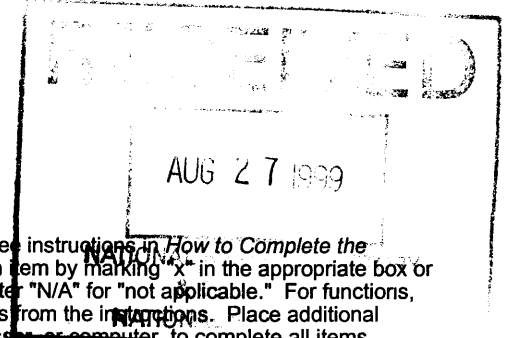


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1188



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

1. Name of Property

historic name Dunning, Deacon Andrew, House

other names/site number _____

2. Location

Off South Side of Mountain Road, 0.6 Miles Southeast of Junction with Route 123

street & number with Route 123 N/A not for publication

city or town North Harpswell N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04079

3. State/Federal Agency Certification

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

Carla S. Fitzpatrick
Signature of certifying official/Title

8/23/99
Date

Maine Historic Preservation Commission

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

Signature of the Keeper
Ben Savage

Date of Action

10/8/99

Dunning, Deacon Andrew, House
Name of Property

Cumberland, Maine
County and State

5. Classification

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

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

Number of Resources within Property
(Do not include previously listed resources in the count.)
Contributing Noncontributing

_____ 1 _____	_____ 2 _____	buildings
_____ 2 _____		sites
_____		structures
_____		objects
_____ 3 _____	_____ 2 _____	Total

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

Number of contributing resources previously listed in the National Register
_____ 0 _____

6. Function or Use

Historic Functions
(Enter categories from instructions)
_____ Domestic/Single Dwelling _____
_____ Funerary/Cemetery _____

Current Functions
(Enter categories from instructions)
_____ Domestic/Single Dwelling _____

7. Description

Architectural Classification
(Enter categories from instructions)
_____ Colonial _____
_____ Colonial Revival _____

Materials
(Enter categories from instructions)
foundation _____ Stone _____
walls _____ Wood/Weatherboard _____

roof _____ Asphalt _____
other _____

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DUNNING, DEACON ANDREW, HOUSE

CUMBERLAND, MAINE

Section number 7 Page 2

The Andrew Dunning House is a two-story, three-bay frame dwelling that is sheathed in clapboards and covered by a gable roof. It stands on a rubble stone foundation. The house is surrounded by mown fields and a wood lot that comprise about 48 of the original 50 acre eighteenth century farmstead. Two non-historic outbuildings are located to the rear of the house, and a Dunning Family cemetery is located to the east.

Facing south, the front elevation contains a projecting centrally located entrance vestibule that is flanked by six-over-six double hung sash windows. The pedimented vestibule, which is a 1947-48 reconstruction of a documented earlier feature, contains a paneled door and symmetrically molded surrounds. Small six-over-six sash are located in the narrow side walls of the vestibule. On the second story, three six-over-six windows (the sash of which are replacements) are symmetrically placed across the wall, but only the middle one is aligned with the first story openings. It is not certain if this was the original fenestration pattern or results from the substantial reconstruction of the building that took place in 1947-48. A brick chimney penetrates the center of the roof with the bulk of the stack located on the south slope.

The east gable end contains a trio of small six-over-six windows on the first and second stories, and a single one in the gable peak. All of the lower sash appear to be replacements, whereas the one in the peak seems to be of nineteenth century origin. However, the surrounds and opening size appear to be original and are consistent with those of other rural houses of this vintage in Maine. Short cornice returns mark the junction of the corner boards and the raking cornice. A gabled bulkhead is located at the southeast corner of the east elevation. In contrast to the fenestration pattern on the east end, the west side has a larger six-over-six window and two smaller paired windows (in the newly remodeled kitchen) on the first story, two symmetrically placed six-over-sixes on the second story, and a single window in the gable peak. The rear elevation features a door at the northwest corner, a trio of small double hung sash in the center bay, and a larger six-over-six to the east. There are four six-over-sixes on the second story. The door and center windows on the first story date to the 1940s reconstruction, as do at least three of the second story windows. Likewise, both the two-bay breezeway that extends from the door to the gabled garage, and the garage itself date from this period.

In plan, the house is organized in a hall-and-parlor fashion with the front entrance leading to an enclosed staircase located forward of the chimney. The room to the west appears to be the more finished of the two front rooms, and contains raised paneling on the wainscot and the inner wall containing the fireplace, a built-in corner cupboard, gunstock corner posts with beaded sheathing, and a wide cove molding. The opposite room is similar except that it lacks the cove molding and the cupboard. All of the six-panel doors are mounted on H-L hinges. The walls and ceilings are composed of plaster over lath. At present, there are two rooms across the rear of the first floor, including a recently installed kitchen in the northwest corner adjacent to the entrance. Exposed beams in the balance of the room and some if not all of the paneling probably date to the 1940s reconstruction. The second floor bedrooms have paneled inner walls and board wainscot (in contrast to the raised panels on the first floor). Ceilings are noticeably lower than those below.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

DUNNING, DEACON ANDREW, HOUSE

CUMBERLAND, MAINE

Section number 7 Page 3

Photographs that appear to have been taken in the 1940s reveal that at that time the house had a substantially different profile than it does today. A two-story ell, which projected slightly beyond the west gable end, was attached to the north elevation and its roof was linked to the main roof of the original block. In addition, two broad gabled dormers had been added to the front elevation, and a wraparound porch extended across the front and along the west side elevation. In 1946, the property was acquired by David Sturgis after which he undertook the task of reconstructing the building's eighteenth century configuration. Although it appears that much of the original interior finish had survived to that time, it is evident that a certain amount of conjecture was made in the replacement of some features. At present, there are no known documentary photographs of the house prior to the alterations, and the 1940s views are of poor quality and do not fully capture the existing conditions. Problematic areas include the vestibule (the existence of which is noted in a pen and ink drawing in Wheeler's *History of Brunswick and Topsham, 1878*), the fenestration pattern on the second story of the facade, and the precise window configurations on the side and rear elevations.

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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1757-60
1947-48

Significant Dates

1757-60
1947-48

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- 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 # _____

Primary location of additional data:

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

Name of repository: _____

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

National Register of Historic Places

Continuation Sheet

DUNNING, DEACON ANDREW, HOUSE

CUMBERLAND, MAINE

Section number 8 Page 2

Constructed in 1757-1760 for Deacon Andrew Dunning (1727-1808) shortly after he came to Harpswell during the French and Indian War, the Dunning house is a two-story center chimney colonial period frame dwelling that retains much of its original interior finish. Enlarged in the late nineteenth century after it passed out of the family, the house was extensively "restored" beginning in 1947-48 by David and Dorothy Sturgis. The house is eligible for nomination to the National Register under Criterion C for its local architectural significance.

[The narrative history in the following two paragraphs is adapted from James Robinson's summary history of the Deacon Andrew Dunning House.]

Prior to 1757, William Dunning, a cordwainer in York, Maine, bought 100 acres in North Harpswell from Henry Gibbs, a Boston land speculator. Gibbs had bought the land from the Pejepscot proprietors some years before as Lot #6. William gave half to his son Benjamin and half to his son Andrew, aged 30. Andrew was married with three children at that time and seems to have gone immediately to Harpswell and settled on the land. Perhaps the British attack on Louisbourg that year and the construction of the forts on the Kennebec three years earlier made it seem less risky. There is a reference that he said he "was too old" for any further sea faring. His third child was born in York in 1756 and the fourth in Harpswell in 1758, according to the town records. Some references indicate he built a log cabin and lived in it for two years while he cleared the land, then built the present house in 1760. Perhaps the French defeats at Quebec and Montreal made it seem a safe decision to invest in a more permanent and costly house. It may be, also, that he had saved enough money to settle down. Deacon Andrew's grandfather was also named Andrew (1644-1736) and came to settle Brunswick in 1717. Two of his sons were killed by Indians and the youngest, William, moved to York. The others stayed in Brunswick. It was William's son, Andrew, who built the house.

Andrew Dunning was prominent in the town's affairs. He was town clerk for 23 years (1759-1782), selectman for four years and deacon of the First Parish Church for 41 years. His descendants lived on and farmed the land until 1871. A local history states that Andrew owned, for a time, the tide mill in nearby Mill Cove. The present owner of the house, Betsy Coffin Robinson, is a descendant of Silas Allen, a miller, who was accidentally killed in the mill in 1813. Silas Allen has been remembered through the giving of his name to four generations of Coffins.

The house remained in the Dunning family for 114 years (1757 to 1871), having descended sequentially to Capt. Andrew Dunning, Samuel Dunning, and Charles Stover Dunning. At an as yet unknown time, the house had acquired several additions including gabled dormers and a porch on the facade, and a two-story ell to the rear. By 1946 the house had been abandoned for a number of years and had fallen into disrepair. At that time it was purchased by David and Dorothy Sturgis of Gorham, Maine who "restored" it to what they believed was the house's eighteenth century appearance. It is thought that some of the existing paneling (particularly in the back rooms of the first and second floor) may not be original or in their original configuration. This paneling and the corner cabinet in the back room of the first floor -- which nearly matches what is believed to be an original feature in the dining room -- is reported to have come from another early Harpswell house (the c.1737 William Alexander House) that was destroyed about 1910. The attached breezeway, front vestibule (whose earlier existence is shown in an engraving in Wheeler's history) and the garage date from that restoration. A barn that existed in 1946 is gone.

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Continuation Sheet

DUNNING, DEACON ANDREW, HOUSE

CUMBERLAND, MAINE

Section number 8 Page 3

Restoration of the house by the Sturgis' was the topic of an article in the October 21, 1948, edition of the *Brunswick Record* which published before and after photographs of the dwelling. It also described David Sturgis as a retired grain and coal dealer who intended to demonstrate that "a run-down farm could be rehabilitated and provide a substantial part of living." Two years earlier, the *Lewiston Journal Magazine Section* (1/5/46) published an article written by the Harpswell historian Marion Stover Thomas titled "Pre-Revolution Homes Prove That Maine Seamen Knew How to Build" in which Andrew Dunning featured prominently. Unfortunately, the building illustrated as that of Deacon Andrew Dunning's dwelling is believed by the present owner to have been another Dunning family residence that stood to the south of the subject house.

The post-war "restoration" of the eighteenth century Dunning house testifies to the fact that long after its emergence in the late nineteenth century, the Colonial Revival impulse was still an important factor in shaping Maine's architecture. Although the interest in the Dunning house is by no means unusual, the extensive removal of later additions and the "recreation" of what was believed to be its earliest appearance, make it a noteworthy example of the extent to which this impulse was carried out.

Except for the town's bridge and approach roads to Great Island and a summer cottage on the edge of the Ewing Narrows, the original parcel of land held by Deacon Dunning is undeveloped, containing about 45 acres of wood lot and about 5 acres of pasture. It is not yet known how much land was originally cleared for crops and how much was left in wood lot. The present Grange building is on land donated for the purpose of a school.

The Dunning house is among the earliest buildings in Harpswell. According to Wheeler's *History of Brunswick, Topsham and Harpswell* (1878), the oldest of these is the 1756 Orr house on Orr's Island. Architectural survey conducted in Harpswell in 1982 and later has identified the existence of a handful of buildings that may date to this period, making it difficult to ascertain the precise chronology of these houses. The Dunning house is the same age as the Harpswell Meetinghouse (NHL 11/24/68).

Dunning, Deacon Andrew, House
Name of Property

Cumberland, Maine
County and State

10. Geographical Data

Acreage of Property 48.5

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9	4	2	3	3	7	0	4	8	5	1	8	7	0
Zone				Easting				Northing						

3

1	9	4	2	2	3	7	0	4	8	5	2	1	5	0
Zone				Easting				Northing						

2

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

4

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

 See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date June, 1999

street & number 55 Capitol Street, 65 State House Station telephone 207/287-2132

city or town Augusta, state Maine zip code 04333-0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Register of Historic Places Continuation Sheet

DUNNING, DEACON ANDREW, HOUSE

CUMBERLAND, MAINE

Section number 9 Page 2

Historic Preservation Survey Form for the Old Deacon Andrew Dunning House. May, 1982.
Original copy on file at the Maine Historic Preservation Commission, Augusta.

“Newcomer Proves Farm Can Be Made To Prosper.” *Brunswick Record* ? October 21, 1948.

Robinson, James R. “The Deacon Andrew Dunning House -- Summary.” June 10, 1999.
Typescript copy on file at the Maine Historic Preservation Commission, Augusta.

Thomas, Marion Stover. “Pre-Revolution Homes Prove That Maine Seamen Knew How to Build.” *Lewiston Journal Magazine Section*. Saturday, January 5, 1946.

Wheeler, George A. and Henry W., *History of Brunswick, Topsham & Harpswell*. A facsimile of the 1878 edition. Brunswick, ME: Pejepscot Historical Society, 1974.

United States Department of the Interior
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National Register of Historic Places

Continuation Sheet

DUNNING, DEACON ANDREW, HOUSE

CUMBERLAND, MAINE

Section number 10 Page 2

Verbal Boundary Description

The nominated property of 48.5 acres occupies the Town of Harpswell tax maps U-5, lots 31 and 33.

Boundary Justification

The boundary embraces the entire rural property that has been associated with the Andrew Dunning House since its construction in the mid eighteenth century.