to their current configuration.

The first floor of the north wing and the second and third floors of the main block and both wings are double loaded corridors. (Photo 18.) See Figures 3 and 4 for second and third floor plans which are generally identical. The north wing is undergoing a general repair and upgrade of the finishes without change to the existing plan. This work is similar to updates to the south wing in 2013. Rooms throughout have a typical hotel appearance aside from historic six panel doors and light natural finished casings on doors and windows. (Photos 19 and 20.) Where baths have been inserted, the trim and doors are modern and all wall finishes appear as modern painted or papered drywall. (Photos 21 and 22.) The central halls in the main block second floor retains original wainscoting, doors and trim. (Photo 24.) Other halls typically have light finished baseboard and crown molding but are otherwise finished with carpet and painted drywall. The third floor is not open to the public at this time for fire safety reasons. The rooms were generally updated in the 1950s (Photos 25 and 26.) with some third floor rooms updated again in the 1980s. (Photo 27.)

Haley Pond Lodge – non-contributing

Exterior

The one-story section of the lodge was constructed in 1958 with an “L” plan. All rooms are accessible from the exterior parking lot to the southwest. The longer, eight unit, south leg of the “L” plan is gable sided with broad eaves at the west and applied roof dormers over the entry doors. (Photo 7.) The east side has an eight-foot overhang which creates a porch the length of the building which overlooks Haley Pond to the east. (Photo 8.) Dividing walls are inserted to create private porch space for each unit. The exterior for the building is wood clapboards with simple flat trim at windows, doors and corners. The 2013 roof dormers have wood shingled gable fronts and the roofing is asphalt shingles. The doors on the west are

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

stamped steel while the windows are one-over-one double-hung. The east doors are multi-light steel doors and windows are three part casements with the central sash fixed. The porch roof on the east is supported by square columns that hold a simple balustrade made of square stock. A lattice skirt covers the elevated foundation as the grade drops off to the east and the pond. The shorter length of the "L" has the same details and finishes. It has four one-story units and a two-story addition to the west end that is four units, two up and two down. (Photo 9.) This section also faces the pond which wraps around the lot the north and east sides of the lot. The two-story section was added circa 1985 and its porches were added in 2013.

Interior

All rooms in the lodge are accessed primarily from the south and west elevations. (Figure 5.) There are secondary doors at the north and east elevations which open onto the previously mentioned porch. Room plans are generally identical with every other room a mirror image in plan. The plans are flipped to allow back-to-back bathrooms concentrating plumbing infrastructure. Each room has a small entry foyer created by the cube of the bathroom walls. The bathroom is along the shared wall with the remainder of the space an open room. The variation from this plan is the corner room and next room west in the short leg of the plan. These rooms are configured as a suite with a single shared bath. Window and door casings are flat stock with corner blocks. The crown and base moldings are typical mid to late 20th century colonial profiles. All trim is painted. All Interior finishes were updated in 2013 with new paint, carpet and bathroom fixtures. Seven rooms were completely gutted at this time.

Pavilion Structure – non-contributing

The six-bay pavilion structure was built circa 1985. It was constructed on an earlier concrete slab. The open structure of braced heavy sawn timber supports the gable roof. (Photo 9.) The structure is two bays wide at the gable end and six bays across the eaves. The north end wall and first side wall bays are sheathed in vertical boards. The remainder of the structure has open side walls and utilitarian finishes.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

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.)

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

RANGELEY TAVERN

FRANKLIN COUNTY, MAINE

Name of Property

County and State

Areas of Significance (Enter categories from instructions.)

ENTERTAINMENT / RECREATION

Period of Significance

1908-1968

Significant Dates

circa 1925

1947

1958

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

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller & Mayo Architects 1907-1926)

Hoar, Anson (1856-1926), builder

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Rangeley Tavern in Rangeley, Franklin County, Maine was constructed in 1908 on the site of an earlier hotel which was moved in 1895. Designed by the Maine architectural firm of Miller and Mayo, the three-story Colonial Revival style building with wraparound porch overshadowed a small two-story section of the earlier hotel that remained on the site and was incorporated into the Tavern. The Rangeley Lakes region was and remains a tourist destination centered on outdoor pursuits, particularly fishing. The Rangeley Tavern is significant under Criterion A for Entertainment / Recreation for its association with north woods Maine tourism. The 1908 building was designed as a complete unit ready to meet the tourist needs of its day. The main block retains the distinctive original porch, cornice and fenestration patterns, but just as many other hotels of the region, the Tavern adapted to meet increased tourist volumes and their changing needs. The added and altered wings and the 1958 Haley Pond motor lodge visibly reflect the property's adaptation to tourism while retaining the original design and elegance of the main block. The period of significance extends from 1908 when the Tavern was built until 1968 which represents fifty years prior to the present. Although the addition of the wings has changed the appearance of the building, the property conveys both its original hotel design and adaptations to meet changing developments in tourism. The property retains high levels of all aspects of integrity. While there is some loss of materials and workmanship in secondary spaces, public spaces retain a high degree of all seven aspects of integrity.

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

The town of Rangeley originated as a small farming community first settled by Luther Hoar and family in 1817. While Hoar was the first permanent European settler in the area, the surrounding 30,000 acres including those settled on by Hoar were owned by James Rangeley.¹ Rangeley settled in the area in 1825, and the area has been known by his name since. The small settlement grew to 238 people by the 1860 census. The population farmed, logged, and generally lived a subsistence lifestyle. The abundance of local fish and game was an important component to early settlers' diet but would come to define the area.

In 1860 Henry Stanley and George Page visited Rangeley on a fishing trip. Impressed with the fishing Page returned several years later, but this time took home several large fish packed in ice. He presented these to New York newspaper men who were also avid fishermen resulting in newspaper stories about the abundant and large brook trout in Rangeley.² Word of good fishing had reached larger east coast population centers, but the fishermen still had to get to

¹ Edward Ellis. *A Chronological History of the Rangeley Lakes Region*. (Trevose, PA: Brook Trout Press, Inc., 1983), 7.

² Stephen A. Cole. *The Rangeley and Its Region*. (Gardiner, ME: Tilbury House Publishers, 2007), 12

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

Rangeley which was a twenty-mile stage ride from the Phillips train station. Even without easy access to the area many came as indicated by the founding of the Oquossoc Angling Association in 1868 to the northwest of the Tavern.³ Oquossoc was a private club with individual member cabins surrounding a main lodge. This type of camp organization whether public or private was a common type of summer lodging in the area. By 1871 there was a hotel in Rangeley. Hinkley's Hotel burnt in 1876, but by 1877 John Burke had replaced it with the Rangeley Lake House at the same location which was the future site of Rangeley Tavern.⁴ With a population of 313 in 1870, the camps and hotels being established were developed to cater to the seasonal fishermen.

The narrow-gauge Phillips and Rangeley Railroad opened in 1891 making travel into the area much easier. Previously a stage coach ride was required to reach the hotels in Rangeley and a steamer across the lake to the Oquossoc House or other hotels and camps on the lake. This narrow-gauge line connected to Farmington where service connected to the existing standard gauge Maine Central Line. Even with much lower initial infrastructure costs than a standard gauge railroad, ridership and transport did not support the line as expected; however, the movement of goods and tourists greatly impacted the town with population rising from 616 in 1890 to 961 in 1900. At the same time the number of hotels, camps, stores, and guides also increased. From 1887 to 1900 the number of hotels and camps increased from five to nine and the number of stores increased from six to ten. No guides were listed in the 1887 Register but forty-nine are named in 1900.⁵ The Phillips and Rangeley line was combined with the larger Sandy River and Rangeley Lakes Railroad in 1908. That line ran until 1926 when the population had exceeded 1,000 and the numbers of hotels and camps increased to seventeen. By the time the railroad ceased operation, automobile ownership and well maintained roads were becoming common. The shift from rail service to auto travel did not lessen the number of visitors, but it changed the patterns and timing of their visits and accommodations.

The Rangeley Lake House of 1877 was purchased by John and Ella Marble in 1886. In 1895 ownership was reorganized into the Rangeley Lake Hotel Company with John as President. With additional capital, the building was moved to the southwest nearer the shore of Rangeley Lake. Only a small section of the building was left on the original lot. That two-story section was incorporated into the Rangeley Tavern in 1908. The Rangeley Tavern Corporation with W.S. Marble as President hired Miller and Mayo Architects of Lewiston, Maine, to design the three-story forty room building. Over time the Tavern was added to and enlarged just as its predecessor the Rangeley Lake House was doing in its new location. With easy access by train and continued good fishing, tourism increased and rooms were in demand. By 1921, hotels listed in the Maine Register had doubled from ten years before. The hotels typically had expansive porches wrapping around the large multistory resorts which dwarfed other buildings around the small town. Lodging options in the area also included camps with a large common lodge and detached individual cabins, private single cabins, and boarding houses. Although on the smaller side, the Tavern reflects the grand resort hotel particularly with the added Ellis wing to the north and the tavern wing to the south.

³ Cole, *The Rangeley and Its Region*, 16.

⁴ Ellis, *A Chronological History*, 25.

⁵ Maine Register, various years.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

The Tavern was designed as a rectangular block but incorporated a small remnant of the Rangeley Lake House as a support wing to the south. The older two-story dwelling with its own one-story ell provided additional rooms, kitchen space and staff housing. The two-story Ellis wing was a separate free standing building in 1908 when the Tavern was built. It had commercial space on the first floor and boarding rooms on the second and third floors and sat on the lot north of the Tavern. In 1914 the Tavern was acquired by Nathan Ellis. When he died in 1917 his sons continued to operate the hotel. To expand their occupancy, they acquired the building to the north and attached it to the Tavern with an enclosed hall at the rear corners. The upper boarding house rooms easily expanded the Tavern's lodging capacity. By 1934 the building was moved to its current location as the north or Ellis wing of the Rangeley Tavern. The addition reflects continued growth in tourism in the area and a common response to increasing demand for rooms. The addition of wings or ells was also seen in the larger older Rangeley Lake House. While the presence of the railroad only lasted until 1926, increased auto traffic continued to bring guests to the region and shape tourism. The Tavern remained in this configuration until 1947. After the depression and World War II, many large resort hotels suffered as automobile travelers often opted for motels, cabins or motor courts. The once numerous hotels in the Rangeley area began to suffer from neglect or fire after this period.

The Tavern was purchased in 1944 by Calix and Mimi Blouin who greatly increased the size of the south wing in 1947. A large function space with modern kitchen was added on the first floor and twenty-eight new rooms on the second and third floor. The first-floor space from the earlier 1877 wing was converted to a bar and grill. In two 1950s era brochures, the renamed Rangeley Inn advertises itself as, "Maine's Most Up-to-Date Resort Hotel." Highlighted in the brochures are ample parking, onsite dancing and plays in the function room, hiking, tennis, golf, riding, boating and fishing. Prices are given as daily rates with no mention of special weekly or monthly rates indicated in earlier brochures. The more mobile auto travelers opted for shorter stays in one location.

The Blouin's next major change was the 1958 construction of the Haley Pond Lodge to the east as a further accommodation to auto tourism. A circa 1965 brochure continues to highlight outdoor activities and the absence of hay fever in Rangeley. It also highlights the then relatively recent development of skiing in the area at Saddleback and Sugarloaf. The photos highlight the new motor lodge, scenic drives and skiing. This brochure includes all the earlier enticements while further accommodating auto tourism and new pastimes like skiing. While the property has maintained its function as a hotel for 110 years, its significance lies in the main blocks evocation of the early period of grand resort hotels while at the same time conveying the evolution of tourism to accommodate automobiles, skiing, and shorter stays.

The hotel represents a once common resource type that is now scarce. Throughout the 1910s and 1920s around fifteen hotels are listed each year in Rangeley in the Maine Register. Most have burned, fallen down or been pulled down. Of those few remaining, the Rangeley Tavern is a comparatively intact example with relatively little alteration outside the period of significance.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

Developmental history/additional historic context information (If appropriate.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Cole, Stephen A. *The Rangeley and Its Region*. Gardiner, ME: Tilbury House Publishers, 2007.

Ellis, Edward. *A Chronological History of the Rangeley Lakes Region*. Trevese, PA: Brook Trout Press, Inc., 1983.

Franklin County Registry of Deeds. Farmington, Maine.
<http://www.franklincounty.maine.gov/registry-of-deeds> accessed November 28, 2017.

Lindsell, Robert M. *The Rail Lines of Northern New England*. Pepperell, Massachusetts: Branch Line Press, 2000.

Maine Register, State Year-Book and Legislative Manual. Portland, Maine: Publisher varies by year: Edmund S. Hoyt; Hoyt, Fogg & Donham; Fred L. Tower Co.; or Grenville M. Donham. Various years 1888 to 1959.

Priest, Gary. *The Gilded Age of Rangeley*. Maine. North Reading, MA: G. Priest, 2009.

Priest, Gary. *History of Rangeley Hotels and Camps*. Rangeley, ME: G. Priest, 2003.

Sanborn Map Company. *Rangeley, Maine, 1908, 1922, 1934*. New York, NY.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 364-0090

10. Geographical Data

Acreage of Property 4.3

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

- NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 19 | Easting: 370678 | Northing: 4980248 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located on the parcel described by the Town of Rangeley tax map 37 lot 109.

Boundary Justification (Explain why the boundaries were selected.)

The boundary described above represents the current and historic extent of the Rangeley Tavern property.

11. Form Prepared By

name/title: Michael Goebel-Bain / Architectural Historian
organization: Maine Historic Preservation Commission
street & number: 55 Capitol Street
city or town: Augusta state: Maine zip code: 04333
e-mail: michael.w.goebel-bain@maine.gov
telephone: 207 287-5435
date: December 6, 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Rangeley Tavern

City or Vicinity: Rangeley

County: Franklin State: Maine

Photographer: Michael Goebel-Bain

Date Photographed: November 2, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0001
View of main block and south wing façade and south elevations, facing northeast.
- 2 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0002
View of main block and south wing façade, facing east.
- 3 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0003
View of north wing, facing south.
- 4 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0004
View south wing south and east elevations with south wall of north wing at right, facing northwest.
- 5 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0005
View of east elevations, facing west.
- 6 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0006
View of porch and front entry, facing north.

RANGELEY TAVERN

FRANKLIN COUNTY, MAINE

Name of Property

County and State

- 7 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0007
View Haley Pond Lodge west elevation, facing east.
- 8 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0008
View of Haley Pond Lodge east and north elevations, facing southwest.
- 9 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0009
View of Haley Pond Lodge south elevation and pavilion at left, facing north.
- 10 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0010
View of lobby, facing northwest.
- 11 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0011
View of archway to north wing with reading room at right, facing east.
- 12 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0012
View of front desk, facing east.
- 13 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0013
View of main stair at first floor, facing northeast.
- 14 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0014
View of dining room, facing northeast.
- 15 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0015
View of lower level in south wing, facing south.
- 16 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0016
View of tavern room, facing west.
- 17 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0017
View of function room, facing east.
- 18 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0018
View of main block second floor hall, facing north.
- 19 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0019
View of south wing second floor room, facing south.
- 20 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0020
View of south wing second floor room, facing south.
- 21 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0021
View of south wing second floor gathering space, facing northwest.
- 22 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0022

RANGELEY TAVERN

FRANKLIN COUNTY, MAINE

Name of Property

County and State

View of updated south wing second floor room, facing south.

23 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0023
View of main block second floor room, facing east.

24 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0024
View of main stair from second floor, facing east.

25 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0025
View of main stair from third floor, facing east.

26 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0026
View of main block third floor room, facing southeast.

27 of 27 ME_FRANKLIN COUNTY_RANGELEY TAVERN_0027
View of south wing third floor room, facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State



**RANGELEY TAVERN
FRANKLIN COUNTY, MAINE
2 JANUARY 2018**

UTMs NAD 83 19/ 370657 / 4980272

1000 0 1000 2000 3000 4000 ft

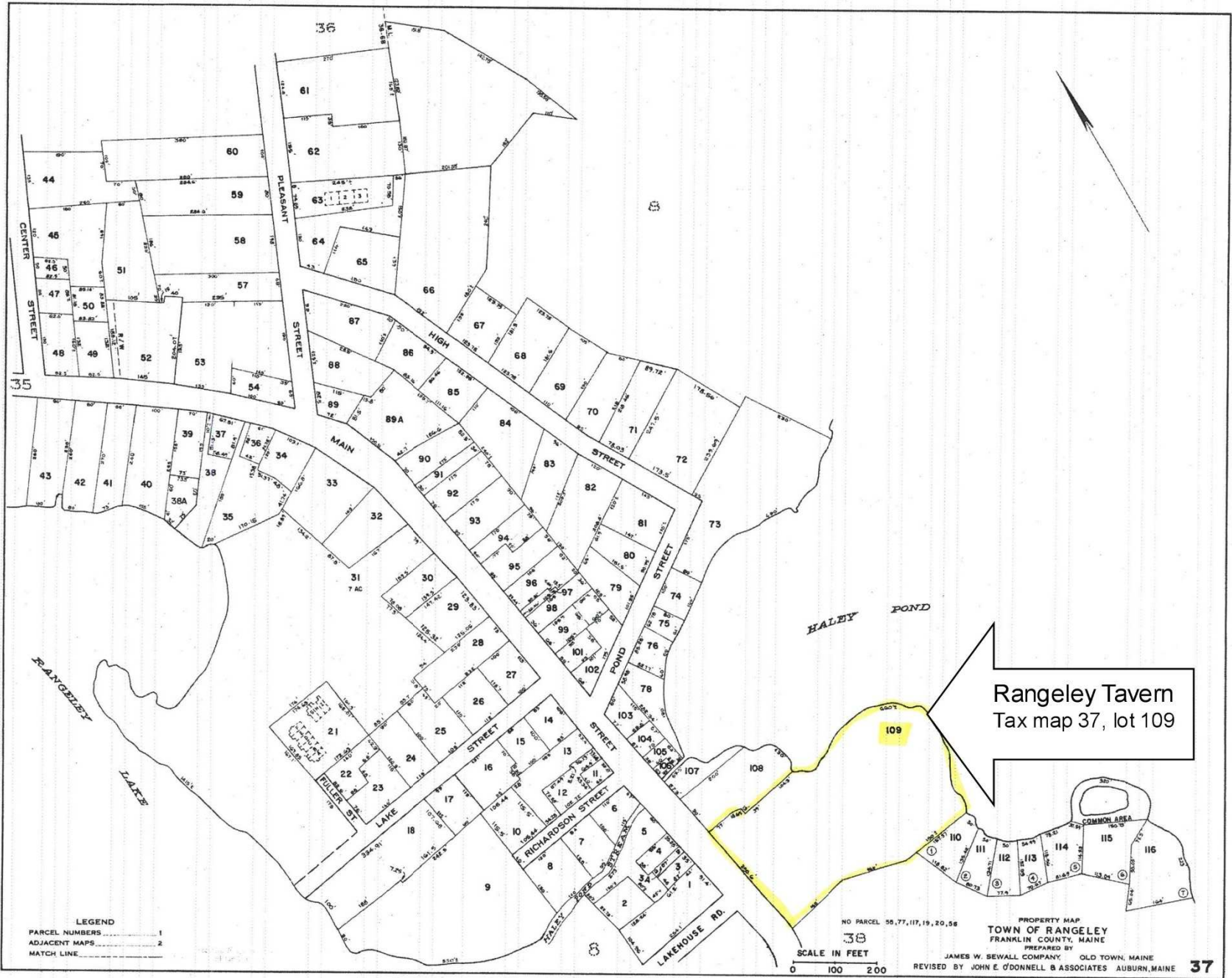


RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State



RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State



Figure 1 Google Earth location map

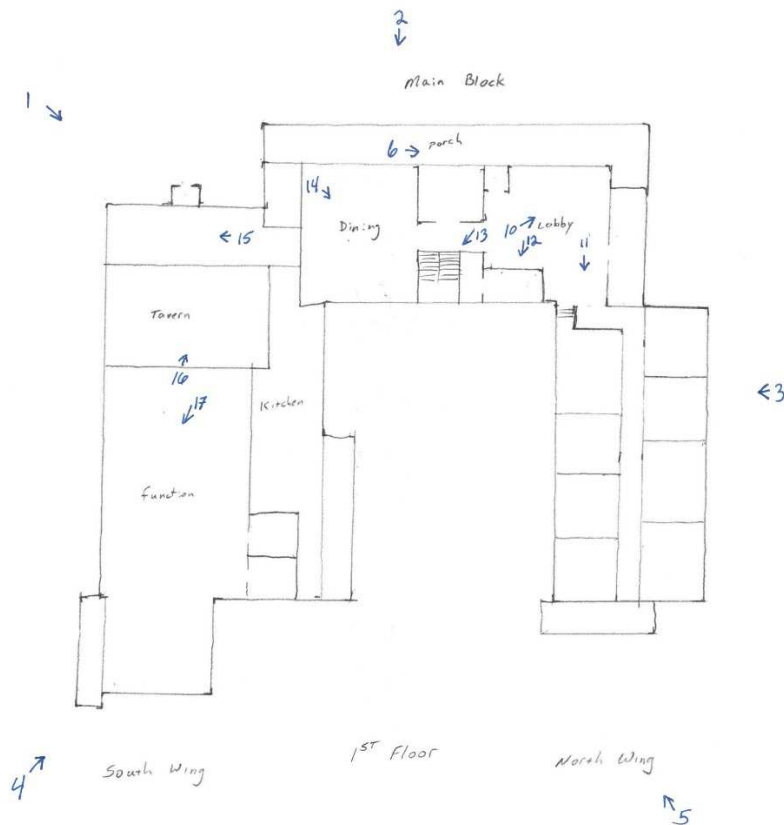


Figure 2 Tavern first floor plan and photo key. Arrows show direction camera was facing.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State

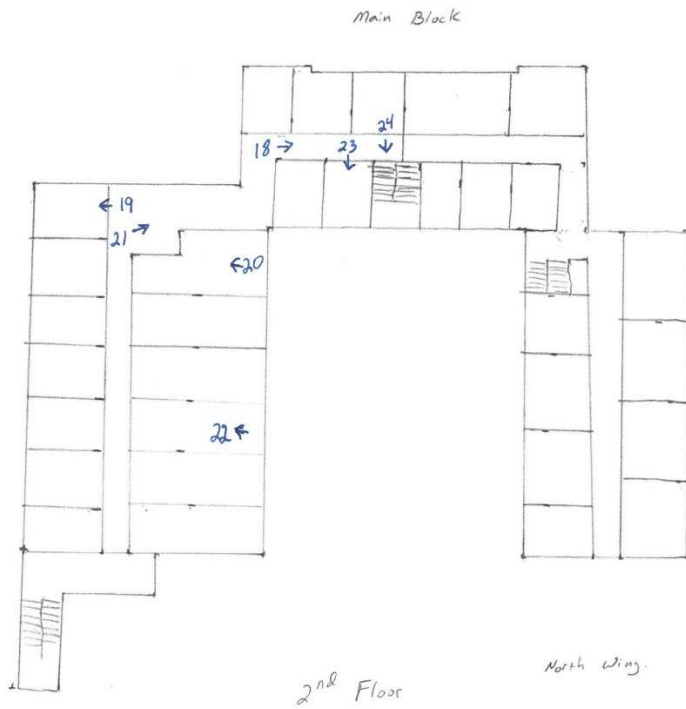


Figure 3 Tavern second floor plan and photo key.

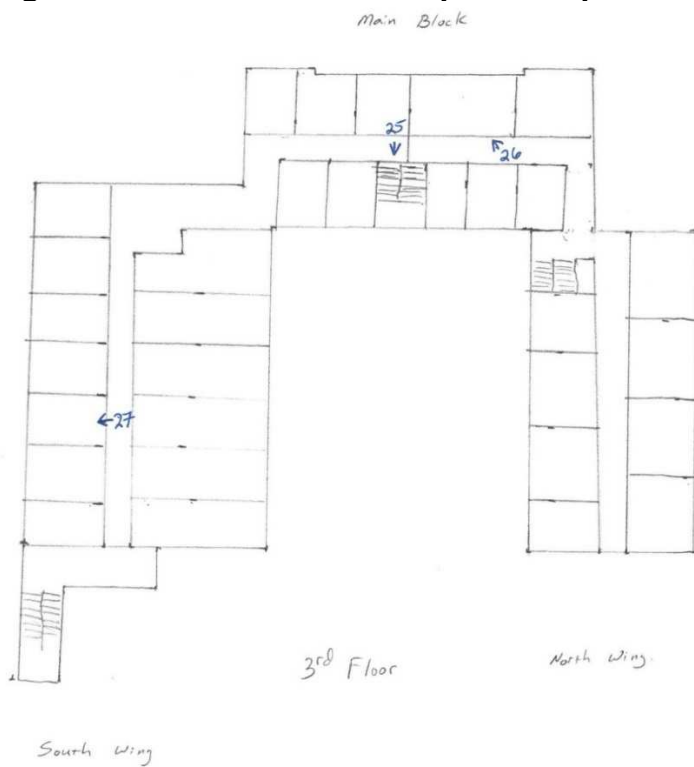


Figure 4 Tavern third floor and photo key.

RANGELEY TAVERN

Name of Property

FRANKLIN COUNTY, MAINE

County and State



Figure 5 Haley Pond Lodge floor plan and photo key.



THE HOTEL

YES

Hotel



RANGELEY INN

LAKE HOUSE #1



































OFFICE



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Discipline

Telephone Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR



KIRK F. MOHNEY
DIRECTOR

6 February 2018

Edson Beall
National Register of Historic Places
Mail Stop 7228
1849 C Street NW
Washington, DC 20240

Dear Mr. Beall:

Enclosed please find three National Register nominations for properties in the State of Maine.

Southgate Farm, Cumberland County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for the Southgate Farm to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

Rangeley Tavern, Franklin County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for the Rangeley Tavern to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

The Herbert, Franklin County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for the Herbert to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-5435.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.