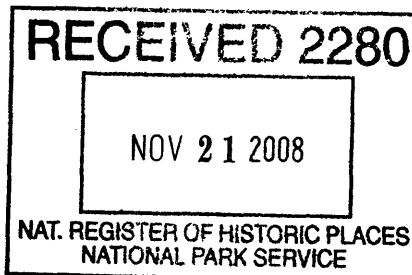


**United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form**

1255



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 Winthrop Street Historic District Boundary Increase
other names/site number _____

2. Location

street & number 20 Spring Street N/A not for publication
city or town Augusta N/A vicinity
state Maine code ME county Kennebec code 011 zip code 04330

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.)

[Signature] 11/13/08
Signature of certifying official/Title Date

Maine Historic Preservation Commission

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

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

Signature of the Keeper

Date of Action

Patrick Andrus 12/30/2008

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

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

N/A

Number of contributing resources previously listed in the National Register

193

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC / Single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC / Federal

Materials
(Enter categories from instructions)

foundation STONE / Granite

walls WOOD / Weatherboard

WOOD / Shingle

roof ASPHALT

other BRICK (Chimney)

Narrative Description

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

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.

Areas of Significance

(Enter categories from instructions)

Period of Significance

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- 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: _____

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WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE

KENNEBEC COUNTY, MAINE

Section number 7 Page 2

DESCRIPTION

This boundary increase to the existing Winthrop Street Historic District (NR # 01000815, 8/6/2001) involves a single building, historically known as the Morton House at 20 Spring Street, in the residential neighborhood between Bridge and Winthrop Streets in Augusta, Maine. It abuts the already listed James F. Babbitt House (property # 208), on the south; the previous boundary line separating the two buildings. The physical setting of this building in terms of setback, landscaping and topography are similar to other residential properties within the district and as such, this boundary increase will not change the physical characteristics of the district.

229. Morton House, c. 1836 -38 - Contributing.
20 Spring Street

The house faces east towards Spring Street and is bounded by Bridge Street on the north. It is a two-story, 'L' shaped timber frame structure with a low-pitched side gable roof. A four-bay, two story ell under a rear-facing gable roof, extends off the northwest corner of the building and leads to a small, barely connected, one-story shed. Two brick chimneys protrude through the asphalt roof: one spans the ridge near the south end of the building, the other is positioned within the footprint of the front portion of the house, but extends through the ell's roof just behind the intersection of that roof with the north-south ridge line of the front part of the house. A third, steel chimney stack is located at the west end of the ell. The building is clad with un-painted clapboards, and sits on granite foundations stones. The west elevation of the ell is covered with painted wood shingles.

The east-facing façade is five symmetrically composed bays wide. A wood batten door is set in a Federal-style wooden surround decorated with four-light side lights, pilasters, and an entablature. While the first floor window sash have been replaced, all the second story and attic windows retain their six-over-six wooden sash. The south elevation has two evenly-spaced window bays on each floor and another window is tight against the peak of the roof. The north elevation has only one window per floor, positioned towards the east side of the building, as well as an attic window. There are four, asymmetrically placed second story windows on the north elevation of the ell, and two randomly positioned windows on the first floor. The building has a boxed cornice, tapered rake trim and almost no roof overhang, all features characteristic of early nineteenth-century vernacular/Federal style homes in Maine.

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WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE

KENNEBEC COUNTY, MAINE

Section number 8 Page 2

STATEMENT OF SIGNIFICANCE

Owing to professional error, the Morton House at 20 Spring Street was omitted from the original Winthrop Street Historic District nomination, as submitted and approved. There is no change to the existing district's area or period of significance resulting from this boundary increase, nor the applicable National Register criteria. The Morton House, which retains a high degree of integrity of setting, location, design, association, and feeling, and a substantial degree of materials and workmanship, qualifies under Criterion C as a relatively late example of Federal period residential architecture, and under Criterion A, for its association with the residential building boom that occurred between 1830 and 1851. In addition, there is no change to the UTM coordinates which define the general limits of the district.

The lot upon which the Morton House was constructed was among the holdings of Hon. Henry W. Fuller, (1758-1841), an Augusta lawyer and representative to both the Massachusetts General Court and the Maine Legislature. As described by the historian James W. North, Fuller was instrumental in developing what is now the northern portion of the Winthrop Street Historic District.

A fortunate event for Col. Fuller transpired in 1818. He purchased of Joseph North, Jr. a large tract of land in the village of Augusta. It extended from Winthrop street (sic) north to Bridge street, (sic), which was not then laid out west of State street, (sic), and from State street (sic) west to the top of "Burnt hill." It was then partly under cultivation, but mostly a mowing field. This purchase was the foundation of his fortune. Shortly after he built centrally in front of the mowing field the large house on Pleasant street opposite Oak street, which he occupied many years, adorning the grounds with trees and shrubbery... Col. Fuller early commenced the improvement of this estate. He laid out streets and ornamented them with forest trees; divided the land into house lots; and assisted purchasers of the lots who were unable to build in erecting their dwellings; thus by his public spirited enterprise ornamenting and promoting the growth of the town. (North, p. 517).

Fuller sold an unimproved lot to Charles H. Hamlen for \$350.00 in March 1835. Born in 1810, Hamlen was a merchant who had a dry goods business at the corner of Water and Bridge Street, and was a member of the firm of Nason and Hamlen. By April of 1837 Hamlen had constructed the two story house at the corner of Spring and Bridge Streets, and he then sold the property for \$1000.00 to George W. Morton. Hamlen, who was single at the time and did not marry until 1839 may have built the house on speculation rather than as his own dwelling. The 1838 map of Augusta shows the house and a detached barn on the lot that, at that time stretched from Spring to Chestnut Street; interestingly the house was still labeled C. Hamlen on the map. On this map it was one of only two properties on the west side of Spring Street facing the street.

Little is known about George W. Morton: he was born in Massachusetts and married his wife, Sarah in Augusta in 1821 and the first of their children was born two years later. In both land records and the census Morton is identified as a trader or merchant, but he was also active in selling

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WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE

KENNEBEC COUNTY, MAINE

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and buying land, and granting mortgages.¹ There is also some indication that Morton acted as a lawyer with regard to helping widows solicit the court for pensions, but there is no indication that he ever studied law or was admitted to the bar. After most of the children had married the 1860 census indicates George and Sarah and their daughter Helen shared the house with another family of four, and boarded yet another woman. After George's death in 1862 Sarah and Helen remained in the house, and were joined several years later by son Frederic, a painter and mason, and his family. By the time the detailed map of Augusta was printed in the 1879 Atlas of Kennebec County a short addition had been added to the west side of the ell, connecting the main house to the barn. After the death of Sarah and Helen the property was put into trust for Frederic, his wife Sarah and their children. In 1906, after the death of Frederic the trust was dissolved and the house at 20 Spring Street (and another house and lot owned by the family further east on Bridge Street) was sold out of the family to Lendall Titcomb, a lawyer. The 1902 Augusta plans show that the barn had been removed, and on the 1918 Sanborn Fire Insurance map of the City it had been replaced with a one-story automobile house. At this time the lot was truncated, although the half now fronting on Chestnut Street had not yet been developed.

¹ One of the mortgages he held was actually in the name of a company, consisting of George W. Morton and Pitt Dillingham.

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National Register of Historic Places Continuation Sheet

WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE

KENNEBEC COUNTY, MAINE

Section number 9 Page 2

BIBLIOGRAPHY

"Augusta" in The Old Maps of Kennebec County, Maine in 1879. (Fryeburg, Maine: Saco Valley Printing), 1986.

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Beck, Joseph T. Historical Notes on Augusta, Maine. (Farmington: The Knowlton and McLeary Company), 1962.

Deeds, various years. Kennebec County Registry of Deeds, Kennebec County Courthouse Annex, Augusta, Maine.

Hudson, T. Charlton. *Augusta Historic Resources Inventories*. Augusta, Maine: Maine Historic Preservation Commission. 1992-1996.

North, James W. The History of Augusta, Maine. (Augusta: Clapp and North), 1870.

"Plans of the City of Augusta, Maine by order of the City Council." Augusta, Maine, 1902. Bound volume on file at the Maine Historic Preservation Commission, Augusta, Maine.

Sanborn Fire Insurance Map Company. "Augusta, Maine." 1918. Bound volume located at the Maine Historic Preservation Commission, Augusta, Maine.

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

10. Geographical Data

Acreage of Property Less than 1/4 acre: no change to overall district acreage.

UTM References No change to existing UTM references.
(Place additional UTM references on a continuation sheet.)

1	1 9		
	Zone Easting	Northing	
2	1 9		

3	1 9		
	Zone Easting	Northing	
4	1 9		

See continuation sheet

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

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

11. Form Prepared By

name/title CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 18 April 2008

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

city or town AUGUSTA state ME zip code 04333 -0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE

KENNEBEC COUNTY, MAINE

Section number 10 Page 2

VERBAL BOUNDARY DESCRIPTION

See map.

BOUNDARY JUSTIFICATION

The lines of the boundary increase is drawn to encompass the current and historical urban lot associated with the Morton House. This property is also described by the city of Augusta's tax assessor's map 28, lot 87.

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WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE

KENNEBEC COUNTY, MAINE

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PHOTOGRAPHS

ME_Kennebec County_Winthrop St HD AD_001.tif

Photograph 1 of 2

Christi A. Mitchell

Maine Historic Preservation Commission

30 November 2007

East facade; facing west.

ME_Kennebec County_Winthrop St HD AD_002.tif

Photograph 2 of 2

Christi A. Mitchell

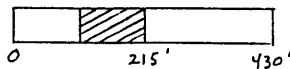
Maine Historic Preservation Commission

30 November 2007

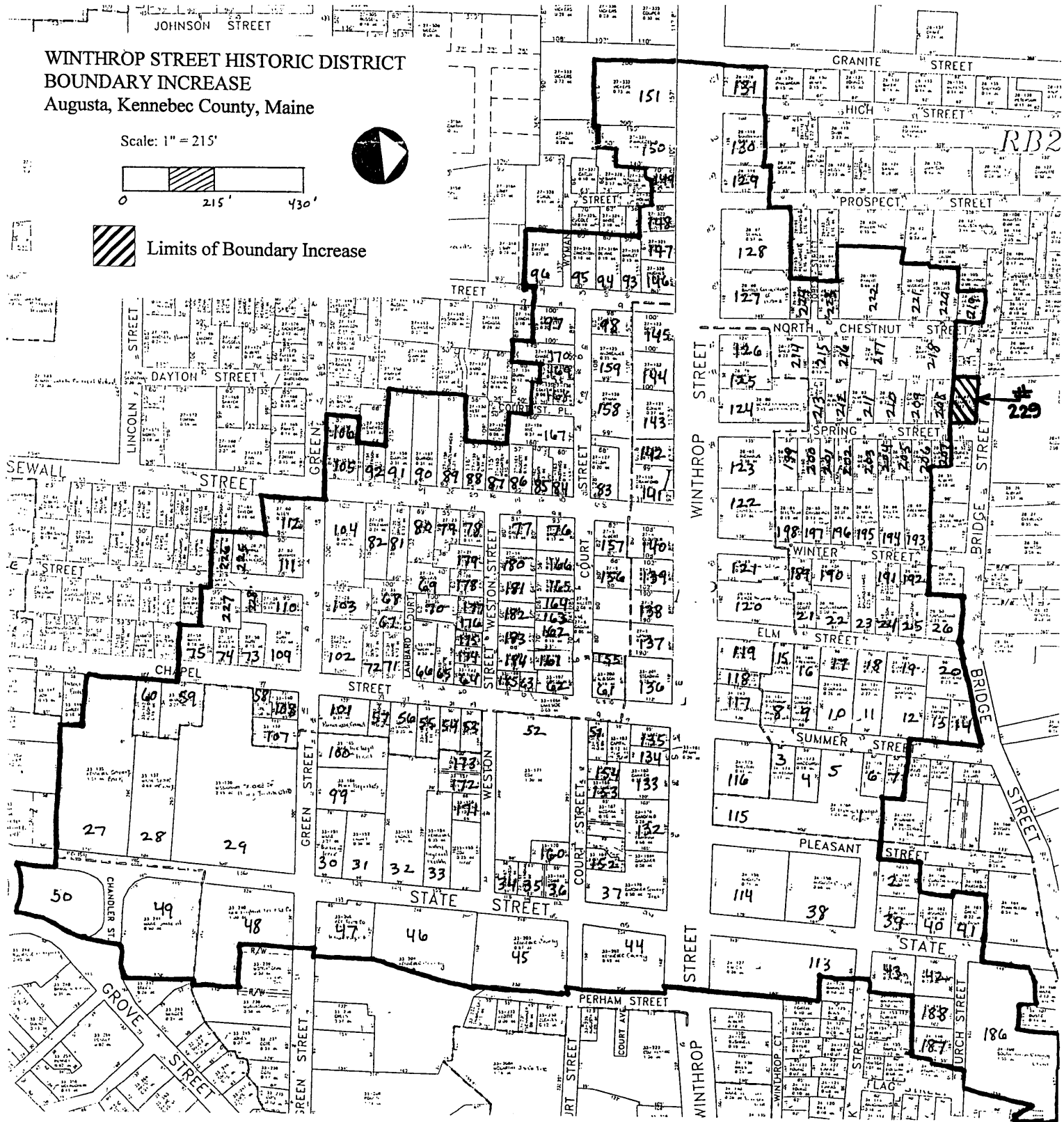
North elevation; facing south.

WINTHROP STREET HISTORIC DISTRICT
BOUNDARY INCREASE
Augusta, Kennebec County, Maine

Scale: 1" = 215'



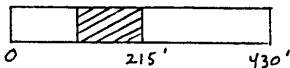
 Limits of Boundary Increase



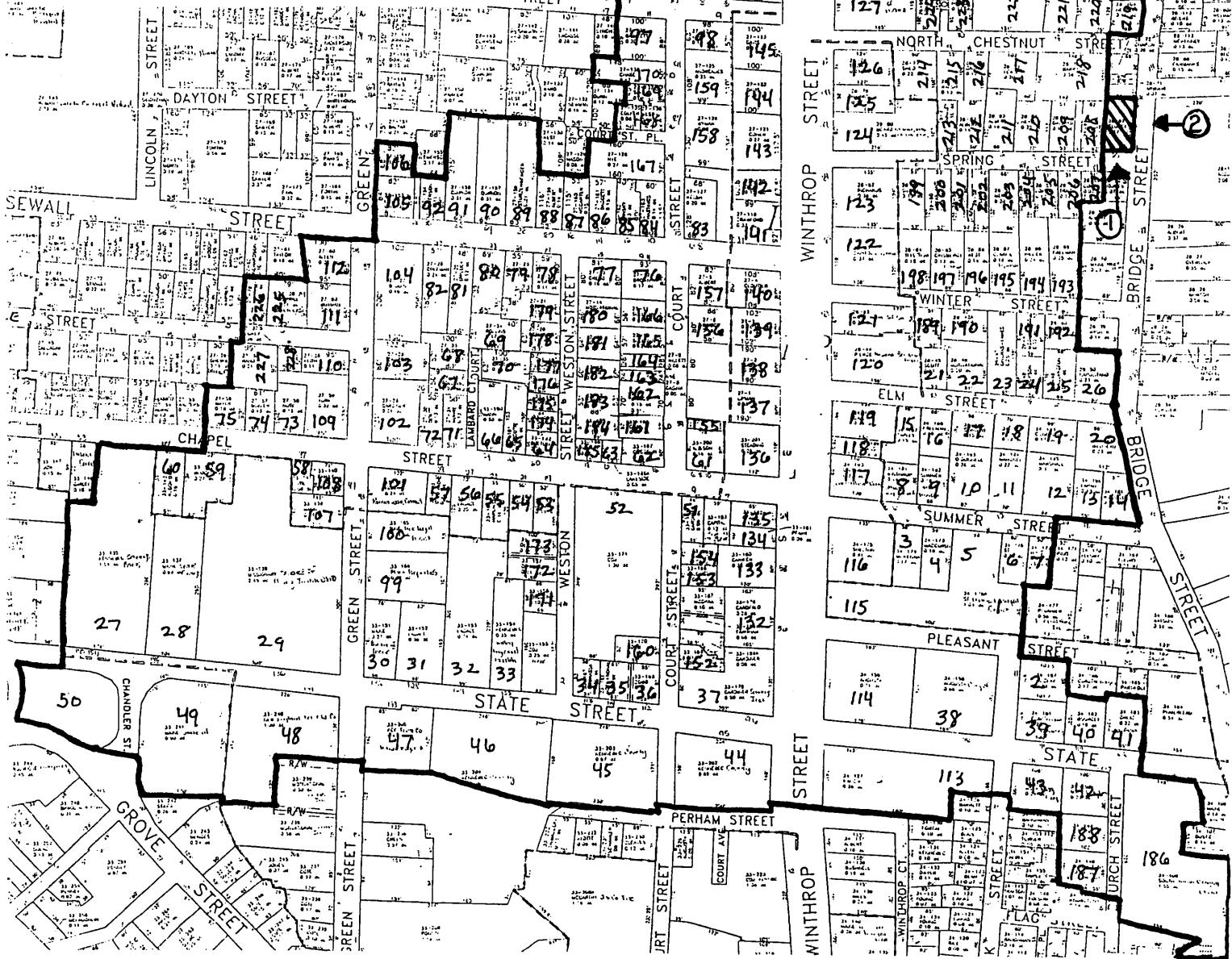
JOHNSON STREET

WINTHROP STREET HISTORIC DISTRICT BOUNDARY INCREASE Augusta, Kennebec County, Maine

Scale: 1" = 215'



Key to Photographs



RB2