

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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SEP 26 1994

INTERAGENCY RESOURCES DIVISION

This form is for use in nominating or requesting determinations for individual properties and districts. ~~NATIONAL PARK SERVICE~~ 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 Hinckley Hill Historic District

other names/site number _____

2. Location

street & number Both Sides of Main Street, Roughly
from #305 to #326 N/A not for publication

city or town Calais N/A vicinity

state Maine code ME county Washington code 029 zip code 04619

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.)
Edward J. Sturdevant SHPO 9/21/94
Signature of certifying official/Title Date
Maine Historic Preservation Commission
State of 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 the 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
Signature of the Keeper

Entered in the Date of Action
National Register 10.28.94

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	
8	2	buildings
		sites
		structures
		objects
8	2	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

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Gothic Revival
Italianate
Greek Revival

Materials

(Enter categories from instructions)

foundation Stone/Granite
walls Wood/Weatherboard
roof Asphalt
other

Narrative Description

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

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 grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning and Development

Period of Significance

c. 1820-1944

Significant Dates

c. 1820

c. 1850

c. 1875

Significant Person

(Complete if Criterion B is marked above)

Eaton, George H.

Cultural Affiliation

N/A

Architect/Builder

Stead, Matthew, Architect

Rockwood, J. C., Architect

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:

10. Geographical Data

Acreage of Property Approximately 12

UTM References

(Place additional UTM references on a continuation sheet.)

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

3	1 9	6 3 6 0 5 0	5 0 0 4 5 6 0
	Zone	Easting	Northing
4	1 9	6 3 6 2 0 0	5 0 0 4 7 8 0

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date July, 1994

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

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

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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 Projects (1024-0018), Washington, DC 20503.

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Continuation Sheet**HINCKLEY HILL HISTORIC DISTRICTWASHINGTON, MAINESection number 7 Page 2

The Hinckley Hill Historic District is a linear area of approximately twelve (12) acres located astride the eastern end of Main Street in Calais. It is comprised primarily of a group of frame residential buildings erected in the third quarter of the nineteenth century, as well as several twentieth century dwellings. There are eight (8) contributing resources and two (2) non-contributing properties.

The district contains a significant proportion of the community's most notable and well preserved mid-nineteenth century residential architecture. Its earliest house is a c. 1820 one-and-a-half story cape (4) which exhibits typical characteristics of Federal period Maine dwellings including its symmetrically composed five-bay facade with its central entry surmounted by a louvered fan. Nearly a generation passed before the Greek Revival style King house (1) was built. While it preserves the side gable orientation of its predecessor, it introduced important new features including its long first story windows and "back hall" plan.

Between about 1850 and 1855, a group of three Gothic Revival style houses (8, 9, 10) were built on adjoining lots on the north side of Main Street. This noteworthy trio exhibits many of the important characteristics of the style including steeply pitched gable roof and dormers, and a variety of sawn decorative woodwork on porches and eaves. The exuberant Gothic Revival style was out of fashion by the time of the construction of two extant Italianate houses (2, 3) in the early 1870s. Both utilize a low hipped roof on a nearly square main block and brackets under their wide eaves. The Newton house (3) is particularly distinguished by its use of quoins, two-story bow windows, and flush sheathing.

The last historic building erected in the district is a gambrel roofed Colonial Revival style dwelling (6) that accurately represents a popular early twentieth century house form. More recently additions to the district include a modest one-story house (5) and a newly built two-story structure (7).

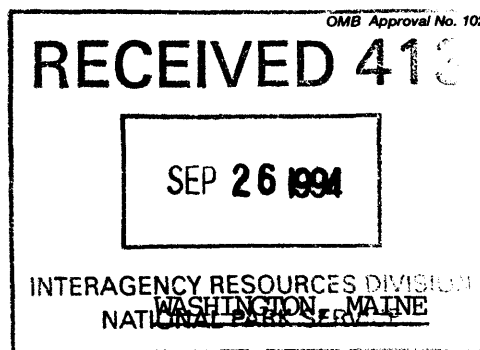
In addition to the buildings, the district's physical appearance is shaped by the large lots and deep setbacks which are relatively uniform throughout. The topography further defines the district's character by virtue of the fact that the elevation rises from west to east by about twenty feet and slopes downward south to north by nearly seventy feet. Thus, where the houses on the south side of Main Street have terraced lots, those on the north side are on leveled lots below the street elevation (these lots have steep slopes down to the St. Croix River). Landscaping varies widely throughout the district with bushes and low foundation plantings being the most consistent feature. There is a mix of mature evergreen and deciduous trees.

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HINCKLEY HILL HISTORIC DISTRICT

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INVENTORY LIST

**1. Gilman D. King House, c. 1850 - C
305 Main Street**

The King house is a two-story, two-bay frame dwelling whose gable roof is oriented parallel to Main Street. It is sheathed in aluminum siding and has a granite block foundation. Like several houses of this period in Calais, the entry is located on one gable end, thereby leaving the street elevation with windows only. In this case they consist of a pair of long nine-over-six sash on the first story and slightly smaller ones above. Wide corner pilasters rise to the entablature, and a center chimney punctuates the roof ridge. The two-bay south gable end features a pedimented entrance porch at the southwest corner with a flanking nine-over-six window. There are two windows on the second story as well as a pair in the gable peak. This fenestration pattern is repeated on the north side where a short two-story ell projects to the rear. A longer one-story kitchen ell extends from this block.

This house was the home of Gilman D. King, a prominent businessman during much of the nineteenth century. He was the father of both Minerva King Horton Swan, who is connected to No. 233 Main Street as well as having married one of the city's early physicians, Dr. Swan, and Willard B. King, who lived on Main Street and was also a prominent Calais businessman. The house originally had a pillared one-story veranda across the front and running down the front entrance side of the house. It also had a portion of the ell, sheds, and barn removed. The interior was altered on the ground floor to create two small rooms, a front living room and a dining room, from the Franklin Street front parlor and the kitchen was moved into the original dining room. Charles W. King was the occupant of the house in 1901, but sometime later it became vacant and remained so for approximately 30 years, causing considerable deterioration which made it necessary for those before mentioned portions to be removed, before it was purchased in the 1940s by Mr. and Mrs. Louis LaCroix, who owned the property until Mrs. LaCroix's death in the late 1970s. Mrs. LaCroix was the great-granddaughter of Gilman D. King.

**2. George H. Eaton House, c. 1875 - C
307 Main Street**

This substantial two-story, three-bay Italianate style dwelling has a square footprint and is covered by a shallow hip roof with wall dormers on three sides. The house is sheathed in wide aluminum siding and it rests on a granite block foundation. Its symmetrically composed facade has a projecting central entrance pavilion featuring a large flat roofed porch supported by trios of chamfered posts. This porch has a denticulated cornice and paired

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baskets, details which appear on the flanking three-sided bay windows and on the main cornice. Paired one-over-one windows are located in the second story and the pavilion is capped by a bell cast dormer. The south elevation is equally divided into four bays, whereas the north side has an asymmetrical three-bay division. Gable roofed dormers are centrally located on both of these sides.

George H. Eaton, a partner in the lumbering firm of H. F. Eaton & Sons, was the original occupant of this house. The Eaton milling operation in Calais produced upwards of 41,000,000 board feet of long lumber per year in the late nineteenth century and is reputed to have owned two-thirds of the woodlands of Washington County. Eaton's son, Louis, sold a great deal of land to St. Croix Paper Company. Anna Eaton, George's daughter received the house eventually, then it was sold to Allison Goode who owned a pharmacy in Calais and she lived there sixteen years. Harold Silverman then bought it, followed by Dr. Pascal, and then Doctors Ann and David Simmons.

3. **Charles H. Newton House, 1873 - C**
309 Main Street
Joseph C. Rockwood, Architect/Builder

One of the most architecturally distinguished Italianate houses in Calais, the Newton house is a two-story shallow hipped roofed dwelling that has a two-story bow window on its facade. It is covered entirely in flush board sheathing and rests on a granite block foundation. The front elevation has a side entrance porch whose flat roofed porch is supported by thin fluted columns (probably replacement of chamfered posts). There are two six-over-six hooded windows in each story of the bay, the center of which is articulated by a pilaster. A wide denticulated overhanging cornice is supported by paired brackets. At the corners of the main block this cornice is met by pronounced wooden quoins. A narrow one-story addition is located on a portion of the north endwall, the balance of which has three irregularly placed windows. There is a second bow window on the south side as well as an exterior river stone chimney probably added in the early twentieth century. A large two-story ell extends to the rear.

Local tradition maintains that this house was erected for Charles H. Newton, treasurer and general manager of the Red Beach Plaster Company and the Maine Red Granite Company. The March 13, 1873, edition of the St. Croix Courier (St. Stephen, New Brunswick, Canada) carried a reference to the pending construction of Newton's house by the Calais architect/builder J. C. Rockwood. Later, it was owned by Louis Eaton, who lived there for many years, as did his widow, Rose Eaton. It was then sold to Shirley Campbell sometime in the late 1960s. After this it was sold to Peter Pierce, and is presently owned by Roberta Wachter.

**United States Department of the Interior
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311 Main Street**

This one-and-a-half-story, five-bay cape is the oldest building in the district. Its symmetrically composed facade features a central entrance with fanlight and sidelights flanked by nine-over-six double-hung sash windows. The south gable end has a bay window at the southeast corner that was added in the 1960s, as well as a single window to the west and two on the second story. A large shed dormer spans the rear elevation and overlooks a one-story ell that extends to a garage. Unlike the front block which is sheathed in weatherboards, the ell is shingled.

Tradition holds that the house was originally built for one of the children of Lawrence Pettigrove, who, on September 5, 1792, purchased one-hundred acres of land on Hinckley Hill, and shortly thereafter moved from Kittery to Calais, building a large brick house sometime between 1792 and 1800. When his first child was married he supposedly built the Gregory House (231 Main Street), as a wedding present. This was two lots down from his own house, but on his 100 acre lot. Later, when a second child was married, he moved a couple of more lots down, building another cape style house presently known as 315 Main Street. Then at the marriage of a third child he built this cape at 311 Main Street. This house was rented for many years and also was vacant for a considerable time and was in serious disrepair when it was purchased and restored by Mr. and Mrs. Lawrence Groves.

**5. Emmett House, c. 1950 - NC
313 Main Street**

This one-story, three-bay frame dwelling is sheathed in aluminum siding and rests on a concrete foundation. Its slightly off-center door is flanked by picture windows.

**6. Mundie-Burns House, 1927 - C
326 Main Street**

The Colonial Revival style Mundie-Burns House is a one-and-a-half-story, three-bay frame house covered by a gambrel roof. Its symmetrically composed facade has a slightly projecting entrance vestibule and porch which are flanked by tripartite double-hung windows. A shed dormer containing a trio of paired windows extends across most of the facade. There is a brick exterior end chimney on the north side and an asymmetrical fenestration pattern on both ends. A detached one-and-a-half story outbuilding with a gambrel roof stands to the southeast of the house. Both buildings are sheathed in weatherboards.

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This house was built in 1927 for Dr. P. J. Mundie as a gift for his wife. It was purchased in 1952 by Mr. and Mrs. Barry Burns. The house has had extensive interior renovations and redecorating since that time. Mrs. Burns still owns this house which is well known for its magnificent gardens in summer.

**7. David and Paula Lumbert House, 1994 - NC
322 Main Street**

The existing two-story frame house is the replacement of a c. 1875 Italianate style dwelling which burned in 1993. The new house stands on the foundation of its predecessor, thereby maintaining the setback and rhythm established by its neighbors.

**8. Charles F. Washburn House, c. 1855 - C
320 Main Street**

One of three Gothic Revival style cottages in the district, the Charles F. Washburn House is a one-and-a-half-story, three-bay dwelling covered by a steeply pitched gable roof. It is sheathed in replacement aluminum siding. The symmetrically arranged facade contains a central entrance sheltered by a two-story porch, the upper floor of which is a balcony located below a gabled dormer decorated with sawn ornamentation. The original wooden columns supporting this feature were replaced in 1958 by the existing iron grillwork. Long paired casement windows with ornamental hoods flank the entry on the first story whereas hip roofed dormers are located on either side of the central dormer. Additional sawn ornamentation decorates the eaves, dormers, and the enclosed porch on the south side (which is probably a twentieth century addition). Two chimneys rise through the roof ridge.

The Washburn house was built in 1855 for Charles F. Washburn, brother of George Washburn, for whom the Gothic cottage at 318 Main Street was built. The house is presently owned by Mrs. Katrin Mitchell, the widow of Dr. Mitchell who purchased the property in the 1940s.

**9. George Washburn House, 1855 - C
318 Main Street
N. R. 2/11/82**

This one-and-a-half-story house is of frame construction, with gable roof, two internal brick chimneys, clapboard siding, and granite foundation. The facade, which faces southwest, is three bays wide with a central entrance. This entrance, dating from the turn of the century, is of Colonial Revival form, with a single panelled door flanked by sidelights and surmounted by a fan. The bays to each side of the doorway each consist of

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paired two-over-two windows with elaborately carved projecting lintels. Fenestration throughout the rest of the house is paired one-over-ones with the same distinctive lintels as on the facade. At the half-story level of the facade are a pair of gabled dormers with elaborate barge-boards and finials. Between these, forming the central bay is a gabled projection containing a doorway which provides access to a small balustraded balcony at the second-floor level. This projection carries ornate detail equivalent to them on the flanking dormer. A one-story porch, added at the rear in 1947, was enclosed as a den in 1962.

George Washburn, like his neighbor Alexander Gilmore (10) was evidently a successful local businessman and it appears likely that he, together with his brother Charles who built the third house, joined with Gilmore in the purchase of this choice piece of property on what was then the outskirts of Calais high on the bank overlooking the St. Croix and Canada on the other shore.

- 10. Alexander Gilmore House, c. 1850 - C**
316 Main Street
Matthew Stead, Architect
Asher Bassford, Builder
N. R. 6/4/79

This two-and-a-half-story house is of frame construction with cross-gabled roofs, two brick chimneys, and weatherboard siding. A first-story porch, supported by slender posts (connected by Gothic arches in wood), covers all of the southeast-facing facade and most of the southwest side of the dwelling. The facade is three bays wide with a central entrance. To either side of the doorway is a six-over-six window. The second floor features a central balustraded balcony and doorway, flanked by narrow four-over-four windows. This balcony is covered by a projecting gable, which is ornately decorated with a carved barge-board, finial, and pendant. The southwest side of the house is hardly less important than the facade. This is dominated by two gable ends flanking another central entrance. Here again, elaborate barge-boards, finials, and pendants are present. Fenestration is six-over-six, with labelled moldings in the first and second stories. The single window in the half-story of each gable is four-over-four. The central bay over the north entrance consists of a cluster of three four-over-four windows. The northwest and northeast sides of the building, which face the St. Croix River, are of secondary significance, but here too the trim is ornate. A two-story ell extends northeastward from the northeast wall of the house.

The Gilmore House was built in 1850 by Asher Bassford from plans drawn by the New Brunswick Architect Matthew Stead. Its original owner was

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Alexander Gilmore. Born in Belfast, Ireland in 1821, Gilmore emigrated to New Brunswick in 1838 and shortly thereafter appeared in Calais where he rapidly established himself as a highly prosperous merchant. His first wife, for whom the house was very likely built, died in 1854 and Gilmore remarried in 1856. Two children were born in Calais. At some later time he moved to New York where he died, date unknown. The steep pitched double gable arrangement with recessed tripartite window between on the southwest facade is very similar to the 1849 Henry Boody House in Brunswick (N. R. 2/24/75) designed by Gervaise Wheeler and published in Andrew Jackson Downing's The Architecture of Country Houses.

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The Hinckley Hill Historic District embraces a small, but architecturally and historically important collection of residential buildings which illustrate a distinct aspect of the community's nineteenth century development. The district is eligible for nomination under criterion A for the manner in which it illustrates patterns of community planning and development, criterion B because it contains the residences of several locally significant persons, and criterion C for architecture.

1790-1865

In 1790 the Federal census of the Calais area enumerated the names of only sixteen heads of households. In 1809 the Town of Calais was incorporated and by 1820 the population had risen to 418 persons. Beginning in the 1820s, however, Calais witnessed a phenomenal rate of growth predicated on its development as a lumber milling and shipping center. In the thirty year period between 1820 and 1850 its population soared to 4,749 persons.

Calais was admirably located on the west bank of the St. Croix River with access to the tremendous forest resources on the interior. Its rapid development beginning in the 1820s fostered the establishment of the "Calais Club" literary society in 1827, the Calais Bank in 1831, the formation of the Calais Railway Company in 1832 (the line was not built until 1837-39), and the founding of the Calais Advertiser in 1834. By 1859 A. J. Coolidge and J. B. Mansfield would note in their History and Description of New England that:

Lumbering has ever been and still is the leading pursuit, and as a consequence, a great amount of capital is invested in the trade. There are eight single saw-mills, ten gang saw-mills, eighteen lath-mills, besides clapboard and shingle machines, in active operation. (p. 82)

The authors also made reference to the once active ship building industry that had recently undergone a rapid decline, a pattern evident throughout Maine in this period due in large part to the Panic of 1857. The industrial activity stimulated an attendant rise in other commercial and service-oriented businesses. For example, in 1855 there were thirty-six general merchants, two music stores, six dealers in millinery and fancy goods, and eight insurance agents.

Calais' physical development reflected the importance of its riverine location with industrial facilities and wharves built on the riverbanks and the commercial district (see nomination form for the Calais Historic District, N. R. 12/20/78) located above. Beyond this concentrated area of development were the residential neighborhoods. House lots appear to have

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initially been developed along Main Street east of the commercial district, which was the road leading to neighboring communities to the south. The subdivision of Lawrence Pettigrove's one-hundred acre property on Hinckley Hill among his children in the 1820s and the construction of houses on these lots illustrates this initial ribbon pattern of development. With the community's explosive growth beginning in the 1820s, the present grid pattern of streets running parallel and perpendicular to Main Street appeared.

The rapid development of Calais in the early and mid nineteenth century resulted in the construction of a large number of Federal, Greek Revival, Italianate, and to a lesser degree, Gothic Revival residences. A Federal period cape (4) erected for one of Lawrence Pettigrove's children about 1820 is the oldest house in the district. It displays typical features of the style including a symmetrically composed five-bay facade with a central entrance surmounted by a louvered fan. In contrast to this Federal style house, the erection of a two-story dwelling (1) by Gilman D. King about 1850 marked the introduction of the Greek Revival style of architecture into the district. This house repeats a pattern which is frequently evident in Greek Revival houses in Calais: the orientation of the gable ends containing the entry away from the street. This so-called "back hall plan" preserves the long street facade orientation used in the Federal period houses, but provides back-to-back parlors along the front and a longitudinal hall.

Beginning about 1850 with the construction of the Alexander Gilmore House, the district became the site of a noteworthy trio of Gothic Revival style dwellings (8, 9, 10), a group which is unrivaled in Maine. Constructed within a period of about five years of each other, these houses were the residence of three successful Calais merchants: Alexander Gilmore, George Washburn, and Charles Washburn. The architect and builder are known only for the Gilmore house.

In setting about the construction of his new home, Gilmore engaged the services of the St. Stephen, New Brunswick architect Matthew Stead to design it and local builder Asher Bassford to construct it. Stead, a native of Shropshire, England, had emigrated to New Brunswick about 1840, and the first known record of his architectural practice dates from the late 1840s. Apart from the Gilmore house, which appears to be closely modeled on Gervaise Wheeler's design for the Henry Boody House (1849) in Brunswick (N.R. 2/24/75), little else is known of his activities in Calais. For at least four years after Portland's Great Fire of 1866, however, Stead was active in that city prior to returning to New Brunswick.

Asher B. Bassford removed to Calais in 1829 where he joined his brother as a house carpenter. Although undoubtedly engaged in a variety of projects soon after his arrival, Bassford's first known commission was for his own

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house (as yet unlocated) on Cooper Road, built in 1835. He built a second residence (altered) for himself in 1847-47 followed a few years later by the Job Holmes House (N.R. 4/5/90) and the Calais Academy (destroyed). A number of his subsequent commissions were obtained in neighboring St. Stephen, New Brunswick, most of which have been destroyed. By the late 1850s Bassford was advertising himself as an architect and builder, a fact which implies that he was probably the designer for the projects to which he is credited. In any case, Bassford continued his practice until at least the early 1860s, and remained in Calais until his death in 1887.

On the eve of the Civil War, the population of Calais stood at 5,621 persons. A correspondent to the Bangor Daily Whig and Courier reported finding Calais in the fall of 1861:

... a smart, enterprising, energetic, thriving place, much exceeding our expectations. Lumber is the great staple here, and lumbering and business connected with it, occupies the entire attention of the people. (September 5, 1861)

However, with the exception of the founding of a second banking institution, the Calais Savings Bank, little of significance appears to have taken place as the Nation devoted its energies to the war effort. The reduced pace of development is reflected in the absence of any new construction in the district during the period.

1865-1900

As reported in the St. Croix Courier (St. Stephen, New Brunswick) during the late 1860s, the immediate post-war period was one which saw growth in the residential building stock, but also an emerging concern about the city's future. Among the major houses built in Calais at this time was a "palatial mansion" of nineteen rooms in the "Grecian style" designed by the local builder/ architect Matthew Baker. Further construction took place after a fire in August, 1870 destroyed much of the commercial district and several nearby dwellings. Despite these signs, however, beginning in March of 1872, the St. Croix Courier carried several articles lamenting the present economic conditions in Calais including the following excerpts from its March 28th edition:

Calais is declining in prosperity. Manufacture of lumber only large business, but is not expanding. No new sawmills built for ten years, no reinvestment of excess capital at home, no inducement or outside capital to enter. Lumber business maintains itself in hands of a few old families, not growing, not able to provide new jobs. Calais must attract outside capital; factories are only

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hope.

On May 16th it pointed out that "our lumber profits are being invested in other locales" and that the most intelligent and ambitious managers had migrated west. The influx of Canadian labor to replace workers moving away was seen as a sign of decay. This period of apparent stagnation was referenced in the Industrial Journal's March, 1910 profile on Calais in which it stated that "With the gradual decline of the lumber business, the city for a time halted in the march of progress...."

The economic doldrums in which Calais was said to have found itself in the post-war period, began to change by the end of the 1880s. Subsequent reports, such as the 1910 Industrial Journal article, pointed to the establishment of a more diversified industrial base as the reason for this reversal. The first such major development was the founding in 1887 of the St. Croix Shoe Factory which, by 1890, employed some 250 persons (I. J., November 7, 1890). Further opportunity for employment would be provided by a second shoe factory and the newly built St. Croix Cotton Mill in St. Stephen. By the spring of 1893, the Industrial Journal reported that:

The large number of buildings under construction in Calais indicate prosperous times for the Frontier City. A dozen new dwellings are going up on the west side of Lincoln Street, in Highland Park, and many tenements are being called for to accommodate the families that the new granite industry will bring there. (March 17, 1893)

In 1900, the census recorded the highest population figure in the city's history: 7,655 persons, a number nearly twice that of today's population.

Despite the published reports of economic stagnation, three handsome Italianate style residences were erected in the district during the 1870s, one of which was only recently destroyed by fire. The other two (2, 3) were built by two of the city's leading industrialists: George H. Eaton, a partner in the lumber manufacturing firm of H. F. Eaton and Sons; and Charles H. Newton, the treasurer and general manager of the Red Beach Plaster Company and the Maine Red Granite Company. Newton's house is especially noteworthy for its two-story bow windows, pronounced quoins, and flushboard sheathing on the main block. Its design was the work of local architect/builder J. C. Rockwood, about whom little is as yet known.

1900-Present

In its 1910 promotional article about Calais, the Industrial Journal stated that the Border City was "... long famous for its lumber manufacturing and is now coming to the front as a center for the manufacture of shoes and

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other diversified industries." It went on to say that "The city abounds in attractive homes and it is a delightful city for residence." This echoed George Varney's description of three decades earlier in which he noted that "there are many tasteful and handsome residences." Finally, in the late 1920s the Chamber of Commerce called attention to the fact that "Calais has always been and is a city of homes."

The Hinckley Hill neighborhood in the early twentieth century certainly verified these descriptions, a fact that is evident in the scale, quality, and integrity of the buildings in the district. A gambrel roofed Colonial Revival house (6), was added in 1927 and modifications were made to several of the earlier houses at this time. These changes underscored the continued desirability of the neighborhood. However, in the second half of the century commercial development to the west of the district has substantially altered the integrity of the entire Main Street corridor isolating the subject district from the once contiguous group of dwellings that extended to the Calais Residential Historic District further west. In addition, a modest house (5) was built about 1950 and in 1994 another new dwelling (7) was raised on the site of a c. 1875 Italianate house which had burned the year before.

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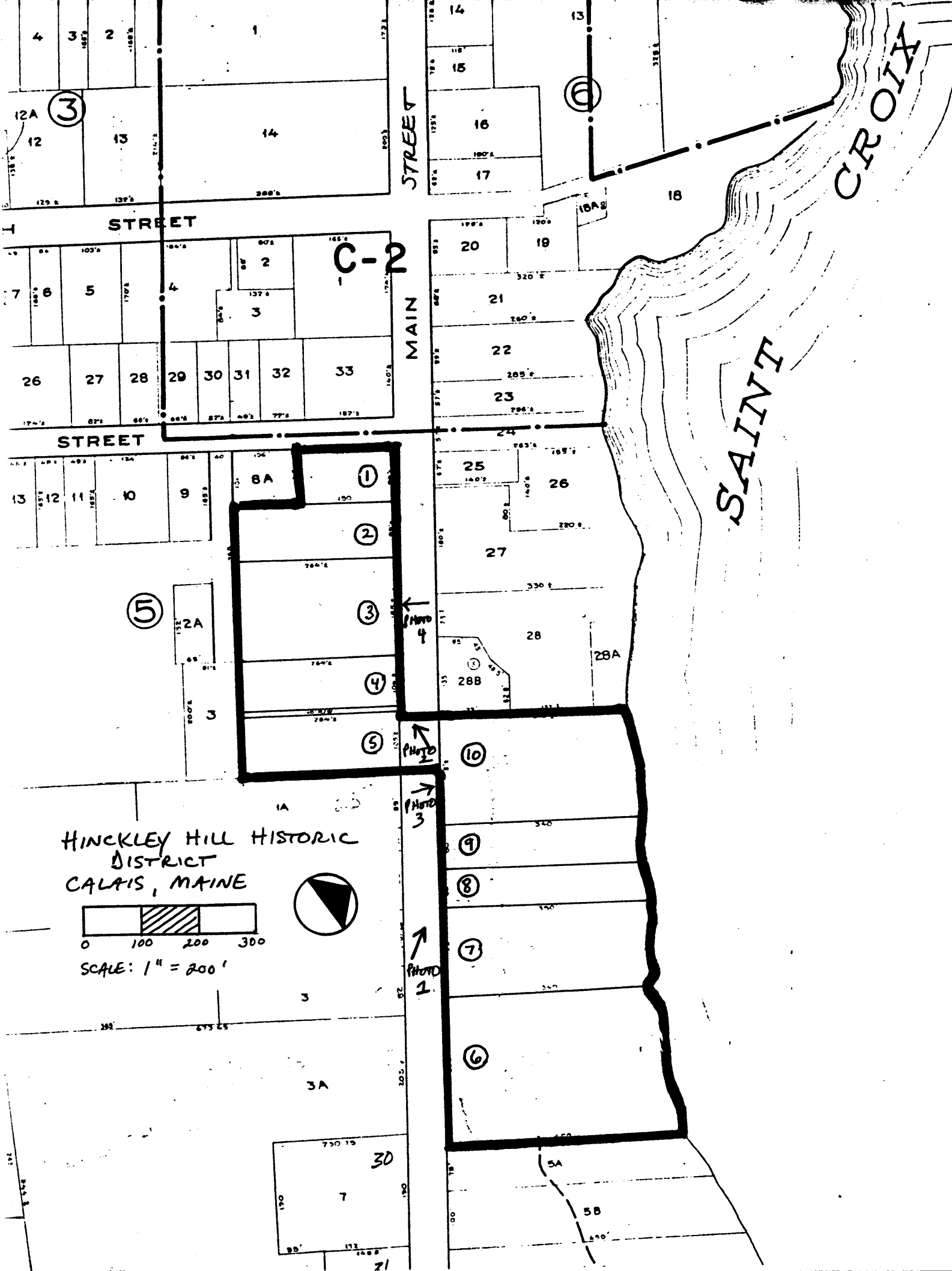
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VERBAL BOUNDARY DESCRIPTION

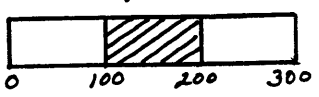
See map.

BOUNDARY JUSTIFICATION

The boundary is drawn to embrace the contiguous group of architecturally intact and historically significant buildings in this residential area of Calais. Located astride Main Street, the district is bounded to the east and west by a mix of modern commercial and residential development as well as substantially altered older dwellings. To the north the boundary is the St. Croix River and to the south is a neighborhood of mid-twentieth century housing.



HINCKLEY HILL HISTORIC DISTRICT
CALAIS, MAINE



SCALE: 1" = 200'



PHOTO 4

PHOTO 2

PHOTO 3

PHOTO 1

C-2

I STREET

STREET

STREET

MAIN

SAINT CROIX

CROIX