

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

**SUPPLEMENTARY LISTING RECORD**

NRIS Reference Number: 89002342

Date Listed: 02/09/90

Mansur, Walter P., House  
Property Name

Aroostook  
County

ME  
State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*John J. Savage*  
Signature of the Keeper

02/09/90  
Date of Action

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**Amended Items in Nomination:**

**Section 8: Criteria considerations**

Criteria exception A is applicable for the property's religious ownership and function.

This information was confirmed with Kirk Mohney, National Register Coordinator, MESHPO, by telephone.

**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

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 of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Mansur, Walter P., House  
other names/site number St. Mary's School

### 2. Location

street & number 10 Water Street  not for publication  
city, town Houlton  vicinity  
state Maine code ME county Aroostook code 003 zip code 04730

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>    </u>	<u>    </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>    </u>	<u>    </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>0</u> objects
			<u>0</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.  
[Signature] 12/15/89  
Signature of certifying official 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.  
Signature of commenting or other official Date  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. [Signature] 02-09-90  
 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

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/Single Dwelling  

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Current Functions (enter categories from instructions)

Domestic/Single Dwelling  
Religion/Church School  

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Second Empire  

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Materials (enter categories from instructions)

foundation Stone/Granitewalls WoodWood/Weatherboardroof Stone/Slateother Decorative wooden porch &bay windows  

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Describe present and historic physical appearance.

Standing in the center of a large lot behind Houlton's business district, the Walter P. Mansur House is a rambling two-and-a-half-story Second Empire style building covered in flush board sheathing and weatherboards. Its recessed one-and-a-half-story ell extends to a square carriage house. A patterned slate roof covers the lower slope of the mansard.

Facing east onto Water Street, the three-bay front elevation is composed of a side pavilion and a recessed two-bay block. The former has stacked bay windows separated by a bracketed cornice and a roof projection with a heavily molded dormer. (This projection is now crowned by a spire and cross that was added after the house was acquired by St. Mary's.) Narrow, sawn, decorative boards cover the skirting of the lower bay window. A bracketed porch, whose roof is supported by four chamfered posts, shelters the two-leaf center door and a pair of two-over-two windows, one of which is located on the pavilion. Two four-over-four windows with molded surrounds occupy the second story, and a pair of dormers are located above. The broad cornice has paired brackets and the detailing of the building corners includes a rusticated first story with paneled pilasters on the second.

Both the north and south side elevations of the main block are three bays in width. A rectangular, single story bay window with decorative skirting is attached to the east corner on the north side beside and below four two-over-two windows and a pair of widely spaced dormers. The south side features a two-story bay window (again, with skirting) at the west corner, four symmetrically placed windows to the east and two dormers. There are three additional dormers on the rear elevation and windows in the narrow wall flanking the ell. The entire front block of the house is covered with flush board sheathing.

On its south side the ell has a porch between the main block and the carriage house. It covers two doors and a pair of windows. There are two dormers above. The north side has a broader three-bay block connected to the main house and a recessed two-bay unit that meets the carriage house. Three dormers are arranged across this side of the ell. The carriage house, which has been converted to classrooms, has an irregular fenestration pattern and a number of dormers, most of which are later additions. Its cupola and bellcast dormer over the original entrance have been removed.

 See continuation sheet

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There is a brick flue at the rear of the carriage house and a chimney in both the ell and main block. The latter rests on a rusticated granite foundation whereas the remainder of the building has both cut granite and replacement concrete.

The interior remains largely intact although a number of what were presumably the most ornate mantels have been removed. Important existing features include the open string stair with its turned balusters and richly decorated newels, doors and window surrounds, and ceiling medallions. The symmetrical plan consists of a center hall with two rooms grouped on each side throughout the first and second story with the kitchen in the ell.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1880

Significant Dates

1880

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Constructed during the building season of 1880, the Mansur house is the most architecturally significant Second Empire style house in Houlton. It is also among the most elaborate residences of its type in northern Maine. The house was built for Walter P. Mansur, a businessman of considerable local prominence. It is eligible for listing in the Register under criterion C.

The April 22, 1880, edition of the Aroostook Times carried a brief item in its local news that "Walter Mansur is soon to commence the erection of a fine residence on Water Street." This is the first known reference to Mansur's intentions on this property, a parcel which is believed to have been given to him by his father Rufus Mansur. Progress on the new building proceeded rapidly for by June 24<sup>th</sup> the paper reported that "Walter Mansur is to slate the roof of his new dwelling house. It will be the first slated roof in this town." Presumably, it was completed for occupancy by the end of the year. Mansur's new dwelling was a well designed example of its type. Unfortunately, no architect's name can be linked to this building as of yet.

The 1880-81 edition of the Maine State Year-Book and Legislative Manual lists Walter Mansur as an assistant in the Houlton fire department. He may also have been associated with the starch factory of R. M. Mansur and Sons, and was the first president of the Houlton Water Company. In 1881 he became the president of the First National Bank of Houlton, a position he held until 1900, and he had also become the fire department's chief engineer. The construction of his house on Water Street came virtually at the same time that he assumed these various roles of local prominence. During the mid 1890s he became the president of the Houlton Fish and Game Association. Mansur occupied this house until his death. In 1911 his widow Carrie Mansur sold the property to the Catholic Diocese of Portland and it in turn became St. Mary's Academy. It continues to serve as a Catholic school and nunnery.

See continuation sheet

**9. Major Bibliographical References**

Walter P. Mansur House Survey Form. Houlton Survey, 1987.

Maine State Year-Book and Legislative Manual. Portland: G. M. Donham,  
various editions.

**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 # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property Less than 1

**UTM References**

A 19 589580 5108520  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

See continuation sheet

**Verbal Boundary Description**

The nominated property of less than one acre occupies the Town of Houlton tax map 35, lot 66.

See continuation sheet

**Boundary Justification**

The boundary embraces the building and entire city lot historically associated with this property.

See continuation sheet

**11. Form Prepared By**

name/title Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date 10/89

street & number 55 Capitol Street telephone (207) 289-2132

city or town Augusta, state Maine zip code 04333