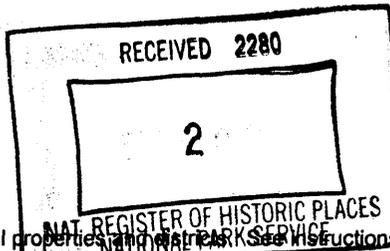


9

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *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 Chaloner House
other names/site number _____

2. Location

street & number 3 Pleasant Street N/A not for publication
city or town Lubec N/A vicinity
state Maine code ME county Washington code 029 zip code 04652

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.)

Gene S. Fitzgerald 12/22/06
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): _____

Edson H. Beall Signature of the Keeper Date of Action 2.7.07

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
_____ 1 _____ buildings
_____ sites
_____ structures
_____ objects
_____ 1 _____ 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 / Single Dwelling
DOMESTIC / Multiple Dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC / Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
EARLY REPUBLIC / Federal

Materials
(Enter categories from instructions)
foundation _____ GRANITE
_____ CONCRETE
_____ BRICK
walls _____ WOOD / Weatherboard
_____ WOOD / Shingle
roof _____ ASPHALT
other _____ BRICK (Chimneys)

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

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National Register of Historic Places Continuation Sheet

CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number 7 Page 2

DESCRIPTION

The Chaloner House at 3 Pleasant Street in Lubec is an early nineteenth-century timber frame home with an expanded floor plan and Federal era-detailing. The building faces southeast (which from this point hence will be referred to as east for convenience) towards Pleasant Street, one of the two principal north to south routes that traverse the town and lead to the main waterfront. Just to the north and down the hill towards the water, is a public wharf and the town's breakwater. Immediately south of the house is the town bandstand and memorial park. The building is fronted by a commodious level lawn, however, much of this land is actually a gore-shaped parcel owned by the Town of Lubec which has alternated between open roadway and untended common ground. Originally a rectangular lot that has had a quarter of its acreage removed from the northwest corner, the property is defined by Ferry Street on the west, an empty lot on the south, and a north facing 20th century bungalow set towards the westerly edge of its lot on the north. The effect of these factors, and the relative scale of the subject building combines for a distinctive setting in an otherwise fairly compact waterfront neighborhood.

The Chaloner House is a salt-box shaped structure. The front is a full two stories high, while the rear is a short one-and-a-half stories. The eaves on this side are located less than three feet above the first floor plate so that the height of the half-story wall allows just enough for the installation of six-over-three sash windows. The building's primary facade is clapboarded, and the west, north and south elevations are clad with wood shingles. Three brick chimneys are positioned behind the ridge, where the gable roof transitions to the single pitch of the saltbox. The roof is asphalt and the foundation is a mixture of concrete, brick and fieldstone.

At present the facade is seven bays wide on the first floor, but conceptually the house is best understood as comprising a five bay section of paired two-over-two light sash windows on either side of a center door (this is the southern two-thirds of the building), and a three bay section, containing two-over-two light sash windows on either side of another, now missing, front door. (The six-panel door remains encased in the wall and was exposed temporarily several years ago.) This original eight bay configuration is still present on the second floor, where the eight two-over-two windows are tucked directly under the narrow fascia board and boxed cornice. Further adding to the perception of the house as comprised of two sections is the fact that, due to the sloping grade of the land, the northern section has a full height, clapboarded basement level with two six-over-six sash windows on either side of a two-leaf wood-batten door. The basement level is also visible, to a lesser extent, under the middle bays of the facade, where it is faced in brick and pierced with a fixed eight-light window and a short pedestrian door, both partially obscured by foliage. The existing front door is set in a Greek Revival surround, with full length side lights, pilasters and a prominent entablature.

On the interior, the house contains three large principal rooms in the front section and a series of smaller rooms and a back hallway in the rear. A short hall with a two-run staircase is located immediately behind the front door; it is flanked by a dining room in the southeast corner and the

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National Register of Historic Places Continuation Sheet

CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number 7 Page 3

middle parlor to the north. The third principal room is in the northeast corner of the house. (The blocked door originally opened directly into this room.) The same pattern is repeated on the second floor. A chimney stack is positioned against the west wall of each of these three rooms. With the exception of the dining room, the rooms in the front of the house retain their Federal style fireplace surrounds. (Most of the fireboxes have been blocked with wooden inserts and the firebox in the northeast parlor has been rebuilt to accept a wood stove.) In both the middle and northeast rooms on each floor closets, with either four panel or two panel moulded doors, are positioned to either side of the fireplace surrounds. In the southeast chamber one of these closets opens into the rear bedroom. Finishes in the front rooms included patterned tin ceilings and plaster or plasterboard walls. Hardwood floors are present in the middle parlor and dining room, but the other rooms either have carpeting or loose linoleum "rugs". Each of the front rooms have Federal era trim around the doors, and the northeast and middle chambers also retain molded chair rails. The northeast parlor has particularly well executed examples of reeding in the fireplace surround and in the window aprons.

The back portion of the Chaloner House contains a corner room in the southwest, a longitudinal hall behind the middle rooms and the southern half of the northeast corner rooms, and then a series of small rooms against the western external wall. On the first floor of the southwest corner room is the kitchen, and a small windowless pantry is located directly behind the front staircase. Three back rooms open off the hall on this level, while the second level contains just two long narrow rooms. On both floors the northwest corner rooms are bathrooms. All of these rooms, except the kitchen and hall as will be described in further detail below, have plaster walls and low sloping plaster ceilings. The trim is very plain and on the second floor the batten doors are clinch nailed. There are several Federal era windows with ovolo moulded muntins located in the second floor bedrooms and hallway. At least two of these are etched with names and dates: 1829 and 1837 are clearly inscribed, as are multiple signatures of William Chaloner, and the instructions "don't brak (sic) glass. Don't break that if you can help it."

In massing and plan the Chaloner House is clearly an early nineteenth century structure. This is confirmed on the interior by the stylistic detailing in the primary rooms. However, the house underwent a limited but notable renovation in the early decades of the twentieth century, probably in conjunction with its use as a restaurant starting in 1920. At this time the tin ceilings were installed in the parlor rooms and kitchen. The front staircase was reconfigured as a two-run stair, and new varnished douglas fir newel posts, railing, and banisters were installed in both the front and back stairs. Also during this renovation the kitchen was outfitted with varnished bead board cabinets and a wall sink; the fireplace in the dining room was removed; and a china cabinet was installed diagonally against the a smaller chimney stack. The dining room ceiling was replaced with plasterboard and battens, and French doors were installed in the front hallway, dining room and kitchen. Although most of the new features were probably stock items available at the local lumber yard, stylistically the renovated rooms reflect the arts and crafts aesthetic that was prevalent at the time.

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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

C. 1818 - 1834

Significant Dates

C. 1818

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

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.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State agency, Federal agency, Local government, University, Other.

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number 8 Page 2

STATEMENT OF SIGNIFICANCE

The Chaloner House is a large Federal-style building situated on a rise overlooking the waterfront in the Washington County town of Lubec. Erected in sections by about 1818, the building exhibits an unusual plan featuring two primary entrance and three formal front rooms on each floor which are backed by a series of small secondary rooms under a salt-box addition. Although somewhat altered over the years, the primary rooms contain notable examples of Federal style woodworking, and the massing of the building is distinctive in a town that contains very little early nineteenth century architecture. The building, which has been traditionally described as an inn, was owned by William Chaloner between 1817 and 1834, and census records suggest the presence of lodgers some of whom were foreigners. The Chaloner House is nominated to the National Register of Historic Places at the local level of significance under Criterion C as a building that when considered as an early 19th century lodging facility, represents a rare property type in the Washington County region.

In 1817 William Chaloner bought a small piece of property overlooking the Narrows in Lubec for \$1,020 dollars from Jabez Mowry, a local resident and land owner. Lubec was an isolated settlement until the British captured nearby Eastport in 1814. Shortly thereafter, refugees from Eastport resettled in Lubec and within five years a substantial settlement had developed. The deed from Mowry did not reference any building but the high purchase price suggests that there was either an existing structure, or that the location, close to the busy waterfront, was of exceptional value. In 1818 Chaloner borrowed \$200 from the Trustees of Washington Academy, for which he gave as collateral the property "on which my dwelling house stands." The house to which Chaloner referred is the large, salt-box shaped Federal style house located at 3 Pleasant Street, that much is clear.

Chaloner was born in 1775, the son of a prominent Machias physician and Revolutionary War veteran of the same name. Sometime after the census of Lubec was taken in 1811, (in which his name does not appear), Chaloner and his young family moved east to Lubec. His occupation over the next 20 years is unknown, but his standing was that of a 'Gentleman.' According to tradition, and published as fact in at least one newspaper account, Chaloner's home served as the stage coach stop and as an inn. Due to the loss of town records, it is now not possible to verify this assertion through tax records or the town books. But the structure he and his family inhabited is both noteworthy and curious, and when considered in light of census enumerations of 1820 and 1830, suggests that the house was designed and used as some type of lodging facility.

The price that Chaloner paid for the property suggests that some dwelling was extant in 1817, and it is not impossible that the house had attained its current plan by that time. The five rooms that retain their Federal woodwork and styling are consistent with regard to design, molding, vocabulary and finishes. As originally constructed the house at 3 Pleasant Street contained two principal entrances and three large rooms on each floor. The chimneys were all located just inside the west exterior wall, and based on the rubble and stone under the southernmost section, the kitchen was located in the southeast or southwest room. Examination of the building's framing from the

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Continuation Sheet**CHALONER HOUSEWASHINGTON COUNTY, MAINESection number 8 Page 3

basement reveals an inconsistent pattern. The joists under the northernmost parlor are different in manufacture and size than those in the middle and the south, and empty mortises (square and angled) indicate that at some time studs and braces had been fitted under the south and west walls of this room (the other two walls of this room presently rest on concrete foundations.) In addition, in the ceiling of the northern basement is a boxed-in frame devoid of joists. Located under the northernmost front closet, this appears to be the remnants of a steep staircase to the basement. In the attic of the building are two distinct methods of roof framing. The roof over the southern two thirds of the building are framed with a major rafter, minor purlin system. The northern third has a common rafter roof. There is evidence of a fire in the southernmost bays of the attic, but the charring decreases over the middle rooms. (In light of this it does not seem likely that the dual roof systems are a result of replacement after a fire.) Both systems were in use during the second decade of the nineteenth century, and based on this distinction it is not possible to say that one section predates the other. However, it is clear that the house evolved over time. Either the southern two bays were appended to an existing structure on the north, or the frame of a second structure was moved and attached to the southern section. The presence of the staircase framing and empty mortises supports the assertion that the northernmost rooms were constructed as a 'stand-alone' structure, either on this site or elsewhere.

The salt box addition is also curious. Exposed sheathing in the cellar stairwell shows the regular lines of clapboard nailing. This means that at some point in time the western wall of the front rooms were exterior walls. And yet, the only indication that the rear section may have been added after the two front sections were joined is yet another variation in the first floor joists. While the major carrying beams and sills in all three of the sections (front north, front south and rear) are hewn, the visible joists in the front north are sawn, and in the front south they are large scantlings left in the round. The joists in the rear section are a combination of hewn and sawn timbers and round scantlings, which indicates a more haphazard than planned approach to this section's construction. Thus the property that Chaloner purchased either contained no house, or a two-story three bay single-pile structure, or a two-story five bay single pile structure, (or a combination of the two), with or without the rear addition. Based on the interior finishes and the framing it seems most likely that the front half of the house was finished as a unit, and that the rear addition was added shortly thereafter.

Over the course of his two marriages, William Chaloner and his wives Mary and Louisa, had 11 children, the first of whom was born prior to 1810 and the last around 1835. In light of this, a large house would seem necessary. Yet the census figures for 1820 and 1830 do not reflect a nuclear family. In 1820 the Chaloner household contained 20 occupants, eight of whom were males between the ages of 16 and 45.¹ (Chaloner, born in 1775 would have been enumerated in the 'over 45' category.) Furthermore, two of the occupants were described as foreigners, one was engaged in manufacture and seven were engaged in commerce. In addition to the twelve males in the

¹ At least four of his children were born between 1822 and 1835, and so are not represented in the 1820 census.

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National Register of Historic Places Continuation Sheet

CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number 8 Page 4

household, there were eight women, at least five of whom were his daughters and one his wife. In 1830 the house again had a disproportionate number of men as compared to the number in his family. Of the fifteen residents, four were between the ages of 15 and 30. One of the residents was identified as a 'foreigner'. None these men appear to be his children, and they are also unlikely to have been sons-in-law.² While it is not known if the occupants of the house had been there for one night or several years, the presence of so many men engaged in commerce, in combination with the building's location just off the waterfront suggest that the building may have housed sailors or traders.

In 1834 the Sheriff auctioned Chaloner's property in order to satisfy a debt judgement against him for \$641. From this point hence the property was occupied by various Lubec families, at times as a rental property, and periodically as a multi-family home. Whether as commonly conceived, William Chaloner was an 'innkeeper' during his sixteen year tenure might never be known. But it does appear clear that under his proprietorship the large house at 3 Pleasant Street offered lodging of some fashion. The interior arrangement of the rooms reflects a division of spaces that is outside the norm for the vast majority of late Federal-era houses. The presence of three formal front rooms on each floor, two prominent entryways and five small, unheated back rooms in the rear section suggests that the house was ultimately, if not initially, designed to provide both living quarters for a family as well as somewhat separate, and significantly less formal, facilities for boarders. As such, the Chaloner House expands our conceptions of the living arrangements of 19th century residents of Maine.

²Four of his oldest daughters married between 1830 and 1834.

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**National Register of Historic Places
Continuation Sheet**

CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number 9 Page 2

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Johnson, Ryerson and Lois, editors. 200 Years of Lubec History 1776-1976. (Lubec, Maine: Lubec Historical Society), 1976.

"Some Old Stage Route Taverns of Washington County" in *Lewiston Journal Illustrated Magazine Section*. January 27, 1917. (Lewiston, Maine), page 5.

Townsend, Patricia McCurdy. Vital Records of Lubec, Maine Prior to 1892. (Camden, Maine: Picton Press), 1996.

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United States Decennial Population Census, 1790 - 1930. Washinton County, Maine. Copies on microfilm, Maine State Archives, Augusta, Maine.

Willey, Kenneth L. Vital Records from the Eastport Sentinel of Eastport, Maine 1818-1900. Maine Genealogical Society Special Publication, No. 24. (Camden, Maine: Picton Press), 2003.

10. Geographical Data

Acreeage of Property Less than one-tenth of an acre.

UTM References

(Place additional UTM references on a continuation sheet.)

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

3	1 9		
	Zone	Easting	Northing
4	1 9		

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 CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 20 October 2006

street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132

city or town AUGUSTA state ME 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 Project (1024-0018), Washington, DC 20503.

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Continuation Sheet

CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

The boundaries of the nominated property are described by the Town of Lubec tax map number 15 lot 80.

BOUNDARY JUSTIFICATION

The present boundaries of the nominated property represent the historic urban lot associated with the Chaloner house since 1817, minus a 28' x 35' section in the northwest corner, previously containing a stable, that was separated in 1903.

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CHALONER HOUSE

WASHINGTON COUNTY, MAINE

Section number _____ Page _____

PHOTOGRAPHS

Photograph 1 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
28 September 2006
East facade; facing west.

Photograph 2 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
28 September 2006
East facade and south elevation (partial); facing northwest.

Photograph 3 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
28 September 2006
Interior, second floor, north bedroom; facing northwest.