A CLUBHOUSE FOR THE BUSINESS AND PROFESSIONAL WOMEN OF BANGOR

Report on the
Thesis
Submitted in Partial Requirement
for the
Degree of Bachelor of Architecture

by
Gertrude E. Ebbeson

Massachusetts Institute of Technology
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491 Boylston Street  
Boston, Massachusetts  
May 24, 1933  

Dean William Emerson  
Chairman of Thesis Committee  
School of Architecture  
Mass. Inst. of Technology  

Dear Sir:  

In accordance with the requirements for graduation in Course IV, I herewith submit a thesis entitled A CLUBHOUSE FOR THE BUSINESS AND PROFESSIONAL WOMEN OF BANGOR.  

Respectfully,  

Gertrude E. Fbbeson
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The author wishes to take this opportunity to thank the following for their kind cooperation and advice.

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Miss Lois Howe of Howe, Manning and Almy.
Mr. Mellon Peirce of Bangor
Mr. Hayford Peirce of Bangor) for their kind cooperation in allowing me to make measurements of the Billings House and for the information and help that they have given me.
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A CLUBHOUSE FOR THE BUSINESS AND PROFESSIONAL WOMEN OF BANGOR

The Business and Professional Women's Club of Bangor, Maine, feeling its present quarters to be too small, has decided to build a new clubhouse. This decision was augmented further by the fact that a site will be deeded them on the condition that the existing building, known as the Billings House, be incorporated into the final outlay. This stipulation was made as this house is the oldest one now in Bangor, the present owner feeling that it should be restored and made a beauty spot of the city.

The house and lot as they now stand are in a very run down condition but for sentimental reasons it is felt that both are worth developing. The house is early American, frame construction of two stories and an attic. The lower floors have two rooms on either side of a central hall way, the attic having but two rooms and a small hall between. The east rooms still retain their fireplaces, those on the west side having been removed a few years ago. At one time an addition was erected at the rear. This has settled badly and will have to be removed. The settling of the main building to the left of the doorway can be easily repaired. The cellar will have to be redone, plumbing, heating and lighting fixtures will also have to be furnished, as what is in the building is obsolete. In remodelling the house all that is of historical interest is to be re-
tained and the house restored as nearly as possible to its former beauty.

The lot is well situated being on one of the main highways leading into town. It is moreover almost in the heart of the business and shopping district which will make it profitable to operate a public dining room, one of the features of the new club.

The lot is irregular in shape with a frontage of 100.69 feet and a depth of approximately 418 feet. The last 75 feet dropping off to the Kenduskeag stream which marks the northern boundary of the lot. On the east is a minor street, there being a retaining wall here and a drop of 25 feet. On the southeast is the City Hall and on the south the highway mentioned above. County property is on the west with the Court House and County Jail, both of these being surrounded by grass, trees and planting. The clubhouse is to be studied with a view to making it harmonize with the adjacent buildings which are of red brick. Due to fire laws the additions will have to be of semi-fireproof construction.

Due to the nature of the club, the building will have to be of a semi-public character. This applies principally to the public dining room which will also be used by the club members for their monthly dinners. This will have to have a public entrance besides a private one from the club rooms. There will be a large
kitchen and services in connection with this, also a small dining room for private parties of club members or non-members. The large meeting room will also have to be accessible to the public as this room is to be so equipped that it may be used as a small theatre.

Besides these two large units there are to be lounges, small library, offices, quarters for caretakers. As this society is a nationwide organization it has been thought expedient to provide rooms and bath for members who are visiting the city and who might prefer to stop here rather than at a hotel.

The lot is to be developed with landscaping and tennis courts. Parking space should also be provided.

Plans, elevations, sections and such details as are of importance are required. An accompanying sketch shows the lot, location and overall dimensions of the house.
A CLUBHOUSE FOR THE BUSINESS AND PROFESSIONAL WOMEN'S CLUB OF BANGOR, MAINE

The restoration of houses and the incorporation of them into larger units is at times a very un-economical way of building, as it requires a great deal of study on the part of the architect and expert builders who must proceed with great care lest anything that is of value in the house be destroyed.

Connections that have weakened with the progress of time must be strengthened; beams supported by new posts and too often the whole foundation has to be renewed which requires the jacking up of the building while this is being done and new sills replaced for the old ones. Chimneys must be repointed if not entirely reconstructed - wiring and piping installed without removing too much of the walls or floors. Places that invite rain to enter must be concealed - the windows made tight - panelling, wainscoting and mouldings expertly matched in case any has been removed - paint scraped and all surfaces refinished. Yet in the end the result is such that it will repay the effort and money expended and a monument of the past is left for future generations to study and appreciate.
During recent years in Maine, that is, before the depression kept tourists at home, many of the homes of the early settlers were purchased by the summer people and reconstructed to meet their needs. Thus many of the old homes of Southern Maine, particularly along the coast have been saved. Those inland, unfortunately have been allowed to fall into disrepair and most of them are today in a deplorable condition. Along the Penobscot River in the small villages, homes have been purchased for summer places by those living in the larger cities so Bangor, although allowing her own old dwellings to be torn down, has preserved much of the Colonial work elsewhere.

The houses in Maine belong either to the Second or Third period according to Mr. Joseph Chandler's classification in his book entitled, "The Colonial House." However, although they do belong to these more sophisticated periods, they are much simpler than those of Massachusetts of the same period due to the lack of wealth and inability to procure the necessary materials easily. The houses along the coast and at the mouths of the rivers show less difference than those as far inland as Bangor.

It might be well here, to classify the three
periods. The First or Early Period is that during which the first frame buildings were made. Their plans are very simple, and built around a central chimney. The studding is low, roofs seem to melt into the landscape, windows are small and diamond paned. The effect is very charming and is the most delightful of the three periods.

The Second Period is more sophisticated. The studding is higher, plans more elaborate, mouldings inclined to be heavy - in fact a stone architecture done in wood.

The Third Period deals particularly with town houses. It is now easier to heat the homes so the rooms are higher. The mouldings are flatter and finer, foretelling the decadence which is to come. To this period belongs that stairway incomparable for its charm and beauty - the graceful winding staircase of the Waters House in Salem, Massachusetts. In this period also are the beautiful doorways of Salem and Portsmouth.

In the city of Bangor, Maine, almost in the heart of the business district, stands a small house built about 1810 when the city was yet very young, having a population of 850. All the other houses in the neighborhood have long since given way to business and civic
buildings, but this one alone has remained untouched except by time.

The house was built by a Captain Charles Hammond, direct descendant of one of the founders of Hingham, Massachusetts and whose ancestral home on Hammond Street, Chestnut Hill, still stands. He moved to Bangor in 1808 with his bride and there became a prominent merchant, landowner and one of its foremost citizens. In 1810 his name was on the list of those owning more than $2000, that being a large sum for anyone in the city to possess at that time. He was Captain of the Artillery Guard which was organized through his efforts and which he commanded against the British at the disastrous Battle of Hampden in 1815. He died that very year, being then only 36, and the city lost one who would have speeded its growth. He gave the land on which the present City Hall stands for a building which would serve as temporary Court House and Church and later the land for the present Court House and County Jail. For these gifts, the street running by these lots was given his name. At his death, his home adjoining the County property fell to his window. She later married a Caleb C. Billings, prominent merchant and real estate promoter by whose name the house is known today. Descendants of both of these families live in Bangor today.
At this point it might be well to glance at a brief history of the early settlement of the city.

The city of Bangor had a rather curious beginning. As a rule, after the first houses are built in a community, another building is erected to be used as a school and meeting house. Bangor had no meeting place of worship for a good half century, the first minister coming in 1811, 42 years after the first settler made his home there. In order to escape the oppression of the British, and the stern religious life as practiced by his fellowmen, Stephen Buswell with his wife and nine children and wretchedly poor, moved from Castine to the head tide of the Penobscot and there, on the banks of the Kenduskeag, a stream flowing into the above river, he erected a log cabin in the autumn of 1769. His father and a kinsman, Caleb Goodwin, joined him the next year, the last two being as poor as Stephen. They chose an excellent site for a home, yet none of these families prospered there and after the beginning of the 19th century, no one of them remained.

The following spring, 1771, a new group of settlers arrived, superior in many ways to their predecessors and to them we owe the real beginning of our city. During that year the men were preoccupied with building
homes of logs. They were unable to procure lumber as the nearest mill was 18 miles distant with no roads for communication. They were little interested in religious matters and thus made no effort to build a meeting house. In fact, as already mentioned, the first minister did not arrive until 1811 and then found little pecuniary reward for his efforts. The first church was not built until 1822. The women did however hold religious meetings in their homes to the exclusion of the men, and I believe these "all-female" prayer meetings are still being held in the small surrounding towns.

These men in spite of extreme hardships and the difficulty of procuring bread stuffs and other staple products were beginning to cultivate the land and carrying on an extensive trade with the Indians, when the British decided to take the Penobscot River. Massachusetts sent a fleet but due to the folly of the commander, it was captured. The escaping ships fled to Bangor then the Plantation of Kenduskeag, where they were overtaken by the British and destroyed. Bangor was now completely cut off from the outside world and became destitute during the four year stay of the British.

With their departure, the little settlement re-
vived. Mills were constructed, ships built but every-
thing was done at a small scale due to the scarcity of
labor.

Shortly after 1791 where the small Plantation of
Kenduskeag became the town of Bangor, there was a new
influx of families, being by far the most affluent and
capable of any who had yet come and with them were men
capable enough to act as lawyers, doctors and merchants.
Among this group are found the Hammond and Billings
families who owned the little house already mentioned.

Not until 1806 were "convenient dwelling houses"
begun in the town. While they were in the process of
construction, the Embargo Act came. Building was
stopped, houses left partly finished and the strictest
economy practiced. With the lifting of the act, the
city resumed its upward trend. It was at last decided
that a minister was needed. He conducted services in
the upper hall of a store for over 10 years before the
City Hall was built to house the Congregational Society
and the County Court.

Such prosperity could not last for long, for again
in 1815 the British decided to visit Bengor. They were
met at Hampden, then a large town south of Bangor, by
the Bangor Artillery Company led by Captain Charles
Hammond. The American troops were badly defeated due
to inexperience and could not keep the British from marching north to take Bangor. Here they quartered themselves in the City Hall and the neighboring homes — no doubt in the Hammond House which is almost directly opposite the City Hall. Merchandise was destroyed, cattle slaughtered, ships and buildings razed so that when the British finally left taking all the horses with them, it looked as if the city were at last doomed, never to rise again. Through the efforts of its leading citizens, however, it did and while there were sufficient forests in the vicinity took its place as the leading lumber center of the world.

The Hammond - Billings House has stood through all this and it only seems fitting and proper that it should be restored and serve as a memorial to one of the men who made Bangor's development possible.

A description of the house as it is today, follows.
TECHNICAL DESCRIPTION OF THE
HAMMOND-BILLINGS HOUSE

House built - About 1810.
Materials used in building - Pine and cedar.
Cellar - Under main part of house.
First floor - 3 rooms, west room made into one by the removal of a partition.
Second floor - 4 chambers - those on the north being quite small.
Attic - Finished - over main part of house.
Foundations - Field stone topped with 16" brick wall faced with granite slabs 10 x 14 x 77.
Chimneys - Two originally, both of brick. West one at present has fallen through to the cellar. East one intact.
Hall - Through center of house.
Main Stairway - In central hall - straight easy run.
Rail - Mahogany.
Balusters - 7/8" square section -
height balustrade 30".
Newel post - Made up of balusters.
Exposed end of stairs - Finished with panelling.
Other stairways - To attic very steep and
enclosed by walls. Cell-
lar stairs beneath main
stairs and an easy run -
unfinished.

Additions to main structure - Lean-to and ell added
about 1850 to enlarge
the two small rear
rooms on first floor.

Elevation and Outside Construction

Roof - Simple pitch 30° - shingled - new.
Side walls - Clapboards with less
exposed surface near
ground than at top.
Corner facing - 6" vertical wooden strips.
Main entrance - Center front - frame and
projection over door not
original.
Door - Modern.
Other entrances - Door at rear to north east room.
House faces - Southwest.
Windows - Modern sash with four lights - formerly twelve lights.

North - 4
East - 6
South - 9
West - 8. - One a double window and another made up of three.
These modern.

None but were on originally.

Shutters -

Inside Construction

Fireplaces - Originally 6 - 3 remain intact. 1 mantel without fireplace - another with mantel removed.

Brick oven - Originally 1 but that and large fireplace with crane have disappeared.

Mantels - 4 remain.

Doors - Pameled. Dowels used to
Doors (cont.)

hold parts together and in most of the 15 doors remaining the dowels are easily seen.

Treatment of walls -

Plaster over split boarding - papered.

Wainscoting -

In all lower rooms - the two halls, and in 2 south rooms of second floor.
Paneled in east rooms ground floor.
The Billings house, as it will be referred to, is located in what might be called the civic center of the city, and almost in the heart of the business district as mentioned above. It is located on an irregular lot of land facing a main highway, Hammond Street, with a frontage of 100.69'. The lot runs back to the Kenduskeag stream for a distance of 300', then drops sharply 20' and slopes gently for 80' to the stream. The east side is bounded by a minor street, Franklin, and here again there is a sharp drop of 15'. Some of the field-stone retaining wall remains to hold back the earth. A narrow strip of land 14' wide on this street level belongs to the above property and at present is utilized as a parking space. The west side abuts the county property on which are the Court House and County Jail. These three, the Court House, County Jail and Billings House are the sole buildings on this lot facing Hammond Street, and with its grass, trees and planting is quite ideal to develop into a beauty spot for the city.

The Court House is a three story, red brick structure with heavy granite quoins. The basement, window mouldings and front portico are also of granite. The County Jail is of a similar construc-
tion as to the facade but of only two stories with a high basement. The rear of the jail is entirely of granite. The City Hall, which faces this property is also of red brick but of no particular architectural style, often being mistaken for a church rather than a civic building. A few of the other structures in the vicinity are of stone but for the most part they are of brick. The buildings on the east and the Motor Mart to the north on the other side of the stream are of no particular beauty. The best exposure is towards the west and with proper planting towards the north.

The house is located well towards the front of the lot and almost on the party line dividing it from the county property. The house level is above that of the street, granite steps leading up from the sidewalk. The walk that leads to the house is made of \( \frac{7}{8} \)" square bricks. Along the front of the property is a granite retaining wall made up of slabs 10 x 14 x 77. Some of these have fallen and have been removed.

From a practical point of view, the house, being in a very run down condition, is valueless. It has intrinsic value however in the fact that this was the home of Captain Charles Hammond, one of the fore-
most citizens of the town in its early development. For him the street on which this house faces, was named. For this reason and also because it is one of the very few old houses that remain in the city it has been thought worthwhile to restore and keep.

The foundation as seen from the outside is of huge granite slabs. These slabs however are merely a facing for a 16" brick wall behind. To the left of the door, one of these slabs has fallen, and a settling of the house is shown at this point. In the rear two granite slabs have fallen from place and due to this, and improper footings for the ell and lean-to, the additions to the house have sunken badly. The sills upon which the house rests, are rotten, likewise the window sills, especially of the ground floor. The clapboards are in very good condition, the paint having served partly to preserve them. They are graded having less exposed surface at the base of the house and more as they proceed up the wall. The gutter on the south side has rotted and twisted due to the settling of the house and will have to be renewed. The one on the north is intact, likewise the gutters on the ell, none being on the lean-to. The roofs are shingled with a tar and sand shingle and were done within
the last few years. Only one chimney remains, the other having fallen through to the cellar for lack of repair and the removal of a partition to make one large room on the west. The windows have four lights, replacing the original twelve lights. The frames and mouldings around the windows however are the original ones and in good condition. On the west side a double window was inserted in place of the single window and in the back ell is a curious window made up of three - two being like those used throughout the house, the central one being smaller. The windows are badly distorted due to the sinkage of the ell and are thus of little value. The main entrance is not the original as shown by themouldings on the interior which indicate that a fan light was originally intended. The door itself is also of recent date. One granite block serves as a step and on it are the remains of two iron foot scrapers of unknown date. There is another doorway at the rear but the door is missing. The opening appears as if it were meant for a double door. Here there is a rude platform with four steps leading down to the ground.

A cellar is under the main part of the house and is unfinished. The chimney on the east side of the cellar measures 55 x 50 and is set away from the
wells, 6'4" from the north wall and 3'91\(\frac{1}{2}\)" from the east wall. The chimney on the west side is much larger, measuring 8' by 12' and butts against the west wall. The sides bulge due to the fact that the debris of the chimney and mantelpieces of the floor above have fallen into it. The foundation walls are of field stone, some of an immense size and depth. On top of this wall is one of brick, 16" deep with a 10" granite facing. On the south wall in the center these bricks have fallen in, causing a settling of the house at this point. The cellar seems to be of two types of construction, the joists on the east being 3 x 8 while on the west half they are cedar logs 6\(\frac{1}{2}\)" in diameter. The same size posts are used for support on this side and also to support the hand hewn beams measuring 8\(\frac{1}{2}\)" x 9\(\frac{1}{2}\)". All these beams and joists are yet firm; no signs of evident rotting appearing. The rough floor boarding over the joists averages about 18" in width.

The room on the west side of the first floor is the most discouraging in appearance of any in the house. About 1850 additions were made to the original rectangular house. The ground was not excavated, the sills resting on rods and granite slabs. Due to improper footings, the ell has settled badly, the
lean-to, to a lesser degree. The ell was added to enlarge the small rear kitchen which had the huge fireplace with crane and brick oven habitual in these kitchens. The enlargement as seen today is far from being successful, the floor sloping rapidly in that direction to the depth of 1'. There is also a slope in front towards the center with a drop of 5". The floor is of matched boarding and obviously of recent date. The walls have dados to a height of 28", the top moulding serving as the sill for the windows. This dado is of pine and painted white. The wall above is plaster on split boarding and papered. A-round the top of the room is a picture moulding, offering the only transition with the ceiling. There is a difference of 6" between the heights of the front and back parts of the room. In order to provide piping for the hot air furnace a wooden projection, 6-5/8" x 11-1/2" was made with no thought as to the appearance of the room.

The room on the north east also shows signs of settling - there being a step down of 3" where the lean-to was added. This floor is of wide boarding, the rear of the room being in bad condition. The walls were furred out, making a reveal of 8" at the windows. The effect is rather charming although the mouldings are of a later period than the rest of the
house. On the west wall are two doors, one leading into a small hall and the other in what might have been a shed. Here are laths instead of the split boarding used throughout the rest of the house and as in the larger north east room, the ceiling is coved at the north wall, there not being proper height at this point to carry through a perfectly flat ceiling. Going back to the room under discussion we find on the south wall a shallow fireplace, with a depth of 10" and apparently at one time boarded up as the mouldings are missing. On one side is a closet and on the other one through which the south east room is entered.

This room has the most elaborate fireplace mouldings in the house and yet is very simple. The door to the right of it is fastened, affording a closet for the room behind, as already mentioned. The hearth is of the same 7½" square brick that was used for the exterior path. The floor is of wide boarding, averaging around 12" to 15", and slope slightly towards the fireplace. The mouldings of the dado, window and door frames are most complex than in the other rooms and are of pine. The dado is panelled.

The hallway does not run exactly through the center of the house as the rooms on the east are
larger than those on the left. The floor is of the same matched boarding used in the west front - and as in the hall above, the floor giving every appearance of having been laid directly over the old one. The dado stands higher than in the living room, and running along the stairs to the upper hall where it is repeated again. From the interior it is evident that the outer door frame is new, there being a moulding around the opening which carries through into an arched window over the door. The outside projection over the doorway cuts across the center of this window which has been papered over. The stairs which are against the west wall make a long easy run of 15 risers and has a simple balustrade consisting of a turned mahogany rail with 7/8" square white balusters. The rail swings around to form a newel post at the bottom step.

The upper hall, similar to the lower, has at the south a window which has a reveal similar to the ones in the north east room below. The panelling however is of the same period as the main house and makes a charming motive at the end of the hall.

The second floor shows little effect of the settling of the house. The southwest room alone has a slope, this being towards the center with a drop of
2". The flooring of this room and of the others on this floor are of the wide boarding mentioned previously. The floors appear to be in good condition as to the soundness of the wood. The dado has a height of 27", the top moulding again serving as the sill for the windows. In the north wall all that remains of the fireplace is a mantle which is very heavy as to its mouldings and projections and hardly seems in keeping with the other fireplaces in the house. At the right is a closet, being in part under the stairs leading to the attic. The door to the left leads through a closet into a small room behind where there is but one window and no dado.

Due to the lack of a chimney, these rooms give an opportunity to study the construction of the house which is revealed in the space between the two rooms. The studs which are of cedar are roughly hewn, no attempt seems to have been made to make the sides parallel. They vary in size but seem to be sufficient in strength. The split boarding of the same material over these is 2" by 1" thick and spaced very close together. The whole makes a very strong wall.

The other small rear room likewise has no dado. A fireplace, very shallow with a depth of 9", projects
into the room. A small cupboard is over the fireplace opening. On the left of this center wall, a door leads into the south east room. The fireplace here is quite similar to the one below, pilasters replacing the two thin columns. The hearth is also the same.

The attic which is over the main house is reached by a flight of very steep stairs. The rooms here have been finished with lath and plaster, which conceals the rafter construction. The one facing the west is very small and must have been good for little else than storage space when the chimney came through it. The east room is much larger, but the chimney seems to make it appear quite small. It is lighted by one window in the gable end.
The Business and Professional Women's Club, now located in one club room and desiring to expand, have been deeded the property described above, upon the condition that the Billings House be restored and made a part of the new clubhouse, the additions to be in character with the small frame structure and in keeping with the County buildings.

This club is one of many in the National Federation of Business and Professional Women's Clubs. Membership is limited "to women who are or who have been engaged in business or the professions." The Bangor branch has a membership of 124, practically all of whom are active. The main source of income is through dues, the club realizing about $1000 a year. They feel that by locating in a more easily accessible place they will be able to broaden their activities and thus better fulfill the aims of the organization and yet increase their source of income.

In order to realize what these aims are, the objects of the Business and Professional Women's Club are cited as follows: "The objects of the club shall be to further the interests of business and professional women; to promote good fellowship and the spirit of unity; to encourage an interchange of ideas; to gather and distribute information concerning vocational op-
opportunities; to stimulate cooperation and to create a
deeper sense of the dignity of the professions and of
business and to advocate and maintain a higher stand-
ard of workmanship and of business and professional
ethics among women."

At present there is no place in Bangor with the
possible exception of the Y. W. C. A. where women can
gather for community work and social intercourse. As
clubs have become popular among men as a means of in-
tercourse with other men and a relaxation from daily
grind so too are they becoming an important factor in
the lives of women, particularly of those engaged in
business or one of the professions, for whom the
country club outside the confines of the city is not
always accessible.

The Business and Professional Women are therefore
attempting to provide just such a place for their mem-
bers. The organization at present is small, but stead-
ily growing in number so they are planning a clubhouse
that will house their organization in the years to
come. For the time being until the club has attained
its growth, and can carry the full load itself, the
clubhouse will also be the homes of other organizations
which at present are forced to meet at various homes.
By the renting of such space, the Business and Pro-
fessional Women should realize something on their investment.

Another thing that the city lacks and which this clubhouse will provide, is a small hall or theatre in which concerts, plays and exhibitions for a relatively small audience may be given. At present the auditorium of the City Hall is used but this is not a very inspiring place and too often there is a conflict as to who will have the hall on a particular night. This theatre will relieve the tension somewhat and be a more suitable place for the entertainments sponsored by the various women's clubs.

This new clubhouse therefore, will provide for two much needed demands - a home for various women's societies of the city and a small theatre. Another need although not as great will also be taken care of. The Business and Professional Women's Club has compiled a recipe book, the recipes being those for which various members are well known. As they require a large dining room for banquets and monthly dinners with sufficient kitchen service, the suggestion has been made and approved to provide dining room service to the general public during the noon hours and possibly at night, serving some of their famed recipes. The Clubhouse is so situated that it should soon procure a large clientele,
especially when Court is in session.

Upon reviewing the above it may be seen that the clubhouse is of a threefold character; public, semi-public and private; the semi-public being those rooms used by organizations other than the Business and Professional Women and the private being those used by the latter.

In working out a parti, various schemes were tried, particularly in the placing of the little house. The most desirable spot for its location was sought with the result that it was left where it is, the best facade, floor and roof plans being secured when it was in that position. In one scheme the house was isolated, but due to the relative narrowness of the lot, it was not effective. As the scheme is now, the east windows are used as doorways to the new clubrooms, making for easy communication. The additions at the rear which are of later date than the main house were retained because without them two large rooms were lost. In the northwest room on the first floor, the fireplace with crane and brick oven have been restored and this room will be used as a smoking room for the members. The other rooms in this part will be used as small clubrooms or lounges.

Due to the fact that the Billings House is left
in its original position, the buildings are quite close to the street. Thus the dining room or theatre as it will be used for this purpose, is near the street which is a point in its favor. There is a special entrance for club members, but as it is less important in appearance it will not attract the public from their entrance. The lounge on the main floor is quite large, affording a place to await a friend. From this lounge open rooms for men and women and also a checkroom. Directly opposite the main entrance is the dining room with a stage at the opposite end. Dressing rooms are provided at the rear, performers using a side entrance which also serves the serving wing. The dining room looks out upon a terrace and garden and the county property beyond. For the sake of the unity of the block, the front part of the Billings lot is not separated by a hedge and wall as it is at the rear.

On the second floor of the new wing is the large clubroom facing the west. Behind this and accessible through the meeting room, is a porch which may be enclosed if it is found desirable. Service is connected with this in case tea may be served. The lounge at the front on this floor also has services and may be used for teas by the members or as a meeting hall for another organization.
The same is true of the hall above with small service rooms which may be used for offices if so desired. On this floor are also found the bedrooms which may be used by guests or members.

Little has been done with the basement floor as this will be left for future development - bowling alleys and squash courts to be built when there are sufficient funds. A tennis court however has been provided at the rear of the lot and is encased by a high fence and when funds permit with a high wall on the side facing the County Jail. The rest of the land on this level has been developed into a garden. The sharp drop at the rear has been leveled into terraces; the lowest level having a small building for the storage of canoes and a boat landing. On the east the retaining wall which already exists has been for the most part retained. Stairs lead up from the lower level which will be used as parking space for members' cars, to the service entrance and the gardens. Towards the front of the property a new retaining wall has been constructed and the land filled in and leveled - the earth excavated for the new foundations and cellar being used in part.

Due to the fact that the new clubhouse is not being erected on the street line and as there are no party walls, the building laws are of little effect save that it must be of second class construction. Thus, the additions will
be of brick, solid walls being recommended. Due to the
great spans, joists and beams are of steel, studding to
be of wood. All interior finished surfaces are of wood
as well as the window sashes. The woodwork will be
painted white with the exception of the clubroom which
will be of pine and have a natural finish. Doors in the
new part will be of natural pine or mahogany. All mould-
ings will be in the spirit of the Third Period. The
roof will be of slate with drains leading into waste pipes
in the cellar. The chimneys of brick with hollow tile
flues, will project 4 feet above the ridge as required by
law.

Due to the fact that the materials of the two parts
are so different, it has been rather difficult to procure
a homogeneous effect. This has been gained somewhat by
keeping the number of lights in the windows the same and
by making the windows of both parts the same. The gutter
line is also carried through as the top moulding of the
deck over the service wing. The mouldings in the addition
are also kept flat so as to be in harmony with the original
building.

The following is a list of the structural repair neces-
sary before the Billings House will be safe and habitable.

OUTSIDE CONSTRUCTION.

Foundations - Fallen granite slabs replace.
Side Walls - Painted - possible repair of some clapboards.
Main Entrance - New Motive.
Door - Modern one replaced by copy of original.
Other Entrances - Rear door changed to window. New doorway opposite main entrance.
Shutters - New ones put in place.
Outside Steps - Additional step of granite at front door.

INSIDE CONSTRUCTION.

Cellar.
Floor - Floor finished and debris removed.
Foundations - Rebuilt at south - Lally posts to support beams. Foundations for ell and leanto-reconstructed.
Chimneys - East one repainted - west chimney removed and rebuilt.
Sills - New sills for house.
Windows - Windows inserted in openings.
First and Second Floors.
Floors - Removed in halls and lower west room and wide planking restored. Floors in other rooms scraped and refinished.
Walls - All plaster removed - split boarding mended when needed and whole replastered.

Dadoes - Paint scraped and surface refinished - mouldings mended.

Ceilings - Replastered.

Fireplaces - Restored in lower and upper west room, Fireplace and brick oven restored in lower northwest room. Other fireplaces repaired as deemed necessary.

Doors - Replaced where lacking.

Partitions - Rebuilt in lower west rooms dividing the two. Removed at end of upper hall.

Concealed radiators, plumbing and electric wiring will all have to be installed with the necessary fixtures, and so done that they will not detract from the Colonial character of the interior. The fixtures in the new wing will be of the same character, lighting to be done by lamps - wall, table and floor - while in the dining room diffused lighting from the moulding at the top of the wall will also be used.

It is hoped that when this structure is erected it will prove to be a fitting memorial to the early settlers of the city and a popular retreat for the business and professional women of the city who at present are neglected on this point.
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