

PH0054872

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <b>MAINE</b>	
COUNTY: <b>KENNEBEC</b>	
FOR NPS USE ONLY	
ENTRY NUMBER <b>10-718-1034</b>	DATE <b>7/1/70</b>

1. NAME

COMMON:  
~~THE~~ ROW HOUSE

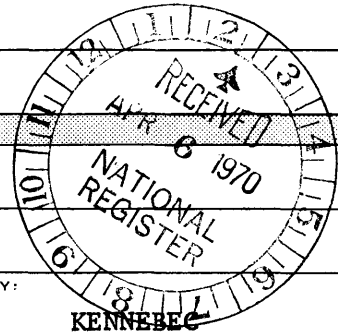
AND/OR HISTORIC:  
THE GAGE BLOCK

2. LOCATION

STREET AND NUMBER:  
106-114 SECOND STREET

CITY OR TOWN:  
HALLOWELL

STATE: MAINE CODE: 18 COUNTY: KENNEBEC CODE: 011



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify)	<input type="checkbox"/> Comments <input checked="" type="checkbox"/> Unoccupied since 1966, had always been used as rental housing

4. OWNER OF PROPERTY

OWNER'S NAME:  
ROW HOUSE, INC.

STREET AND NUMBER:

CITY OR TOWN: HALLOWELL STATE: MAINE CODE: 18

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
KENNEBEC COUNTY COURTHOUSE

STREET AND NUMBER:

CITY OR TOWN: AUGUSTA STATE: MAINE CODE: 18

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

SEE INSTRUCTIONS

STATE: Maine

COUNTY: Kennebec

ENTRY NUMBER

DATE

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

**PROPERTY BOUNDARIES OF THE ROW HOUSE:** The Row House faces west, with the western boundary being Second Street. A brick sidewalk lays between the house and the street. The south boundary is an old lane referred to as Dummer's Lane, which was laid out by mutual agreement of two property owners in April of 1800. The land runs between Second Street and Water Street. The east boundary is indicated by a granite marker on its southern end. The boundary line parallels Second Street, with the property to the east being owned by Charles Howe. The north boundary is land with a building owned by Depositor's Trust Company. The boundary line is two feet, more or less, north of the north side of the Row House. The depth of the property from Second Street is about 70 feet. The length of the property from north to south is about 103 feet.

**THE NEIGHBORHOOD SETTING OF THE ROW HOUSE:** To the north of the Row House is a double house built about 1885. North of the double house is a restaurant of contemporary style which occupies the corner of Second Street and Winthrop Street. Across Winthrop Street is an imposing building erected in 1898 and it has always been the City Hall. It is the only building of its architectural type, colonial revival, in Hallowell.

South of the Row House on the other side of Dummer's Lane is property belonging originally to Nathaniel Dummer. His house, built in 1792, occupies the property and is being privately restored by the owner of all the land to the corner of Central Street. There are no other houses along the block with a Second Street orientation.

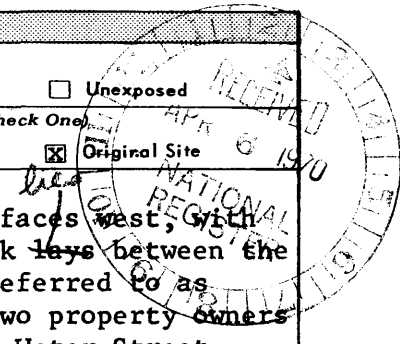
Across Second Street there are two buildings which the Row House faces. One is an 1805 wood house built in the hipped roof Federal style. It is now used for apartments. The other building is the Worster House, originally Hallowell House, built in 1832 to 1834 by John D. Lord (who supervised construction of the Maine State House in Augusta). This early hotel is in very fine condition and is definitely one of Hallowell's outstanding landmarks. Across Winthrop Street is the Post Office, a brick colonial style building of the 1930's. It, however, faces City Hall to the east rather than south toward the Row House. (City Hall faces south).

**PHYSICAL APPEARANCE:** The original physical appearance of the exterior has never changed. It presently needs paint and regular maintenance. Dormers, chimneys, window sashes, clapboards and wood trim are all original.

The original building layout of five adjoining vertical units remains unchanged. Each unit contains two basement rooms, two primary level rooms, two secondary level rooms and a large high attic. There are five fireplaces and one brick baking oven in each unit.

All woodwork is original and well illustrates the modest standards applied to housing for the 19th century American working class. There have been some minor alterations to accomodate bathrooms and closets, but none detract from the basic vertical pattern of row housing. Much of the hardware is not original and needs to be restored.

The basement foundation of Hallowell granite is in good condition and the building is stable and quite plumb. A sill on the north end needs to be replaced. Interior walls and floors need decorating and maintenance. Some ceilings have been covered with modern fiberboard which should be removed. Exposed plaster ceilings are in good condition except for tiny cracks.



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Stove pipe openings into the chimneys and through the floors need to be closed up. Some stairway balusters are missing. Several panes of window glass are broken. All five units need thorough cleaning and decorating.

Roof style...gabled, with five evenly spaced original dormers on front.  
 Construction type...studded frame with horizontal boards beneath clapboards.  
 Foundation...Hallowell granite with blasting marks.  
 Exterior embellishment...vertical trim at corner boards in Greek Revival period fashion, although they are plain supporting a plain entablature banding running horizontally under the eaves. Cornice is simple crown molding. Door frames have wood squares at the corners, a Greek Revival Period preference, although the window frames have mitred woodwork outside and inside.  
 Exterior siding material...clapboards with machine cut, rather than hand rived characteristics. Butted together one against the other.  
 Exterior doors...heavy with Victorian style panels and moldings. These are not original. The rear doors are plain Federal period types and are undoubtedly original, because the tendency is to find doors of the previous architectural period in the rear and upstairs.  
 Window sashes...six lights over six lights, with the largest frames being on the first floor, slightly smaller on the second and even smaller on the third floor.  
 Fenestration...balanced with five windows plus a dormer on the front of each unit and six windows per unit in the rear. The southerly end unit has an additional two windows.  
 Chimneys...five fireplaces each plus a brick baking oven in the basement room. All fireplaces are shallow but usable.  
 Mantels...bold Greek Revival examples, but plain in detail.  
 Interior woodwork...mitred throughout, probably machine made.  
 Floor plan...side hall with two large rooms off to the south side.  
 Stairway...straight run.  
 Balustrade...two plainly turned balusters to a step, simply turned newel and corner posts. Rail is plain and fairly delicate. Overall effect is in good proportion, functional and restrained.  
 Back stairs...straight run approached by three turning steps or "dancing" steps.  
 Wall and ceilings...hair plaster.  
 Floors...many relaid with pine of various widths. Some hearths have been removed.  
 Hearthstones...regular brick, rather than squares.



**SIGNIFICANCE**

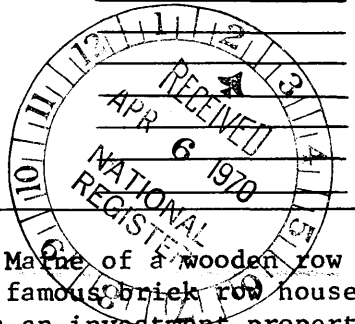
PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) **CIRCA 1840**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Communications	<input type="checkbox"/> Military		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		



STATEMENT OF SIGNIFICANCE

The building is the sole remaining example in ~~Ma~~ of a wooden row house. It is the wooden equivalent of Baltimore's famous brick row houses. It was built by Isaac Gage, a Hallowell merchant, as an investment property. An 1864 deed refers to it as "the block of buildings consisting of five tenements."

Its location near the heart of the city is original and it is virtually unaltered structurally. It provides an architectural laboratory for study of early machine-produced woodwork, nails, and hardware as well as methods of construction and standards of ornament for labor housing of the 1840 period of American Industrial Revolution. Sociologists may wish to study it for its significance in the area of immigrant and labor housing. It was occupied by skilled immigrant Italian stone carvers who made Hallowell granite known across the nation.

The building may very possibly have national significance as the only wooden row house about to be preserved for its architectural and sociological significance.

The row house plan, which is a file of two large rooms offset by a hallway with main and servee staircases, was traditional with London row house builders since the seventeenth century. Charles Bulfinch, New England's principal architect of the Federal Period, designed a row house development in Boston at Franklin Street, erected 1793/4. Although the Hallowell row house was built over 40 years later using a non-reversed floor plan and was not a pretentious structure of individually owned units, but rather a rental property, there is some interest in the possible connection of Bulfinch and Isaac Gage, through Charles Vaughan of Boston and Hallowell.

Little is known of Isaac Gage, except occasional references to his occupation and character in Hallowell deeds. One such deed describes him as a freeholder, trader and a discreet man. The row house property deed refers to him as "merchant". Apparently he was a real estate developer, for the 1855 Hallowell map marks the buildings in his name, which are numerous, many earlier buildings that he converted into rental properties. In or about 1840 he built the row house on land which he acquired from his father-in-law, John Sewall.

Charles Vaughan was born in 1759 and came to Hallowell before 1791 to settle and make ready a home for his older brother, Benjamin, who was a

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Kirker, Harold, The Architecture of Charles Bulfinch, Harvard University Press, 1969, page 80  
 Kennebec County Registry of Deeds, Book 51, page 182  
 Records of Old South Church, Hallowell Collection, Hubbard Free Library  
 Snell, K.H. and Ledew, V.P. Historic Hallowell, Kennebec Journal Print Shop, 1962, page 33  
 Bulfinch, Ellen, The Life and Letters of Charles Bulfinch, Architect, Houghton, Mifflin & Co., Boston and New York, 1896, page 72 & page 80  
 Old South Church Records, Hallowell Collection, Hubbard Free Library

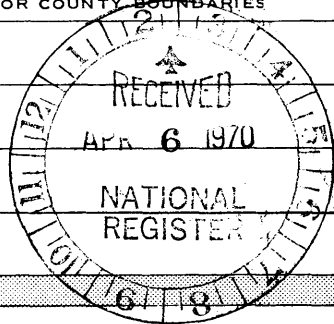
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		44° 17' 13"	69° 47' 29"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **1/6 acre**

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

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



19/436850/4903250  
 DM  
 1-11-76 am

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **JOHN W. BRIGGS, HISTORIAN**

ORGANIZATION: **STATE PARK & RECREATION COMMISSION** DATE: \_\_\_\_\_

STREET AND NUMBER: **STATE HOUSE**

CITY OR TOWN: **AUGUSTA** STATE: **MAINE** CODE: **18**

12. STATE LIAISON OFFICER CERTIFICATION

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

National  State  Local

Name: Lawrence Stuart  
 Title: Director  
 Date: 4-3-70

NATIONAL REGISTER VERIFICATION

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

Clement Allen Cunnally  
 Chief, Office of Archeology and Historic Preservation

**JUL 1 1970**

Date \_\_\_\_\_

ATTEST: William J. Schutts  
 Keeper of The National Register  
 Date: **MAY 27 1970**

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medical doctor and ambassador of international reputation. Charles was a creative and energetic person, a builder of wharves, a shop, warehouses, and a brewery in Hallowell. He spent part of his time in Hallowell and part in Boston. Acting as a land transfer agent for Maine proprietors, Charles Vaughan often executed the deeds in Boston and it is interesting to note the witnessing signature of Charles Bulfinch on many of these.

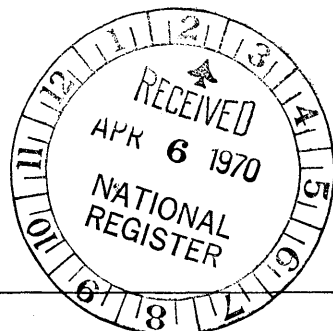
The Tontine Crescent development, one of Bulfinch's earlier works, was a row house project and had three principals as investors: Charles Bulfinch, Charles Vaughan and William Scollay. Vaughan married the sister of Bulfinch's wife. This brought Bulfinch to Hallowell, Maine often and it is documented that Bulfinch provided the design for the Old South Church cupola in 1806. The Maine State House in Augusta was a Bulfinch design of his later years.

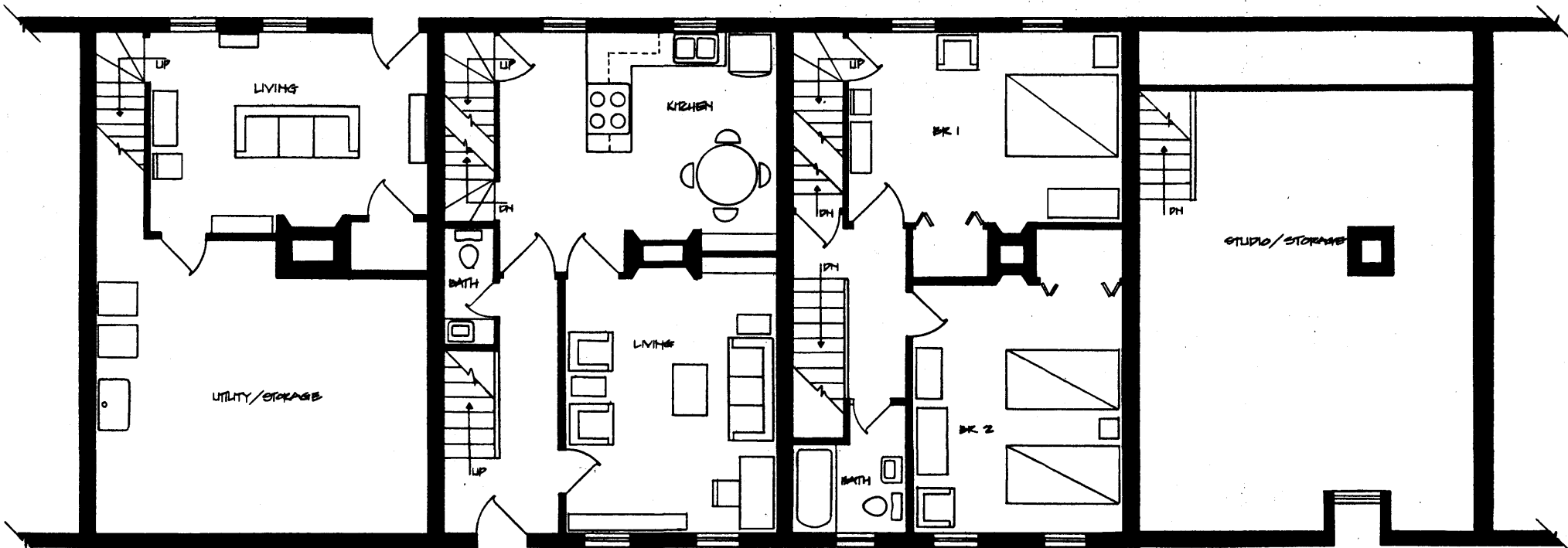
Charles Vaughan was active in the educational and religious movements in Hallowell and particularly with the Old South Church. The Bulfinchs were frequent summer visitors to Hallowell and worshipped in the church to which the architect contributed the noblest part. The Maine State house was done about 1830, and Bulfinch's granddaughter notes in her book that he spent much time during these later years in Hallowell. Isaac Gage was a member of the Old South Church.

It is mere speculation that Gage was friends with either Bulfinch or Vaughan, but it seems probable that they were acquainted, particularly since Gage's father-in-law was a learned man of distinction who functioned in the higher social and academic circle of the Vaughans. It is conceivable that Vaughan may have suggested to Gage that a row house design be used in Gage's building. Both were then living, and the design would have proved economical in the sharing of common walls and foundation, and it would have proved an attractive design for a rental property.

The city of Hallowell, Maine is old. A substantial number of her citizens have answered the call for historic preservation. These citizens have formed the Row House Incorporated, purchased this old building and have pledged to restore it. It is a pilot project which when completed will inspire a spin-off effect that will excite the imagination of people throughout the State of Maine.

Row House Incorporated is a non-profit corporation dedicated to the preservation of properties in Hallowell, Maine, that do have historic and architectural significance. Row House Incorporated is a member of the National Trust for Historic Preservation.





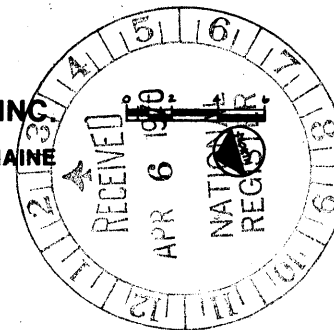
**BASEMENT**

**FIRST FLOOR**

**SECOND FLOOR**

**THIRD FLOOR**

**ROW HOUSE INC**  
**HALLOWELL, MAINE**



Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

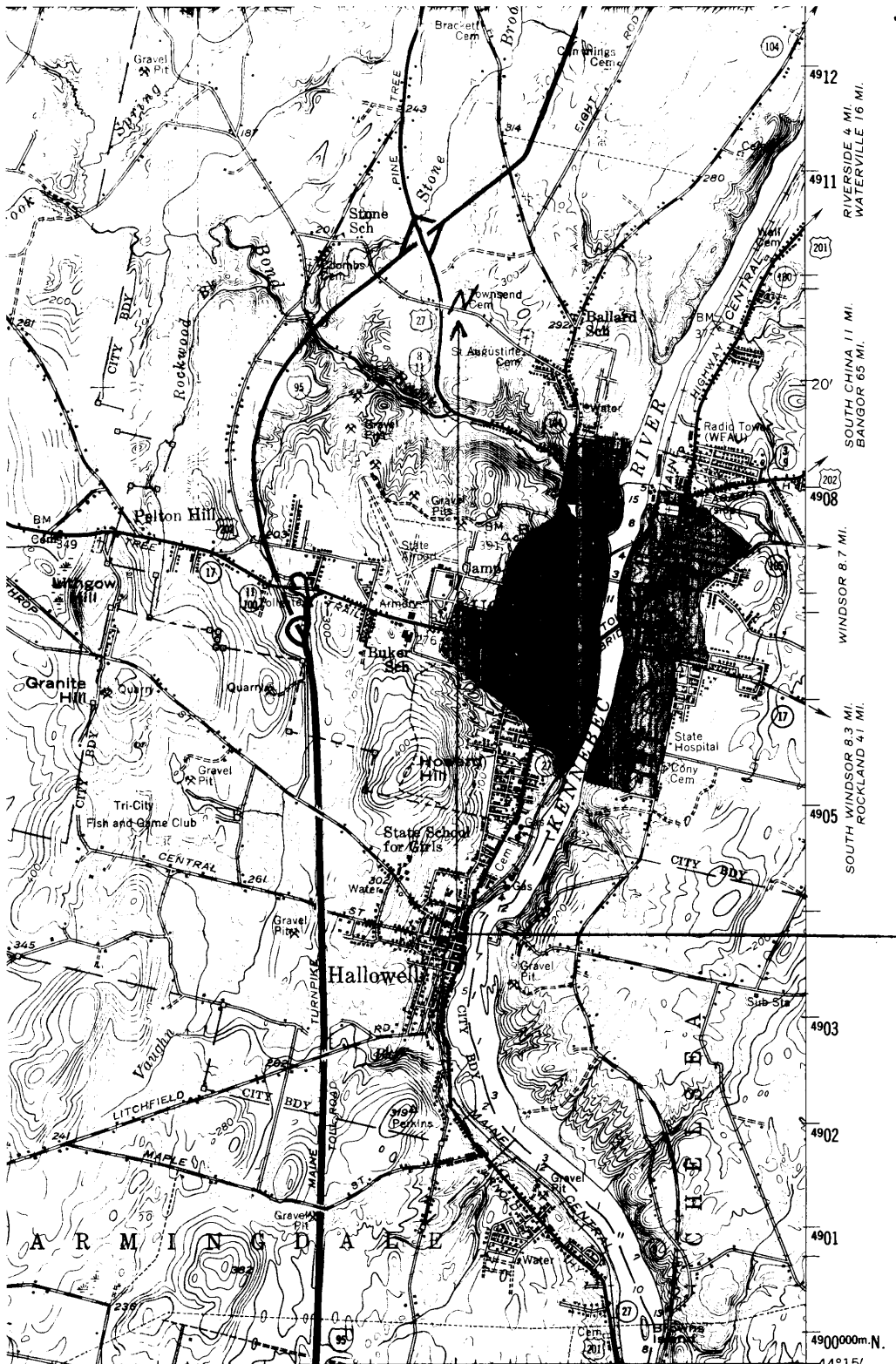
(Type all entries - attach to or enclose with map)

STATE		Maine	
COUNTY		Kennebec	
FOR NPS USE ONLY			
ENTRY NUMBER		DATE	
70-114-18-0034		7/1/70	
RECEIVED APR 6 1970 NATIONAL REGISTER			

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON:		Row House	
AND/OR HISTORIC:		The Gage Block	
<b>2. LOCATION</b>			
STREET AND NUMBER:			
106-114 Second Street			
CITY OR TOWN:			
Hallowell			
STATE:		CODE	COUNTY:
Maine		18	Kennebec
<b>3. MAP REFERENCE</b>			
SOURCE:			
Paul Plummer and Norman Paine			
SCALE:			
1/8":1' approx.			
DATE:			
March, 1970			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.		Floor Plan	
2. North arrow.			
3. Latitude and longitude reference.			





Row House  
Hallowell, Maine

Latitude  
44° 17' 13"

Longitude  
69° 47' 29"

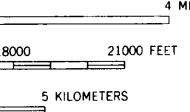
4912  
RIVERSIDE 4 MI.  
WATERSVILLE 16 MI.  
4911  
SOUTH CHINA 11 MI.  
BANGOR 65 MI.  
4908  
WINDSOR 8.7 MI.  
4905  
SOUTH WINDSOR 8.3 MI.  
ROCKLAND 41 MI.

433 50' 434 435 436000m.N. 4900000m.N. 44°15' 69°45'

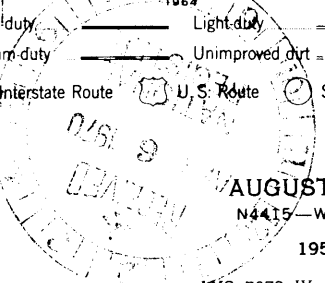
3 MI. TO INTERCHANGE 14 LEWISTON INTERCHANGE 25 MI. GARDINER 1.5 MI. BRUNSWICK 27 MI. RANDOLPH 1.5 MI.

ROAD CLASSIFICATION

- Heavy-duty \_\_\_\_\_ Light-duty \_\_\_\_\_
- Medium-duty \_\_\_\_\_ Unimproved dirt \_\_\_\_\_
- Interstate Route    ⊕ U.S. Route    ⊙ State Route



QUADRANGLE LOCATION



AUGUSTA, ME.  
N4415—W6945/15

1956