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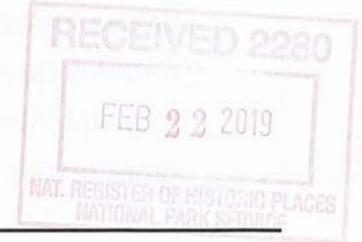
United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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.

1. Name of Property

Historic name: Singhi Double House
Other names/site number: Millay House
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)



2. Location

Street & number: 198 - 200 Broadway
City or town: Rockland State: Maine County: Knox
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national _____ statewide X local

Applicable National Register Criteria:

_____ A _____ B X C _____ D

<u>Krista Mohnney, SHPO</u>		<u>2/11/2019</u>
Signature of certifying official/Title:		Date
MAINE HISTORIC PRESERVATION COMMISSION		
State or Federal agency/bureau or Tribal Government		
In my opinion, the property ___ meets ___ does not meet the National Register criteria.		
Signature of commenting official:		Date
Title	State or Federal agency/bureau or Tribal Government	

Singhi Double House

Name of Property

Knox County, Maine

County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Signature of the Keeper

Date of Action

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

Singhi Double House

Name of Property

Knox County, Maine

County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

1

buildings

sites

structures

objects

1

1

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

DOMESTIC: secondary structure

Singhi Double House

Name of Property

Knox County, Maine

County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation - stone, granite; Walls - wood, clapboard and shingle; Roof - asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Singhi Double House, built in 1891, is a Queen Anne Style double house on the west side of Broadway, the western boundary of the older, central, residential neighborhood of Rockland, Maine. The houses along both sides of the tree-lined street are mostly modest Queen Anne Style and Arts and Crafts Style homes from the late nineteenth century, on lots that are forty to one hundred feet wide. An 1888 development project to the west never materialized creating extra deep lots. A three-car garage was built off the northwest corner of the house around 1930 with the west of the one-third acre lot wooded. The Singhi Double House is a one-and-a-half story, wood frame house with a T shaped plan. The steeply pitched, cross-gable roof is side gabled on the east facing façade forming the top of the T. The ell forms the leg of the T extending to the west with a gable end. The side gable ends project a small distance farther than the walls forming a decorative pediment supported by two tall carved brackets on each side. A one story, glazed vestibule with a gable roof projects from the center of the façade, and a large shed dormer is centered above the vestibule. A single brick chimney rises from the center of the ridge. One-story porches with shed roofs are attached at either side of the ell. The first-story walls are clapboarded and the walls above shingles of several shapes. The stone foundation has concrete parging on the exterior. The original floor plans of each side were mirror images of each other and are largely intact. The interior retains the original circulation patterns, woodwork and hardwood floors. The house possesses integrity of location, setting, design, materials, workmanship, feeling, and association.

Singhi Double House

Name of Property

Knox County, Maine

County and State

Narrative Description

Setting

The Singhi Double House sits in a residential neighborhood on the west side of Broadway – the street that divides the densely built up, nineteenth century, residential neighborhood of large and small houses east of Broadway, from the western neighborhood of sprawling lawns and woods between the houses most of which were built during the twentieth century. The neighborhood east of Broadway was built up first because houses in that area were in walking distance of the lime kilns, wharves, and shipyards along the shore and the businesses along Main Street. The Singhi house sits on an irregular lot with street frontage of 73' and a depth along most of that frontage of 100', however an additional 50' x 100' section of the lot is attached by a narrow neck at the southwest corner. (See attached Tax Map.) The configuration of the lot is irregular but its size and frontage is comparable to those in the surrounding residential neighborhood of one-and-a-half-story and two-story homes.

The property also contains a large, free standing, two-bay, frame garage with a gable roof to the northwest of the house. There is an unpaved driveway on the south side of the house extending to the porch. The north drive is worn asphalt paving and extends past the house to the garage door. The remainder of the front half of the property is lawn while the west section is tree covered. (See Figure 2 for a sketch site plan.)

House - contributing

Exterior

The one-and-a-half-story, cross gable house has a side gable front section with a rear ell that creates a T shaped plan. The first story walls are covered with clapboards and narrow corner boards and rake boards, and the walls above are covered with shingles. The shingles are of various shapes – square, scalloped, and diamond shaped – and they are arranged in rows to form a decorative ribbon pattern. The bottom edge of the second story is slightly flared. The clapboards and shingles are painted a very light yellow or wheat color, the original color discovered on clapboards that had been painted and then covered by the roof of one of the side porches. All window trim, corner boards, rake boards, door trim, and porch trim are flat stock painted white.

The foundation is stone, except where it has been repaired with bricks in the back, north corner and under the one-story projection on the rear. The exterior foundation is parged with concrete and painted gray. The roof is covered with asphalt shingles, and the chimney centered along the ridge of the front gable roof is rotated 45 degrees from parallel to the ridge. A 1910 photograph shows that there was a similar chimney, set at a 45-degree angle to the center of the roof over the kitchens, but it was removed above the roofline when the kitchen stoves were modernized.

Singhi Double House

Name of Property

Knox County, Maine

County and State

On the façade of the house, a one-story, glazed vestibule with a gable roof projects from the center, with six wooden steps leading down from the door to the front path. The vestibule has a wood post foundation which is lattice covered. Clapboards cover the walls up to the window sills. The vestibule is enclosed in glass above this point with a square wood column at the corners. There is a sixteen-light window on each sidewall and a twelve-light window on either side of the modern nine light steel entry door. Inside the vestibule are two single-light wood doors opening into the living space on either side. The vestibule is the center bay on the façade with a two-over-two double-hung wood window on either side. In the upper story, a large shed roof, wall dormer is centered over the vestibule. The dormer contains two two-over-two double-hung wood windows. On either side of the dormer, the eave drops to the story-and-one-half height with a horizontally oriented, single-light window located under the eaves directly above each window on the first story.

On the south side, the front half of the house is under the side-facing gable, with clapboards on the first story and shingles in rows of various shapes on the story above. The first story contains three bays of two-over-two double-hung windows. The upper story contains two bays of the same window type. The bottom edge of the upper story is slightly flared. The flare and several courses are square cut shingles which alternate up the wall with bands of scalloped and pointed cut shingles. The top third of the gable projects about one foot forward from the lower wall face. As the overhang at the eave and rake are minimal, the roof projects as well to cover the jetty which is supported by two tall carved brackets.

The rear ell portion of the south sidewall has a shed roof porch along its length. The porch has wood pier supports which are covered by spaced vertical boards below the floor level. An entry stair extends from the east and west ends of the porch with the south side a railing of squared balusters between three square posts supporting the roof. The sidewall under the porch roof is clapboarded while above the ribbon pattern of shingles continues. The first story contains four bays. Near the ell main block connection, there is a small square Queen Anne window with a single pane of colored glass surrounded by small squares of colored glass (red, blue, and yellow). The next bay is a replacement window similar to those previously described though not as long. Then the kitchen door and at the west corner a window as previously described. The upper story contains a single-light horizontal window near the center of the wall.

The north side of the house is a mirror image of the south side, except that the glazing in the Queen Anne window under the porch roof has been replaced with clear glass, and the window next to it is the original height of the typical double-hung window. The porch on this side is a mirror image of the south porch, but it was reconstructed in 2018. The original porch had been shortened in the late twentieth century. Reconstruction was based on the remaining portion of the north porch, the mirror image south porch, clues on exterior walls of the original north porch, and oral history confirming the mirror image of the porches.

The west side of the house is dominated by the gable end of the ell. Visible on either side are the ends of the shed roof porches and their entry steps. Further east under the porch is a limited amount of the west side of the main block which is a continuation of the typical siding pattern. The west gable end continues the siding pattern as well with the flare at mid wall. The first story contains three bays: a bump-out with a shed roof in the center and two-over-two

Singhi Double House

Name of Property

Knox County, Maine

County and State

windows on either side. The bump-out is a clapboarded wall on the west with a square two-light sash in its projecting walls facing north and south. The upper story contains two two-over-two windows. The upper gable does not project on this wall. On the south side of the foundation level, between the bump-out and the stairs from the porch, a wooden bulkhead, painted white, covers the exterior entrance to the basement.

Another change has occurred over the years. The two horizontal Queen Anne windows under the eaves on the upper story on the façade have replacement glass. The original glazing was a large center pane of colored glass surrounded by small squares of red, blue, and yellow colored glass. The replacement is a single pane of clear glass. The horizontal Queen Anne windows under the eaves on each side of the rear ell have been altered in the same way.

Interior

Inside the building a center wall extends the depth and height of the building dividing it into two equal halves with no interior passage between. Through the north front door, a wide living room extends the full width of the unit. A wall with a wide center opening divides the living room from the dining room to the west. From the dining room, the stair to the second floor is through a door in the northwest corner and a door way in the southwest corner leads to the kitchen. Off the southwest corner of the kitchen, a door opens to half bath.

The typical first floor finishes include oak strip floors, plaster walls and ceilings, four-panel wood doors, flat stock baseboards with a cap molding, and fluted casings with bullseye corner blocks. The kitchens were altered after 1970 by adding replacement cabinets and ply-wood paneling along the lower wall section as an allusion to wainscoting. The kitchens are currently exposed studs.

The second floor is reached by the stair with winder treads in the dining room. The top of the stair ends at the center of a hall along the common wall. To the east are two bedrooms each with a small closet. To the west of the stair is a bathroom and a smaller bedroom with closet. Each of the second-floor rooms has one section of ceiling that is sloped to accommodate the roof pitch and half story wall height. The common wall of the hallway has two triangular in plan projections as a result of chimneys. Each extension of the wall occurs at the north and south running wall that divides rooms. Typical finishes are wide board floors, plaster walls and ceilings, four-panel doors, flat stock baseboards, and fluted casings mitered at the corners. (See Figure 1 for sketch floor plans.) The south side is a mirror image of the north side with the exception of the following alterations. The partition with a large rectangular opening between the living room and dining room was removed to make one large room on the south.

Basement stairs descend below the stairs to the second floor in each unit. The original wood beadboard wall dividing the basement space in half still partially exists. There was a door between the two basement halves which has been removed and widened to accommodate mechanical work. The two units still maintain separate mechanical systems.

Singhi Double House

Name of Property

Knox County, Maine

County and State

Garage – non-contributing

The Sanborn Insurance Maps indicate that a barn on the south side of the property was torn down around 1930, and the current garage was built at that time. The east and gable sides are covered with clapboards, and the west is covered with unpainted shingles. The side gable roof is covered with asphalt shingles. The garage is a single car deep but wide enough for three cars along the east side. A two-car garage door is at the north of the east wall.

Alterations and Integrity

On the exterior, on either side of the ell and on the façade, a total of four Queen Anne window sash had their divided light, multi-color glazing replaced with a single clear pane. The loss of the distinctive Queen Anne window glazing has a minor impact on design and materials of the double house. The glazing style is a character of a Queen Anne Style design, but the double house characteristics, which represent the primary area of significance for this nomination, are maintained by the original fenestration pattern and window size and the current mirrored appearance which contributes to the characteristic bilateral symmetry of a double house.

The north porch was recently reconstructed to restore its original appearance. The porch had been shortened in the late twentieth century after the period of significance, so the restoration strengthens integrity of design. Reconstruction was based on the remaining section, remaining clues to the original porch on exterior walls, oral history confirming the appearance and the mirror south porch.

The interior changes included removal of the dividing wall between the south living and dining rooms, stripping the exterior and east kitchen walls to studs, and addition of a half bath in the west closet of the first floor. The removal of the south wall has the greatest amount of impact on the integrity of design. The removal of the wall disrupts the perfect symmetry of the original building's interior plan; however, the two rooms always had an open plan. The wall in the north unit divides the two rooms but has a wide opening which is a little more than a third of the linear wall length. The wide opening without doors creates an open flow between the two rooms. While the removal lessens the integrity of design, particularly a strict double house symmetry, it is the one alteration of what is otherwise an intact plan and that original plan did provide open flow between these two spaces. The changes to the kitchens are in a secondary space and maintain symmetry though not original materials or workmanship. Kitchen usage has changed greatly since 1891, and the removed fixtures and cabinets were not original. The layout and circulation patterns have been retained in a mirror image. Similarly, the insertion of the half baths is symmetrical and located in a secondary closet space.

Overall the design is intact with few changes and many of the later changes are symmetrical. Interior circulation patterns and separation of space is maintained. There is some loss of materials and workmanship, but this is limited to the secondary and frequently altered kitchen and bath areas. The setting and location have been maintained as have the feeling and association of the double house. Overall the building maintains the integrity to convey its significance as a double house type with pattern book influences.

Singhi Double House

Name of Property

Knox County, Maine

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Singhi Double House
Name of Property

Knox County, Maine
County and State

Areas of Significance (Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1891

Significant Dates

N/A

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wellington Singhi (1838-1921), builder

Singhi Double House

Name of Property

Knox County, Maine

County and State

Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Singhi Double House, built in 1891, is a good example of a modest, Queen Anne Style double house located in the Knox County town of Rockland, Maine. The two-family dwelling with mirrored elevations and floor plans is a late example of a large number of double houses that were built in Rockland between 1837 and the early twentieth century. By 1912 over 125 double houses were erected in Rockland – almost 10 percent of the city’s residential building stock– and they ran the gamut from small, vernacular capes to architect designed high-style dwellings with significant square footage. Within this larger context the Singhi Double House represents a subset of double houses built as investments (rentals) for working class residents. The house is of the Queen Anne Style with shingle siding of various patterns above the first story clapboards and a decorative pediment supported by tall brackets under the eaves on each side. The Singhi Double House is significant under Criterion C for embodying the distinctive characteristics of a type, period, or method of construction, in this case that of a double house with a plan and detailing possibly influenced by popular pattern-book authors. The Singhi Double House has changed little over the years and possesses integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The significance of the Singhi Double House is based on two sets of characteristics: the double house plan and the manner in which it reflects some of the ideas of wealth and stability that authors of pattern book houses espoused in their volumes. The house was built as an investment, rather than to be owner occupied, but at the same time it was designed to give the appearance of a single-family home.

Double Houses in Rockland.

The Singhi Double House is one of the many double houses that were built in Rockland in the 19th century. As defined by Charles Parrott in The Double House in New England, bilateral symmetry is the “overarching formal characteristic of the double house, or as it is alternatively called, the duplex.”¹ The two halves of this house type mirror each other in massing, scale, fenestration patterns, placement of chimneys and interior plan. Each half forms a complete and independent residential unit separated by a common wall. Unlike a row house, which contains many identical units separated by party walls, the double house is freestanding and generally located on its own lot. The majority of the double houses in

¹ Charles Parrott, “The Double House in New England” in *Perspectives in Vernacular Architecture*, Vol. 10, Building Environments (Knoxville: University of Tennessee Press, 205), 34.

Singhi Double House

Name of Property

Knox County, Maine

County and State

Rockland are one- or two- story double pile houses with centered entrances and a side-gable roof; however, other forms, including gable-front and wing, and back-hall plans are also found. Although Parrot notes that back-to-back double houses were common in New England's seaport cities in the 18th century, the side-by-side form was much more prevalent in the 19th century.²

The Singhi Double House fits Parrot's definition of the type. It is a side-by-side double-house that faces east and has a common wall running east to west. It has a mirrored plan on the exterior except for the front vestibule that conceals the paired front doors. Both halves of the building contain identical trim, fenestration, siding and stylistic details. On the interior the plan is bilinear on each floor. The only alteration is the removal of a partial partition wall between the front rooms on the south side.

In 1912, there were 1,376 dwellings in the built-up neighborhoods east of Broadway, and 125 of those dwellings were double houses.³ The city has grown to over 3,000 dwellings currently – the expansion extends beyond the edges of the historic neighborhoods - but of these seventy are still, or were built as, double houses. While the overall proportion of double-houses has dropped since 1912, they are still a recognizable and common house type, within the densest parts of the city.

Double houses were an early answer to the need for inexpensive housing.⁴ The two halves of the double houses share an axial common wall. Each half possesses exposure on three sides, providing more light and ventilation than a row house or apartment. A double house was more cost effective to construct than a single-family house, because it required one lot instead of two, a common wall instead of two outside walls, and one roof. Both houses are warmer and dryer than two single-family houses because of their common wall.⁵

In the 19th and early 20th century two-family homes – not necessarily double houses - made up as much as 20% of the housing stock of industrial communities in Massachusetts (Cambridge, Fall River, Lynn, New Bedford and Worcester) as well as in Albany, Buffalo, and Syracuse, New York; and in Elizabeth, Newark and Jersey City, New Jersey.⁶ Parrott wrote that the double house was a common New England housing type, especially in seacoast towns, and was “considered fit housing for people from virtually the entire social spectrum.”⁷ He explains that the double house was “remarkable for its common pairing of owner and tenant or dual ownership and occupancy by related families or business associates.”⁸

² Of the 70 extant double houses in Rockland only 2 back-hall houses might be thought of as examples of the back-to-back double-house plan

³ Sanborn Fire Insurance Map Company. “Rockland [Maine],” 1912. In *Sanborn Insurance Maps. Maine [microform] : 62 cities from Auburn to York dated 1943-1988, with updated parts / a compilation [by] University Publications of America.* (Bethesda, MD: University Publications of America, c. 1992).

⁴ Denys Peter Myers, *Maine Catalog: Historic American Building Survey* (Augusta, ME: Maine State Museum, 1974), 127-130.

⁵ Parrott, “The Double House in New England,” 34.

⁶ Camilla Deiber, *Leading Double Lives: [The History of the Double House in Des Moines]*, ed. By K. Kris Hirst (Iowa Department of Transportation, 2005), 3.

⁷ Parrott, “The Double House in New England,” 33.

⁸ *Ibid*, 34.

Singhi Double House

Name of Property

Knox County, Maine

County and State

The double house is found in other parts of Maine. In the rapidly developing Bangor of the 1830s many double houses were erected for the emerging captains of the lumber industry or as rental properties – and some of both were designed by the noted architect Charles G. Bryant.⁹ Portland and Brunswick also contained numerous double houses, and while these were more often constructed in brick than in frame, they were common where the residential density was high.

The City of Rockland is a relatively dense city. It is laid out around the curving shoreline of Penobscot Bay and the pattern of development can be described as a series of rings radiating from the shore. The first ring contains the wharves that supported ship building in the 18th and 19th century (and fishing in the mid-20th century) and the lime kilns and rail system that developed in the 19th century. The second ring consists of the 19th century commercial district along Main Street. The third ring contains residential neighborhoods mixed with some civic and religious buildings. In the 19th century development of this area essentially stopped at Broadway and not more than 6 blocks lay between that street and Main Street. Residential neighborhoods stretched into the south end of town in the second half of the century, but to the west and north of Broadway, were farms, and beyond that to the west, the lime quarries. In the 19th century Rockland was a city of pedestrians – the quarries, the wharves, the kilns, and the governmental and the commercial sectors were all an easy walk away. Prosperous traders, business leaders, mariners and the blue-collar workforce of shipyard carpenters and caulkers and lime industry laborers all built their homes east of Broadway, in easy walking distance of their jobs. While the population of Rockland more than doubled from about 3,500 in 1840 to 7,500 in 1880 the overall footprint of the city did not expand at the same proportion. Instead, it got denser.

From the beginning, Rockland has been a working class, industrial town. Famous for its lime (quarried by hand and burned in 136 lime kilns along the shore), Rockland also had twelve shipyards producing all types and sizes of wooden sailing vessels, in between forty-four wharves where sailors and laborers unloaded lumber, coal, and all manner of foreign goods, while others loaded lime, fish, and granite to ship to ports along the East Coast.¹⁰

Unlike other industrial towns and cities in Maine, neither industry owners or business leaders built affordable, planned worker housing for the army of laborers employed in their industries. They did not build dormitories or apartments like the owners of the mills in Lowell, Massachusetts, or Lewiston, Maine. Instead, as the population grew in the decades prior to the civil war newly arrived laborers were directed to the boarding houses run by widows with large houses who were temporarily in need of income.¹¹

From the 1830s until 1900, many seamen and laborers who could afford to leave the boarding houses, built small double houses for their families. They could afford it by combining

⁹ James H. Mundy and Earle G. Shettleworth, Jr., *The Flight of the Grand Eagle* (Augusta: Maine Historic Preservation Commission, 1977), 42-43.

¹⁰ Ann Morris, "Historic Multi-family Dwellings in the City of Rockland, 1837-1900." Unpublished research at Maine Historic Preservation Commission, Augusta, Maine, 2015 – 2017), 1-4.

¹¹ D.S. Osborn, *Map of the City of Rockland, Lincoln County, Maine* (Philadelphia: E. M. Woodford, 1855).

Singhi Double House

Name of Property

Knox County, Maine

County and State

forces with a brother or brother-in-law and purchasing one lot, using one set of floor plans, building a double house with one common wall and one roof, and each owning their own side. In general, these houses had side gabled roofs, twin chimneys and were one or two stories high. This system worked especially well for seamen whose families benefitted by having family next door when a father went to sea. Fathers built double houses for their children when it was time for the children to leave home.¹² But merchants and sea captains, doctors and clerks, insurance agents, lumbar dealers and stage drivers also built, or lived in double houses during this period – again often with family nearby. After the Civil War, as the Italianate and Queen Anne architectural styles became more elaborate and more expensive, business leaders began building large Italianate and Queen Anne double houses for themselves and their children or business partners. While most of the houses were owned by the occupant or a family member, by the mid-1870s a few builders were building double houses on speculation, to rent one side or both sides.¹³

The Double House as an Investment.

The Singhi Double House was built near the turn of the century, toward the end of double house era, and is the western-most house of this type in Rockland. Built along with six other houses on Broadway by Wellington Singhi, it was intended to provide affordable housing for two working or middle-class families. Interestingly, although the building has a mirrored plan on the interior and exterior, the entrance vestibule with its singular porch door, obscures the most telling characteristic of a double house – the pair of front doors.

Starting in 1887 Singhi built five modest Queen Anne cottages on his property on the east side of Broadway (185, 187, 189, 191, and 193 Broadway). The houses look alike and have similar floor plans, and the residents of Rockland still call them the Singhi Cottages. Wellington Singhi lived at 185 Broadway and sold the other cottages. Across the street he built another single-family home at 172 Broadway, and then in 1891 a double house at 198-200 Broadway, the only one of the group to house multiple families.¹⁴

The single-family Singhi Cottages on Broadway appear to be “pattern book houses,” that is, their design was based on images and or plans, published in a locally or nationally circulated book of architectural designs. Although the precise pattern book or architect/designer has not yet been verified, five of the six buildings are very similar in plan and detail to Design #27, Plate 10 in Palliser’s New Cottage Homes 1887.¹⁵ Palliser and Palliser included twelve designs for double houses in this volume, ranging from cottages for “a gardner and coachman on a large place”, to housing for “workmen” or “mechanics”, or sizable examples for families of six or more persons, with “immense living-room on the first floor, fine light entrance hall with open fire-place, and seat in corner opposite it [and] a wash-bowl in passage between front hall and kitchen...”¹⁶

¹² Morris, 8-9.

¹³ Ibid.

¹⁴ Knox County Registry of Deeds Book 107, p.114; Book 120, p. 332; Book 142, p. 445; Book 148, p. 195; Book 150, p. 199.

¹⁵ Palliser, Palliser & Co., *Palliser’s New Cottage Homes 1887* (Mineola, New York: Dover Publications, Inc), 2003.

¹⁶ Palliser, Palliser & Co., pp. Plates 21, 57 and 64.

Singhi Double House

Name of Property

Knox County, Maine

County and State

The design of the Singhi Double House may also have been influenced by pattern books, or at least by the ideas contained within. Palliser and Palliser, as well as other pattern book authors, extolled the virtues of double houses as investment or rental properties. While describing one double house (design number 162 on Plate 57) the Pallisers introduce both the house and its economic potential.

Design 162 shows a double house...the style of the exterior is like many we have designed for erection by mechanics in New England towns and cities, and embody all that can be wished for. Large numbers of such houses are built throughout New England by people of means for purposes of investment and give probably as good returns as any real estate will do.¹⁷

Although not as stylized as the other Singhi-built houses on the street it does contain bracketed projecting gable hoods, and a flared eave between the first-floor clapboards and the second-floor shingles – both slightly extraneous features on an otherwise rather vernacular building. Interestingly, although the building has a mirrored plan on the interior and exterior, the entrance vestibule with its singular porch door, obscures the most telling characteristic of a double house – the pair of separate entries. Perhaps telling, on the Sanborn map of 1912 there was only one other double house in the immediate eleven blocks that extended east and west of the Singhi Double House off Broadway. The majority of the neighborhood, which had not been built out densely enough to be featured on the 1892 Sanborn Map, consisted of single-family homes by 1912. In her book on pattern book homes, Building and American Identity, Linda E. Smeins notes that pattern book authors sometimes used porches, doors or ells to conceal a double house in a form that outwardly appeared to be a single-family home. Palliser and Palliser, as well as Robert Shoppell, “explained to the prospective owners that these houses would conceal the fact of shared ownership until such time that one of the owners could purchase the other side of “his” home.” In other parts of Rockland very large and overtly double houses were constructed, but on Broadway, Singhi chose a design that blended in with the single-family ethic that was the norm in this developing neighborhood. This approach as embodied by the Singhi Double House is indicative of the manner in which ideas of home ownership as a sign of wealth and stability were under negotiation at the end of the 19th century.

Developmental history/additional historic context information (If appropriate.)

Additional Historic Context

In 1887, Wellington Singhi purchased several acres on the east side of Broadway from his mother, Susan Singhi. Susan Singhi was the daughter of Captain Martin Ulmer of the prominent German family of lime manufacturers and sea captains. She had married Francis Singhi, an Italian musician and barber, inherited much land, and built the Singhi Block on Main Street in Rockland.¹⁸

¹⁷ Ibid, Plate 57.

¹⁸ Knox County Registry of Deeds Book 75, page 139. Cyrus Eaton, *History of Thomaston, Rockland and South Thomaston, Vol. II.* (Hallowell, Maine: Masters, Smith and Co., 1855), 394.

Singhi Double House

Name of Property

Knox County, Maine

County and State

Until the turn of the century, the fields on the west side of Broadway were large estates or farmland. The densely developed land east of Broadway included five cottages that Singhi built on speculation on the land he purchased from his mother. Across from the five Singhi Cottages stood the estate of Captain George W. Brown, owner of George W. Brown & Co., Groceries & Ship Stores, located in the Rankin Block. Captain Brown died in 1880, and his wife, Amanda, (sister of Brown's partner, Wm. Edward Crockett) moved into an apartment above her husband's business in the Rankin Block and sold the Broadway house to another brother, Albert T. Crockett.¹⁹

Albert Crockett tore down the old Brown mansion and subdivided the Brown estate to include two blocks between Broadway and Highland Avenue, with a street planned to run north and south down the middle, in line with Shaw Avenue. (The street was never built.) In 1888, Singhi purchased two lots from Crockett, where he built 172 Broadway, an ornate, but modestly-sized Queen Anne home.²⁰

Earlier, Singhi had bought a lot near Limerock Street on the west side of Broadway across from his earlier Singhi cottage development. There he built the small double Queen Anne cottage in 1891. Singhi first rented the north side of the double house to Henry Tolman Millay and his wife Cora. Millay was working as a clerk in a men's clothing store on Main Street. In February of 1892, the Millays' first child, Edna St. Vincent Millay, was born at home. The Millays moved to Union, Maine, in September of 1892, when Singhi sold the double house to Oscar Blackington. He was a successful clothing merchant who lived in a large double house on Limerock Street. He bought the Singhi Double House for his sons and their families. Blackington and his sons were horse fanciers and raced their horses at the Knox Trotting Park on Park Street.²¹ They had a horse barn on the south side of the rear of the property (torn down by the next owner in 1930, when a three-car garage was built on the north side of the rear of the property).²²

Blackington's sons raised their families in the double house until 1928, at which time Clarence Joy, an insurance broker bought the double house. Joy lived in the south side and rented the north side. In 1945, Pauline Bartlett, a widow who owned a children's shop, purchased the double house, to live on the south side and rent the north side. Christy Adams, a lawyer, purchased the double house in 1952 to live in the south side and rent the north side.

Although the Millays' time at the house was brief, the double cottage has become a local landmark because Edna St. Vincent Millay grew up to be a Pulitzer Prize winning poet. Maine State Historian Edward K. Gould, convinced the Woman's Educational Club to place a bronze plaque on the house in 1935, to mark the birthplace of "the loveliest voice in American poetry." Then in 1966, the Sunday New York Times featured the Millay House in a story titled

¹⁹ Woodford, 1855. Rockland, Belfast, Camden and Thomaston Directory, 1868 (Portland?, 1868).

²⁰ Knox County Recorder of Deeds Book 104, page 477.

²¹ Clemice Pease, "Oscar Blackington." Handwritten notes in Rockland Historical Society Vertical File, Rockland, Maine, n.d..

²² Knox County Registry of Deeds Book 93, page 394. Sanborn Map Company, 1922 and 1931.

Singhi Double House

Name of Property

Knox County, Maine

County and State

"Landmarks along a Literary Trail in Maine."²³ Currently it is owned by Millay House Rockland, a nonprofit organization that supports poets and artists in mid-coast Maine.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

-- *Courier Gazette*, September 7, 1935.

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Fagen, William. "*From Lime Kilns to Art Galleries: A Historical Anthropogeography of the Maine Coast City of Rockland.*" PhD dissertation, Louisiana State University, 2003.

Harden, Brian. *Shore Village Story: An Informal History of Rockland, Maine*. Rockland, ME: Rockland Bicentennial Commission, 1989.

"Landmarks along a Literary Trail in Maine;" *New York Times*. New York, August 14, 1966.

Morris, Ann. "Historic Multi-family Dwellings in the City of Rockland, 1837-1900." Unpublished research at Maine Historic Preservation Commission, Augusta, Maine, 2015 – 2017.

- *A History of Blackington's Corner: 200 Years of Farms and Quarries*. Rockland, ME: Lake Avenue Publishing Co., 2015.

Myers, Denys Peter. *Maine Catalog: Historic American Building Survey*. Augusta, ME: Maine State Museum, 1974.

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Palliser, Palliser & Co. *Palliser's New Cottage Homes 1887*. Mineola, New York: Dover Publications, 2003.

Parrott, Charles. "The Double House in New England." In *Perspectives in Vernacular Architecture 10: Building Environments*. Knoxville: The University of Tennessee Press, 2005.

Pease, Clemice. "Oscar Blackington". Notes in the vertical file. Rockland Historical Society, Rockland, Maine, n.d.

Rockland, Belfast, Camden and Thomaston Directory, 1868. Portland?, 1868.

Rockland City Directory. Portland, Maine: F. L. Tower and Co., 1892

Sanborn Fire Insurance Map Company. "Rockland [Maine]," 1885, 1892, 1904, 1912, 1931, 1931 revised 1965. In *Sanborn Insurance Maps. Maine [microform] : 62 cities from Auburn to York dated 1943-1988, with updated parts / a compilation [by] University Publications of America*. Bethesda, MD: University Publications of America, c. 1992.

²³ The Rockland City Directory, (Portland, Maine: F. L. Tower & Co.,1892); *Courier Gazette*. Rockland, Maine, September 7, 1935; "Landmarks along a Literary Trail in Maine;" *New York Times*. New York, August 14, 1966.

Singhi Double House
Name of Property

Knox County, Maine
County and State

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Rockland Historical Society

Historic Resources Survey Number (if assigned): 372-0046

10. Geographical Data

Acreeage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:

(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Singhi Double House

Name of Property

Knox County, Maine

County and State

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- 1. Zone: 19 Easting: 490567 Northing: 4883518
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property is located on the parcel described by the City of Rockland tax map 45 lot E3. See attached map.

Boundary Justification (Explain why the boundaries were selected.)

The boundary described above represents the current and historic extent of the Singhi Double House property.

11. Form Prepared By

name/title: Ann Morris, Historian
organization:
street & number: 60 Lake Avenue
city or town: Rockland state: Maine zip code: 04841
e-mail: anmorris@roadrunner.com
telephone: 207-594-4601
date: 1/25/2017

name/title: Michael W. Goebel Bain, Architectural Historian and Christi A. Mitchell, DSHPO
organization: Maine Historic Preservation Commission
street & number: 55 Capitol Street, 65 State House Station
city or town: Augusta state: Maine zip code: 04333
e-mail: michael.w.goebel-bain@maine.gov; christi.mitchell@maine.gov
telephone: 207-287-2132
date: 1/17/2019

Singhi Double House

Name of Property

Knox County, Maine

County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Singhi Double House

City or Vicinity: Rockland

County: Knox State: Maine

Photographer: Michael Goebel-Bain

Date Photographed: January 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Singhi Double House

Name of Property

Knox County, Maine

County and State

- 1 of 6 ME_KNOX COUNTY_SINGHI DOUBLE HOUSE_001.tif
East and north elevation with garage in view, facing southwest.
- 2 of 6 ME_KNOX COUNTY_SINGHI DOUBLE HOUSE_002.tif
West and south elevations with garage in view, facing northeast.
- 3 of 6 ME_KNOX COUNTY_SINGHI DOUBLE HOUSE_003.tif
Interior of north half's living and dining rooms, facing northwest.
- 4 of 6 ME_KNOX COUNTY_SINGHI DOUBLE HOUSE_004.tif
Interior of south half's combined living and dining rooms, facing southwest.
- 5 of 6 ME_KNOX COUNTY_SINGHI DOUBLE HOUSE_005.tif
Interior of south kitchen, facing southeast.
- 6 of 6 ME_KNOX COUNTY_SINGHI DOUBLE HOUSE_006.tif
Interior of northeast bedroom, facing north.

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.460 et seq.).

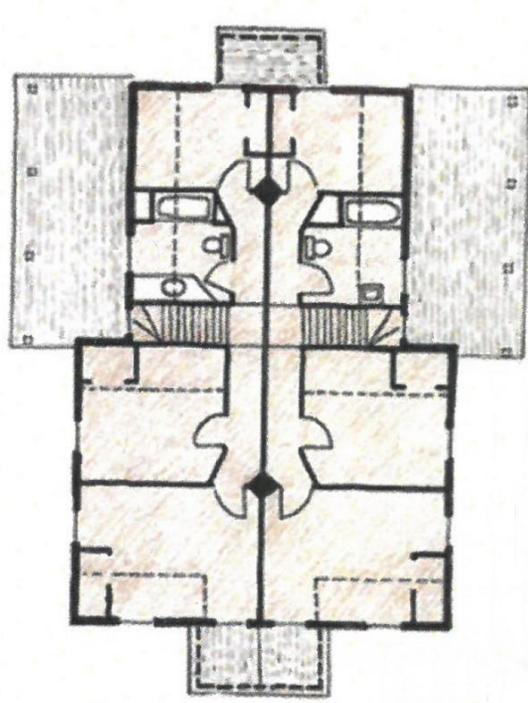
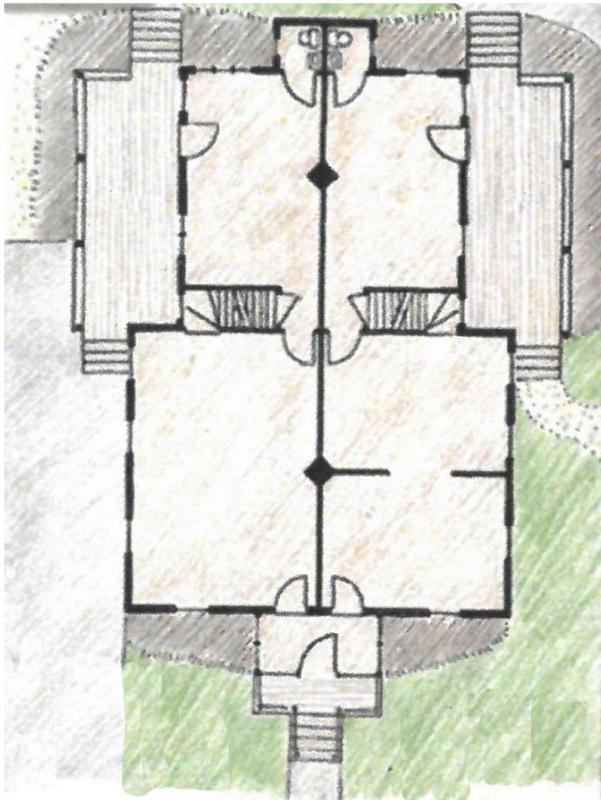
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Singhi Double House

Name of Property

Knox County, Maine

County and State



North 

Figure 1 First and second floor sketch plans. Not to scale.



Figure 2 Sketch site plan showing house garage and lot boundary. Not to scale.

Singhi Double House

Name of Property

Knox County, Maine

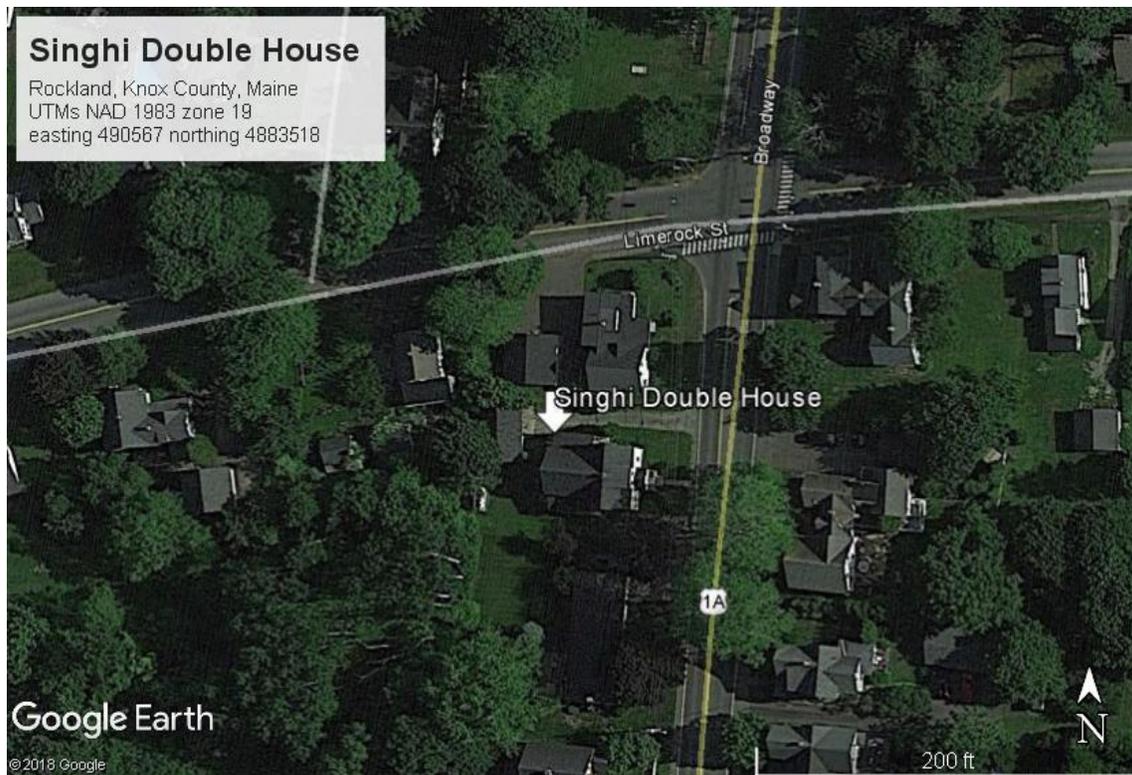
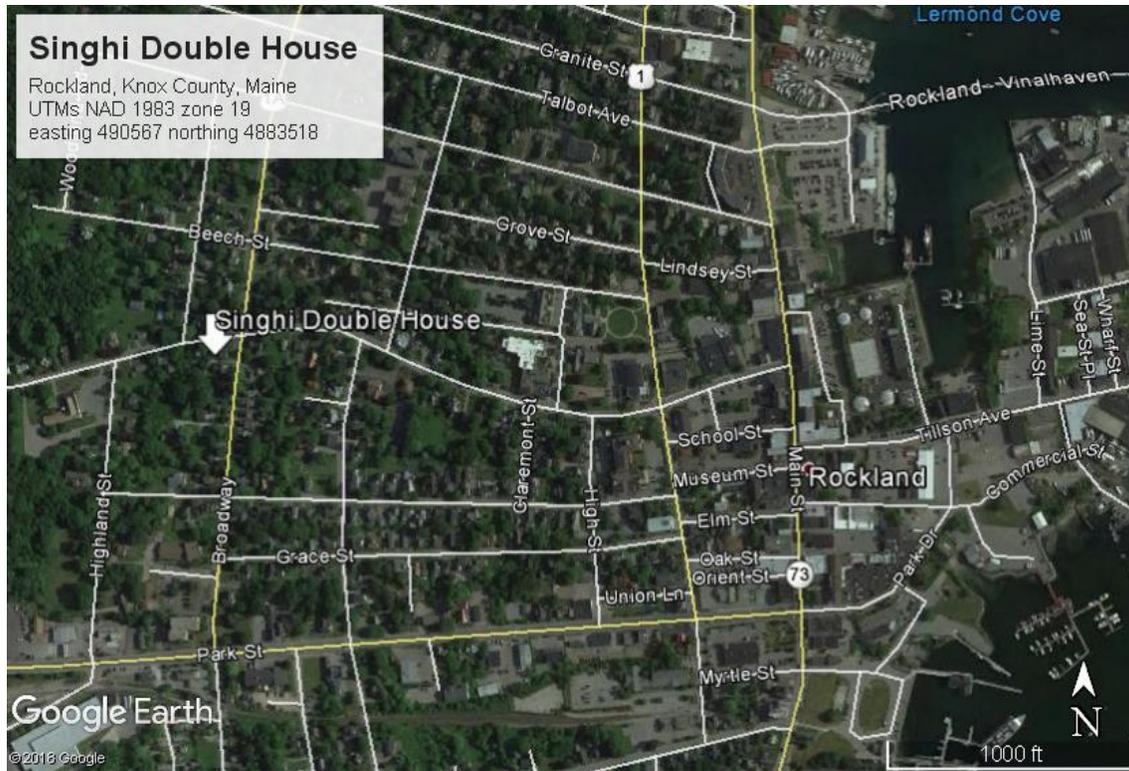
County and State



Figure 3 ca. 1945 image of Singhi Double House

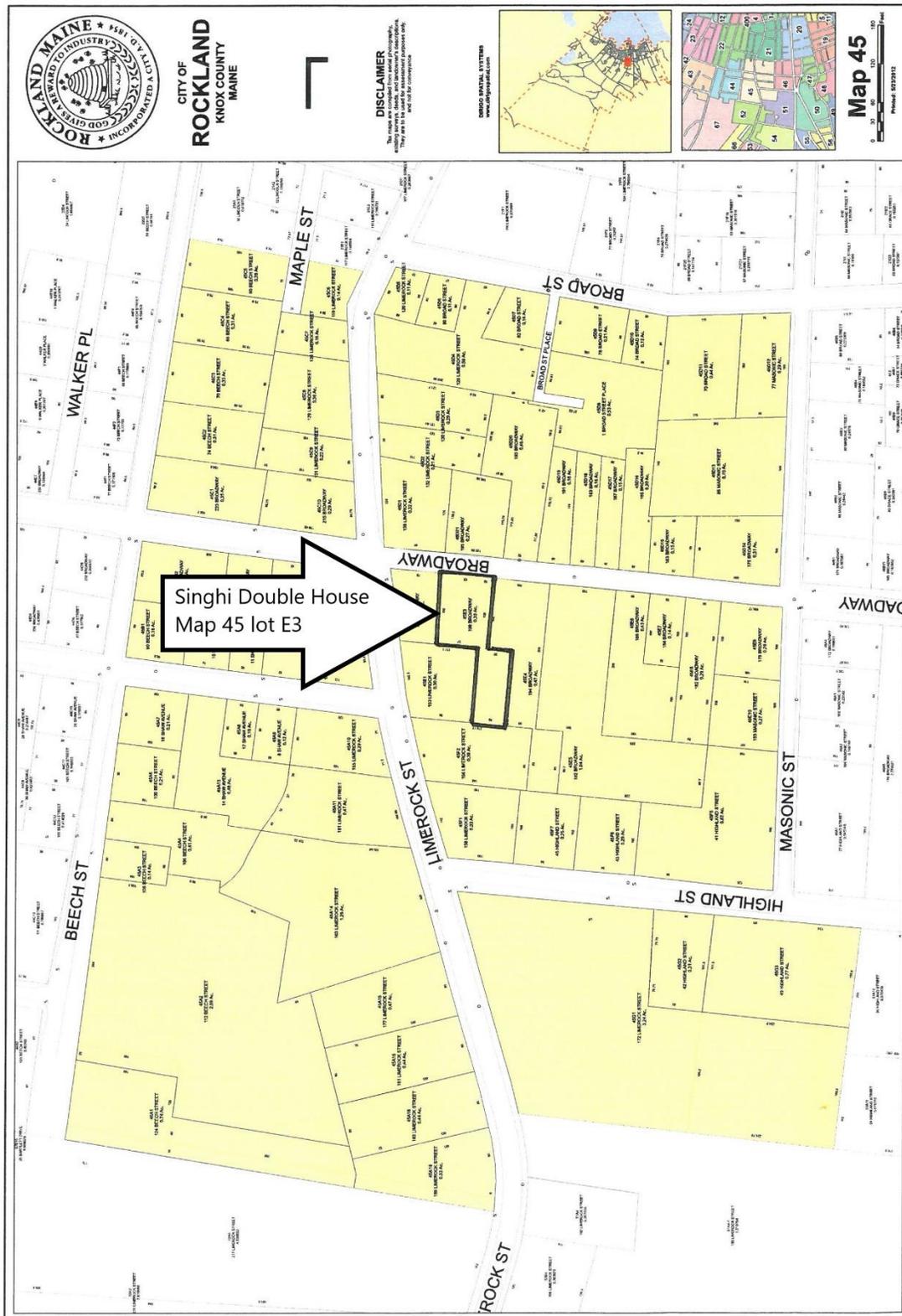
Singhi Double House
Name of Property

Knox County, Maine
County and State



Singhi Double House
Name of Property

Knox County, Maine
County and State





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 2/22/2019 Date of Pending List: 3/7/2019 Date of 16th Day: 3/22/2019 Date of 45th Day: 4/8/2019 Date of Weekly List:

Reference number:

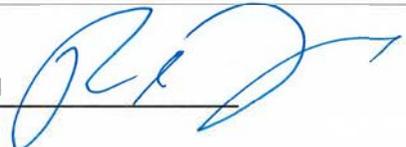
Nominator:

Reason For Review:

Accept Return Reject 3/28/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Roger Reed  Discipline Historian

Telephone (202)354-2278 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

PAUL R. LEPAGE
GOVERNOR



19 February 2019

Alexis Abernathy, Control Unit
National Register of Historic Places
Mail Stop 7228
1849 C Street NW
Washington, DC 20240

Control Unit:

Enclosed please find three National Register nominations for properties in the State of Maine.

Singhi Double House, Knox County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for Singhi Double House to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

Former Town Office and Jail, Aroostook County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for Former Town Office and Jail to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

Mt. Merici Historic District, Kennebec County, Maine – submitted on disk. The enclosed disk contains the true and correct copy of the nomination for Mt. Merici Historic District to the National Register of Historic Places. A second CD contains the digital images. A hard copy signature page is included.

If you have any questions relating to these nominations, please do not hesitate to contact me at (207) 287-5435.

Sincerely,

Michael Goebel-Bain
Architectural Historian

Enc.