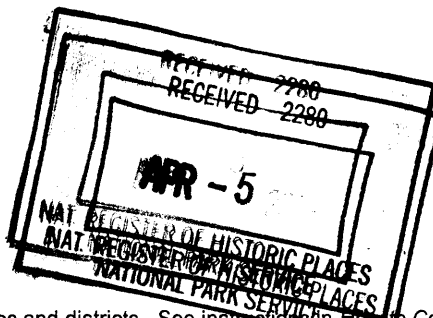


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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Everett Chambers

other names/site number Hotel Everett, Oak Leaf Inn

2. Location

street & number 47-55 Oak Street N/A not for publication

city or town Portland N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04104

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 4/3/06
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- 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): _____

Signature of the Keeper

Date of Action

[Signature] 5/19/06

5. Classification

Ownership of Property
(Check as many boxes as apply)
 private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)
 building(s)
 district
 site
 structure
 object

Number of Resources within Property
(Do not include previously listed resources in the count.)
Contributing Noncontributing
_____ buildings
_____ sites
_____ structures
_____ objects
_____ Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)
N/A

Number of contributing resources previously listed in the National Register
None

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC / Multiple dwelling
COMMERCE / TRADE/ business/specialty stores

Current Functions
(Enter categories from instructions)
DOMESTIC / Multiple dwelling
COMMERCE / TRADE/ business/specialty stores

7. Description

Architectural Classification
(Enter categories from instructions)
LATE 19TH & EARLY 20TH C. REVIVALS/
Colonial Revival

Materials
(Enter categories from instructions)
foundation BRICK
STONE
walls BRICK
roof RUBBER
other GLASS
METAL / IRON

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

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EVERETT CHAMBERS

CUMBERLAND COUNTY, MAINE

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DESCRIPTION

Everett Chambers (47-55 Oak Street) is located in downtown Portland, Maine, one block east of Congress Street, the main commercial stretch in the area. Most of the nearby buildings date to the late nineteenth or early twentieth century. Everett Chambers occupies a corner lot of roughly 27,000 square feet at the northwestern corner of Oak and Free Streets. (Oak Street runs northwest to southeast and Free Street runs southwest to northeast. For the sake of convenience, in this document the building will be described as located on the north side of Oak Street and on the west side of Free Street.) The building occupies nearly all of its lot, except a narrow paved alleyway along the rear.

Everett Chambers is a five-story brick building designed in the Colonial Revival style by Portland architect Frederick Tompson. It was originally constructed at three stories in 1902 and was raised to five stories in 1926. The building has an irregular plan that is roughly rectangular with a clipped southeast corner at the Free and Oak Street intersection. The two principal elevations face Oak and Free Streets (south and east elevations respectively), and are constructed of red brick. Street-level storefronts at these elevations are separated by brick pilasters with granite bases and limestone capitals. Fenestration on the upper floors of both facades is asymmetrical. The Oak Street facade is fourteen bays wide, while the façade facing Free Street is three bays wide. The clipped southeast corner of the building is a single bay in width with one window per floor above the first-floor storefront entry. On the south elevation a four-story oriel window rises above the main Oak Street entry. The oriel window is constructed of wood and features paneled aprons and molded cornices with dentils. There was formerly a matching oriel window centered on the Free Street façade, but in the 1950s it was reduced to the two top stories and replaced with paired double-hung windows on the second and third floors. To either side, the north and south bays are filled with a single window on each floor. Windows flanking the oriel window at the Oak Street (south) elevation are arranged in groups of three, except the easternmost bay, which has one window per floor.

The main entry pavilion is centered on the Oak Street (south) façade and features broad brick piers with granite bases and limestone capitals. The piers support a wide arch with limestone voussoirs, above which is a brick and limestone entablature. The original entry is virtually intact, and it consists of wood double doors with large glazed panels, sidelights, and a three-part transom. The original drawings for the building indicate that the sidelights and their transoms originally held decorative leaded glass windows, but currently only the transoms retain the leaded glass panels. These are made up of clear glass in a simple geometric pattern of five narrow vertical panes framed by small diamond-shaped panes. The main entry includes a shallow vestibule with a coffered ceiling and wood wainscoting. There is a set of interior vestibule doors that match those on the exterior. The decorative leaded glass (matching that on the exterior door) still exists in the transoms above the sidelights of the vestibule door.

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EVERETT CHAMBERS

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The building was designed with five storefronts running along the Oak Street elevation and one bay of the Free Street elevation. The original storefronts had low bases beneath very large single-pane display windows. However, these were altered to varying degrees over the years and very little of the historic fabric has survived. The storefronts and their entries were recently reconstructed using the historic drawings as a guide for the new design. Today the storefronts consist of large wood-frame display windows with single glass panes set on low, paneled, wood bases, and topped by large transoms with a single glass pane. Four of the storefronts have entrances on Oak Street while the fifth entry is located at the clipped southeast corner of the building. The storefronts along Oak Street each have a splayed side window to accommodate the recessed entries. These storefronts have wood doors with large glass panels and transoms that today hold air conditioning units. The entry at the clipped corner is framed by the original cast-iron columns set on painted granite bases. The wood door has a large glass panel and is flanked by narrow single-pane sidelights with paneled wood bases. A large transom now contains a modern air conditioning unit. A painted iron entablature runs continuously along the top of all the storefronts.

The four upper floors of the Oak and Free Street elevations are all detailed in a similar manner. The original 1902 brick cornice with dentils now serves as a belt course between the third and fourth floors. A second brick cornice with dentils defines the current roof line. Window openings on the second and third floors have limestone sills and brick jack arches with limestone keystones. Window details on the fourth and fifth floors match those of the lower floors, but the sills and keystones are made of reinforced concrete. Window openings on these elevations contain one-over-one double-hung sash, all but eleven of which are original wood sash. The remainder are modern aluminum replacements.

The rear (north) elevation is constructed of red brick and has very little ornamentation. This elevation is twelve bays wide, and the fenestration is irregular, with a combination of doors and windows at each floor level. Window openings have rusticated granite sills and segmental-arched heads formed by double rows of header bricks. Window openings here contain modern aluminum one-over-one double-hung sash. The eastern half of the elevation is exposed at all five floors. Along this half the first floor features five secondary entries; four provide access into retail spaces and the fifth is an entry into the rear of the main lobby. The latter retains the original glazed and paneled wood door, while the other entries contain modern doors. There are also three windows at the first floor. The western half of the elevation is exposed only above the first floor. The three westernmost bays are recessed approximately 15 feet from the remainder of the elevation. Fire escapes were added at each end of the rear elevation (most likely in the 1920s). The four windows (second through fifth floors) in the easternmost bay were converted to doorways as part of a recent certified rehabilitation to provide access to the fire escapes; the openings now contain modern flush metal doors. The same is true of windows in the east bay of the recessed plane of this elevation.

The narrow, west side elevation is only visible above the first floor. It is forty feet wide and has six small windows, which are located on the northern half of the elevation. Windows contain one-over-one double-hung aluminum sash. This side of the building features a painted sign (c. 1950)

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reading "Hotel Everett" on its southern half.

The building has always been used as a lodging house with rooms built for one or two occupants. As originally constructed there were thirteen one-room units and a small reception room on the second floor and fourteen one-room units on the third floor. When the fourth and fifth floors were added in 1926 they also contained fourteen one-room units. Each of the residential rooms had a wall-mounted sink, many of which remain. On all four floors there were two common bathrooms, a men's and a women's, at the west end of the corridor. These bathrooms were heavily modified and reconfigured over the years so that by the time the recent rehabilitation was undertaken there was little historic fabric remaining. In the 1970s an additional bathroom was added at the west end of each floor. The common bathrooms were removed during the recent certified rehabilitation and new semi-private bathrooms were installed. It appears that when the two upper floors were added, closets were constructed into the rooms on those two floors. In 1930 closets were added to the second and third floors. Finishes within the rooms were originally consistent and included wood baseboards with molded caps, molded wood window and door casings, and narrow crown moldings. Some of the neighboring rooms were connected by six-panel doors. The second and third floors also had picture rails, but not many of these remain. Opening off the central hallways, each of the rooms has its original six-panel wood door and several also retain their historic hardware. Above the doors are the original transom frames, however, the glass has been replaced by wood panels.

There had been inconsistent modification to the historic finishes over the years. Typical alterations included removal of crown molding and picture rails, the addition of suspended panel ceilings, new textured plaster ceilings, carpeting over the hardwood floors, and the application of plywood paneling in a few rooms. A few partitions were added in scattered locations, but in general the historic floor plan remained intact. As part of the recent renovation, modern additions and materials were removed and many of the historic finishes were revealed. At the same time many previously missing features were restored so that today the interior again reflects its historic character.

Features of particular note include the original main staircase and second-floor reception room. The stair is located along the rear wall of the building in the same bay as the main entry. Finishes are consistent throughout the stairwell and include wood balustrades with turned balusters, paneled newel posts, and molded wood chair rails and wall strings. The reception room is located opposite the main staircase and it retains the old wood intercom box and fireplace. The fireplace has a glazed brick surround and wood mantelpiece with scroll brackets, egg and dart molding, and paneled sides.

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- Criteria A through G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1902-1955

Significant Dates

1902

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Tompson, Frederick A. (1857-1919)

Maine Historic Preservation Commission

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STATEMENT OF SIGNIFICANCE

A century after its construction, the Everett Chambers, a 1902 five-story lodging house in Portland Maine, continues to possess integrity of location, design, materials, workmanship, feeling, and association. It is significant for its association with the development of downtown Portland as a major commercial, manufacturing and tourism center in the late nineteenth and early twentieth centuries. In addition, Everett Chambers embodies the distinctive characteristics of lodging house design, and is a well-preserved example of that building type. The building is also significant as an intact example of the work of prominent Portland architect Frederick A. Tompson. It is of local significance and meets Criteria A and C for listing in the National Register of Historic Places.

Historical Context – City of Portland

The early history of Portland is a rather turbulent one, with the city having been destroyed and rebuilt on several occasions. Prior to English settlement, the area that makes up Portland was part of a larger tract of land known as Machigonne (Great Neck) by the Native Americans who first lived here. The British moved into the area in 1632, establishing a fishing and trading settlement. The English settlement was initially named Casco but in 1658 was changed to Falmouth. During King Phillips War (1676) and again during the French and Indian uprising (1690), Falmouth was destroyed and reconstructed. In 1717 residents petitioned the legislators in Massachusetts, which then encompassed Maine, to incorporate Falmouth as a town. The excellent harbor and plentiful supply of fine lumber allowed the new town to grow and prosper. Residences and businesses were constructed all along the harbor, beginning on lots close to the water and moving gradually up the hill toward Back Street (now Congress Street). By 1725 there were reported to be about 56 families living in Falmouth. Ships sailed to England and the West Indies with fish and lumber, returning with sugar, rum and household necessities. Falmouth suffered a devastating blow during the Revolutionary War when the British attacked from the harbor in 1775, setting fire to the town. It is reported that 414 of the town's 500 buildings were lost, including the courthouse, town hall, and custom house. As they had in the past, townspeople rebuilt, and by the 1780s the community once again enjoyed a peaceful existence that would continue through most of the nineteenth century. In 1786 land on the Falmouth peninsula was set off as a separate town and renamed Portland. At the time, there were roughly 2,000 inhabitants on the peninsula. The first half of the nineteenth century was a time a great prosperity for Portland residents. As commerce expanded and diversified, the town grew rapidly (from 3,704 in 1800 to 20,815 by 1850). The economy remained strong, despite setbacks in 1807 as a result of the Embargo Act and during the War of 1812. When the state of Maine was established in 1820 Portland became its capital. The seat of government remained in Portland until 1832 when it was moved to Augusta. In the mid-nineteenth century shipping, shipbuilding, and fishing were still the mainstay of the economy, but manufacturing was becoming increasingly important. Portland's value as a port was increased with the construction of new roads and canals that joined the city with Sebago and Long Lakes, vastly improving access inland. The economy received a major boost in the mid-nineteenth century with the coming of the railroad. Rail lines to Montreal linked Portland with all of Canada and the western United States. Disaster struck

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the city in 1866 when fire once again burned through the city, destroying 1,500 buildings, including city hall, the custom house, eight churches, four schools, three libraries, and numerous banks. Much of downtown Portland was rebuilt in the late 1860s and early 1870s, which accounts for the Victorian character of downtown Portland today. Aided by a strong economy, the city was able to recover quickly from the fire. The expanding economy meant there were many jobs to be had in Portland in the late nineteenth century. The city's population more than doubled between 1880 and 1920 (from 33,810 to 69,272). Portland grew to become the largest manufacturing city in the state, with over 300 factories in 1925. Products included such items as marine hardware, elevators, shoes, clothing, stoves, surgical instruments, billiard tables, leather goods, and caskets. Tourism had also become an important industry with visitors coming to the city itself and to nearby resort locations. Portland had also become a popular convention location, encouraging a successful hotel industry. Late nineteenth and early twentieth-century development of the city's residential neighborhoods was facilitated by an extensive trolley system. After the mid-twentieth century fewer people were taking up residence in the city as the automobile became widely available and relatively affordable, allowing for the growth of suburban housing and shopping malls. The city's population dropped from 77,634 in 1950 to 64,358 in 1990.

Lodging Options in Portland

Everett Chambers was one of numerous lodging houses that sprang up across downtown Portland in the early twentieth century. The lodging house building type developed from earlier boarding house models and was the forerunner to modern SRO (single resident occupancy) units. Prior to 1900, those seeking temporary accommodations in Portland stayed in hotels or boarding houses. The expansion of manufacturing, tourism, and the convention industry brought large numbers of people into Portland in the late nineteenth and early twentieth centuries.¹ In 1860 Portland had 20 hotels that provided lodging and meals to visitors. As was common with the early hotels, guests included both transients (tourist, business travelers, etc.) and those seeking a more long-term residence (often those just moving into the city or young people having recently moved out of the family home). The hotels typically had dining rooms and kitchen facilities and offered the "American Plan" of pricing, which included meals and a room. More affordable accommodations could be found at many boarding houses that were scattered throughout the city. Boarding houses filled a need by providing homes "for people in skilled trades who earned a steady but relatively low income." (Groth: p.23) The boarding houses tended to be more affordable yet typically offered less privacy, as guests were living in close quarters with a family and meals were eaten communally. By 1870 Portland had over 30 hotels and over twice as many boarding houses. (The 1871 city directory lists 86 boarding houses in the city.) Boarding houses in Portland, like most cities, were popular into the late nineteenth century, but the numbers gradually declined after the Civil War, leaving very few by 1910.

The boarding houses were gradually superseded by lodging houses, which did away with the practice of providing meals for their guests. The 1889 Portland city directory lists 83 boarding houses, two of which were noted as being for "lodging" only. By 1905 there were 58 boarding houses and 11

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lodging houses in operation. Only four boarding houses remained in 1930 and those catered primarily to families with children. Accommodations like the Everett Chambers were known by various names, including rooming houses, lodging houses and hotel apartments, all of which referred to a building with a series of small bedchambers that were leased for short term stays to transient visitors (by the day or week) and more permanent residents (some for as long as a year). The earliest form of lodging houses were typically single-family homes that had been adapted to accommodate renters. They were generally owned by families who had moved to the edge of town and leased their downtown house to someone (usually a woman) who then acted as landlord. Rooms were typically furnished and shared a common bathroom and sometimes a laundry room. Tenants were expected to take their meals at an outside establishment, unlike the earlier boarding houses where meals were eaten communally. After 1920 the number of lodging houses increased dramatically. The 1920 city directory lists a total of 63 establishments under the heading "Boarding and Lodging Houses." By 1925 there were nearly 160 lodging houses in operation.

After 1900 increasing numbers of buildings were constructed specifically for use as lodging houses. Everett Chambers was one of the earliest of this building type. They were listed initially as "hotels" in Portland city directories. In 1910 the Everett and nine other establishments of its type were listed as "apartment hotels." These apartment hotels were essentially larger lodging houses, which continued to serve both transient and more permanent residents, but differed from the earlier lodging houses in that they were constructed specifically to accommodate renters. In most of the apartment hotels each room was equipped with a sink, whereas in the older lodging houses sinks were typically located in a common bathroom and were shared by residents. The apartment hotels almost always had communal bathrooms, typically located at the end of the hall on each floor and often had separate men's and women's facilities, something not common in the earlier lodging houses. It was not unusual for the buildings to have retail spaces on the ground floor, as in the case at Everett Chambers. There was also typically a separate entrance at street level for the upper floor lodging rooms. Public space for residents was generally minimal. This was the case at the Everett Chambers where the only common space for residents to congregate was a very small reception room at the second floor. Tenants of apartment hotels were expected to eat out; some lodging houses had arrangements with nearby restaurants and sold meal tickets to their residents at reasonable prices. Rates charged for rooms at the lodging houses varied, depending upon location and amenities. In 1905 lodging houses in Portland leased rooms at a daily rate ranging from 50¢ to \$2.

There are many similarities between the traditional hotels and the apartment hotels. By 1910 nearly all rooms in the traditional hotels provided sinks and about half had private baths. It was not until about 1930 that new hotels were offering private baths for each room. It was also common to have retail spaces at the first floor of the traditional hotels. The principal difference between the two is that the traditional hotels provided food service for their residents, typically in large dining rooms.

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Everett Chambers

Everett Chambers was erected by Charles Perry, a local real estate entrepreneur. Perry made an interesting arrangement with Sabra Libby from Boston, who owned the land on which the Everett Chambers was built. In 1901 Perry signed an indenture with Libby for a term of 25 years, agreeing to

cause to be erected upon said lot a three story building to cost completed at least Twenty Thousand Dollars (\$20,000) to be constructed of brick with stone window-sills with iron fronts and plate glass windows in the stores, heated by steam, wired and piped for electricity and gas, and furnished with water and modern sanitary conveniences. (Vol 704 page185, 7/2/190, Cumberland County Registry of Deeds.)

In addition, Sabra Libby and her husband, Joseph F. Libby, agreed to co-sign a mortgage with Charles Perry for \$25,000 allowing him to finance construction of the building. Design of the building was undertaken by prominent Portland architect, Frederick A. Tompson (1857-1919). Perry had worked with Tompson previously on the nearby Asa Hanson Block, a commercial building at 548-550 Congress Street (1889 – NR 01001419). Frederick Tompson was a Portland native who trained from 1876 to 1886 in the office of Francis Henry Fassett, one of Portland's most celebrated and prolific architects. Fassett and Tompson worked in partnership from 1886 until 1891 when Frederick Tompson established an independent practice. Tompson is responsible for the design of numerous public and private buildings in Portland, including the State of Maine Armory (20 Milk Street - 1895), the Masonic Temple (415 Congress Street - 1911), Libby Memorial Building (Congress Square – YMCA), Pythian Temple (341 Cumberland Avenue – 1910), and Union Mutual Life Insurance Company (120 Exchange Street). Tompson's work exhibits a number of character-defining features, many of which are found in the Everett Chambers, like the broad arched entry that is also found at the Union Mutual Life Insurance Company, the Masonic Temple, and the State of Maine Armory. Window lintels with prominent keystones were used at the Adam P. Leighton House (1902-1903) and George C. West House (1911), both on the Western Promenade. The Lynch Apartment House (145-147 Spring Street; 1902-1903) has a three-story bay oriel window, similar to the two at Everett Chambers.

As constructed in 1902, Everett Chambers was only three stories in height and initially it appears that the number of permanent residents on the upper floors were relatively small. The 1910 Federal census lists seven long-term residents at Everett Chambers. Among them were Miss Alice M. Perry, who managed the rooms at the time, and her assistant Georgia A. Fuller. Other lodgers included George E. Brown (a costumer), Charles J. McDonald (cashier at a skating rink), and J.L. Hinkley (a clerk). By 1920 there were 17 long-term residents identified in the census. Among them were a number of teachers, several salespeople, a bookkeeper, and two stenographers. Information about the more transient guests is scant, but it is known that Admiral Robert E. Peary stayed at the Everett Chamber on several occasions. It is said that Peary always requested the same room (#14) and, on at least one occasion, he secured rooms for his sled dogs and an Eskimo companion.

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The location of Everett Chambers was advantageous for businesses in the first-floor commercial spaces, as indicated by the number of tenants who operated here for extended periods. Long-term tenants included florist Marion McGunigle (47 Oak Street), who ran her shop here from about 1905 until at least 1925; milliner Maud F Lowell (49 Oak Street) was here from about 1905 until 1917; paperhanger Eugene M. Willman (51 Oak Street) rented his space from 1912 to about 1925; milliner Sydney P. Nash (52 Oak Street) maintained his lease from about 1905 until 1930; and Singer Sewing Machine Company (55 Oak Street) was one of the first tenants and stayed until about 1936. Among the other early tenants (between 1905 and 1930) were Edward G. Haggett (bicycles), Charles S. Plummer and J.J. Hutchinson & Company (both wall paper dealers), and Cornelius C. Hawes (music store). After 1930 the commercial spaces turned over more frequently. There were a relatively large number of restaurants and several grocery stores that came and went. This has changed little; the most recent tenants included three restaurants.

Charles Perry served as proprietor of the Everett Chambers lodging house and lived in the building as well. At the time of his death in 1907 he was noted as being "one of Portland's oldest and best known citizens" (*Daily Eastern Argus* – 12/12/1907). Following Perry's death, operation of Everett Chambers passed to his son, Laurence Perry, who acted as proprietor for roughly two years. Between 1910 and 1917 Miss Alice M. Perry (relationship unknown) served as the building manager. As was common practice, the lodging house managers lived at the property to oversee rentals, housekeeping, bookkeeping, etc. Alice Perry was succeeded by Georgia A. Fuller and later by Edith Ridley, who served as manager from about 1920 until at least 1945. Ridley lived at Everett Chambers for more than 45 years, retaining a room there as late as 1964. In 1924 George F. West and his son Vernon West purchased Everett Chambers. The pair filed for a building permit in 1926 for work that would more than double the number of rooms (from 27 to 55) by adding two upper floors. That same year the Wests sold the property to the Everett Chambers Company, so it is unclear who actually completed the construction work. The Everett Chambers Company remained the owner until 1971. During its ownership there were fewer numbers of transient guests and more rooms occupied by long-term residents. In 1930 there were 48 permanent residents in the 55 rooms. Most were women, including a number of teachers, several salespeople, two bookkeepers, a librarian, lawyer, nurse, railroad worker, dressmaker, teller, and secretary. There were also a significant number of unemployed widows in residence. In 1939 the name of the building was changed to the Everett Hotel, but it remained a lodging house. At the time, the manager was Elizabeth R. Hanson, who ran the establishment from about 1955 until at least 1962. Over the past thirty years Everett Chambers has been sold three times: Joseph and Tania Paulin (purchased in 1971), Hotel Everett Corporation (purchased in 1990), and Durango partners LLC (purchased in 1999). Durango Partners have recently completed a certified rehabilitation of the building and listing in the National Register will complete the certification process.

The building has continued in use for single resident occupancy until the present, and is currently occupied as college dormitory rooms by students of the nearby Maine College of Art. An evaluation of city directories and city assessor's records indicates that Everett Chambers has been the longest operating lodging house in Portland. Many others of this building type remain, but have been

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converted to alternate uses, most commonly apartments or condominiums. Another example of a large lodging house was the former Jefferson Hotel at 939 Congress Street. Built in 1897 near Union Station, this structure was also known as the Victoria Hotel. Still in operation, and known as the Inn at St. John, this example has become an upscale hotel (with food service) that only occasionally makes its rooms available for short (weekly or monthly) extended stays.

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EVERETT CHAMBERS

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10. Geographical Data

Acreage of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

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

3 1 9
Zone Easting Northing

2 1 9
Zone Easting Northing

4 1 9
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title CHRISTINE BEARD / CONSULTANT
organization TREMONT PRESERVATION SERVICES date MARCH 2004, REVISED NOVEMBER 2005
street & number 21 MARKET STREET, SUITE 250 telephone (978) 356-0322
city or town IPSWICH state MA zip code 01938

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 Reduction Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

EVERETT CHAMBERS

CUMBERLAND COUNTY, MAINE

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies the City of Portland tax map 37, Block H, lot14. (See attached).

BOUNDARY JUSTIFICATION

The boundary includes the entire city lot that has historically been associated with the property.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

EVERETT CHAMBERS

CUMBERLAND COUNTY, MAINE

Section number _____ Page _____

PHOTOGRAPHS

The following information pertains to all photographs:

Subject: Everett Chambers
Location: 49-55 Oak Street – Portland, Maine
Photographer: Christine Beard
Date of Photo: September, 2005
Negative Location: Tremont Preservation Services – Ipswich, MA

Photo 1: View northwest showing Oak Street façade (south elevation).

Photo 2: View north showing Oak Street façade (south elevation) – detail of oriel window.

Photo 3: View north showing Oak Street façade (south elevation) – detail of main entry.

Photo 4: View northwest showing Oak Street façade (south elevation) – detail of westernmost storefronts.

Photo 5: View northwest showing Free Street façade (east elevation).

Photo 6: View northeast showing west elevation.

Photo 7: View southwest showing rear (north elevation).

Photo 8: View northeast at second floor showing fireplace in central room along south wall.

Photo 9: View north at first floor showing main stair hall.

City of Portland, Maine
Tax Map No. 37
Block H, Lot 14

Everett Chambers
November 28, 2006

No 37

