

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

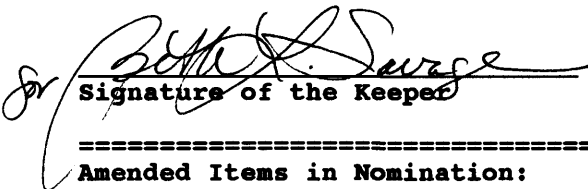
SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000792 Date Listed: 07/02/92

Watkins House and Cabins Cumberland ME  
Property Name County State

N/A  
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
Signature of the Keeper

7/02/92  
Date of Action

=====  
Amended Items in Nomination:

7. Description: Number of Resources within Property

The correct number of contributing sites is 5, as indicated in Section #3.

This information was discussed with Kirk Mohney, MESHPO staff, by telephone.

DISTRIBUTION:

National Register property file  
Nominating Authority (without attachment)

RECEIVED  
MAY 18 1992

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

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 Watkins House & Cabins

other names/site number Hill-Watkins Farm

2. Location

street & number Junction of Raymond Cape Road and Route 302 N/A not for publication

city or town South Casco N/A vicinity

state Maine code ME county Cumberland code 005 zip code 04015

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.)

*Eric S. Thompson* 5/11/92  
Signature of certifying official/Title Date

Maine Historic Preservation Commission  
State of 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 the 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:)

*Burt J. Savage* 7/02/92  
Signature of the Keeper Date of Action

Watkins House & Cabins  
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	
5		buildings
5		sites
1		structures
		objects
11	0	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

Agriculture/Subsistence/Agricultural Field

Domestic Camp

**Current Functions**  
(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Camp

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Federal

Greek Revival

**Materials**  
(Enter categories from instructions)

foundation Stone/Granite

walls Wood/Weatherboard

roof Asphalt

other Connected

Outbuildings

**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 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)

- Agriculture
- Architecture
- Industry
- Entertainment/Recreation

**Period of Significance**

c. 1810-1942

**Significant Dates**

c. 1810      c. 1920  
1837  
1883

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**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:

\_\_\_\_\_

Watkins House & Cabins  
Name of Property

Cumberland, Maine  
County and State

## 10. Geographical Data

**Acreage of Property** 13.3

### UTM References

(Place additional UTM references on a continuation sheet.)

1 

1	9
---	---

3	7	8	4	4	0
---	---	---	---	---	---

4	8	6	3	0	9	0
---	---	---	---	---	---	---

3 

1	9
---	---

3	7	8	0	1	0
---	---	---	---	---	---

4	8	6	2	8	9	0
---	---	---	---	---	---	---

4 

1	9
---	---

3	7	8	0	9	0
---	---	---	---	---	---

4	8	6	3	2	0	0
---	---	---	---	---	---	---

  
 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 April, 1992

street & number 55 Capitol Street, Station #65 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 Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetWatkins House & CabinsCumberland, MaineSection number 7 Page 2

The Watkins House and Cabins is a property comprised of a two-story five-bay frame dwelling with a long L-shaped wing that extends to a barn, a one-story cape, and three small detached cabins. They occupy a largely wooded parcel of 5.8 acres in proximity to the small village of South Casco. An additional parcel of property containing about eight acres is located opposite the main house and embraces the former site of a carriage manufacturing building and two pastures bordered by stone walls. In sum, there are five (5) contributing buildings, one (1) site, and one (1) contributing structure as more fully described in the following inventory list.

**1. Hill-Watkins House**  
**c. 1810**

Oldest of the standing buildings, the Hill-Watkins house is a typical Federal style farmhouse with a center chimney, gable roof, and a Greek Revival doorway reflecting a subsequent alteration. The architectural significance of the building, which is sheathed in weatherboards and wood shingles, is enhanced by the deeply recessed wing and barn that form a well-preserved example of a connected farm complex. The main body of the dwelling features a five-bay front (west) elevation with nine-over-six windows symmetrically located therein. Its central entrance has a modest enframingent bordering a two panel door with full length sidelights. There are four windows on each side and as well as a small attic window. Projecting from the northeast corner is a one-room gabled addition, referred to as the "Cabin on the End of the House," probably built in the 1930s for summer rental purposes. A brick chimney and an entrance are located on the north end. Like the exterior, the interior of the house exhibits typical Federal period architectural features. The stair, which rises through two inter-story landings, has thin turned newels, square balusters, and a decorative wave molding on the outer string. Delicately molded mantelpieces are located in four rooms, and the six and four panel doors are framed by mitered surrounds. Some variation occurs on the second story where Greek Revival style doors and frames appear, possibly suggesting a somewhat later date of completion. In addition, both first floor fireplaces were rebuilt in the 1930s and the original stone hearths replaced with tapestry brick.

Extending to the rear of the main block and flush with the south wall plane is the one-story ell. This section features six-over-six windows, a shed roofed dormer on the south side, and a chimney toward the rear. The long wing houses the former summer kitchen, a woodshed, and a room which housed a store in the nineteenth century. There are four asymmetrically placed windows and three doors along the front side of the wing as well as five small openings immediately below the eaves. It meets the barn whose gable roof lies perpendicular to that of the wing and main house. This building was erected here in 1883 after the detached building shown on an

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

**National Register of Historic Places  
Continuation Sheet**

Watkins House & Cabins

Cumberland, Maine

Section number 7 Page 3

---

1880 lithograph was destroyed by fire. The front elevation has a symmetrical fenestration pattern consisting of a central two-leaf, track mounted door flanked by windows on the ground level, a smaller door centered above the larger one, and two windows in the gable peak. Whereas the principal elevations of the wing and barn are covered in weatherboards, the rear elevations are clad in wood shingles. A small gabled well house, erected about 1957, stands off the southwest corner of the barn.

**2. Clark Watkins House, "Clark Cabin"  
c. 1837**

The Clark Cabin is a one-story three-bay frame dwelling sheathed in weatherboards and covered by a gable roof. Its front (west) elevation has a central doorway framed by sidelights and a very simple Greek Revival surround. The widely spaced two-over-two windows are quite small. An offset ell extends from the southeast corner, and it meets a small gabled barn.

**3. (Former) Office  
c. 1920**

Moved to this location about 1957 when the nearby highway was rerouted, this small, one-room cabin was originally used as an office. Its front elevation features an engaged screened porch which shelters a side entrance and small window. The former office stands on posts and is sheathed in weatherboards.

**4. "Watkins Glen Cabin  
c. 1920**

Built in the 1920s and moved here about 1940, the "Watkins Glen Cabin" is a rectangular building with a steeply pitched gable roof and weatherboard sheathing. Entrances to the two rooms are located on the north and east sides where two-over-two windows punctuate the walls. The cabin rests on posts, and a brick chimney rises through the roof slightly off center.

**5. "Winchester Cabin"  
c. 1920**

This low gable roofed building features six windows and a door on its long east front elevation, one on each end, and a number across the rear. It is one room deep, sheathed in wood shingles, and rests on posts. An exterior brick chimney is located at the southwest corner. Often referred to as the "Rhode Island" by Charley Watkins, it has been speculated that the building may originally have been a henhouse which was converted to a cabin in the 1920s.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetWatkins House & CabinsCumberland, MaineSection number 7 Page 4

---

**6. "Fireplace Cabin" Site**  
c. 1920

The "Fireplace Cabin" was a gable roofed building sheathed in weatherboards. It was pulled down in the 1980s.

**7. "Cabin No. 2" Site**  
c. 1920

Cabin No. 2 featured an engaged porch on its front elevation beneath the low gable roof. It had a brick flue and was covered in weatherboards. The cabin was razed in the 1980s.

**8. "Round Cabin" Site**  
c. 1920

Located on a ledge outcropping behind the barn, the "Round Cabin" was, contrary to its name, actually octagonal in shape. Documentary photographs show that it had vertical board sheathing. It too was demolished in the 1980s.

**9. "Lufkin Cabin" Site**  
c. 1940

Tradition holds that this cabin was built for Charles Watkins' sister Louisa who spent several summers with him. It was subsequently added to the rental cabins when she could no longer visit and demolished in the 1980s.

**10. Carriage Manufactory Site**  
1877

In 1877, Sumner Watkins established a small-scale carriage manufacturing business in a two-story building which stood on this site. The building is depicted in a lithograph published in the 1880 History of Cumberland County. Watkins' name appears in the annual editions of the Maine Register until 1909-10, presumably indicating the duration of the business. Charley Watkins removed the building in the 1930s.

**11. Stone Walls**  
19th Century

Stone walls delineate the boundary of two distinct sections of the parcel which lies opposite the main house. Both of these areas were used as pastures during the nineteenth century, and the walls themselves were probably built over a long period of time. By 1880, however, they were fully developed as shown on the published lithograph.



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetWatkins House & CabinsCumberland, MaineSection number 8 Page 2

The Watkins House and Cabins in South Casco is a multi-component property which illustrates an important pattern in rural Maine history; namely, the progression from an agricultural economy to one based largely on small-scale industries and finally on service to the tourism industry. Existing features of the property's early use are evident in the former pastures enclosed by stone walls, and the latter use in a number of rental cabins developed initially in the 1920s. It is eligible for nomination under criterion A for its association with patterns of agricultural, industrial, and recreational history and criterion C for the well preserved example of a connected building complex represented by the main house, ells, and barn. Criteria consideration B also applies since two of the existing cabins have been moved.

Although the precise early history of the property is still uncertain, Federal period stylistic features of the two-story dwelling would seem to place its date of construction around 1810. In both its overall form and detailing the center chimney house is not unlike countless other surviving farmhouses in the State. The original owner of the property has not been identified. Its next significant occupant, however, was William Hill who appears to have acquired the farm in the late 1830s or early 1840s. This change in ownership probably resulted in the first significant alterations to the house: the Greek Revival front entrance and similarly styled features in the second floor. Less evident is the extent to which additions were made by Hill to the rear of the house resulting in the long, deeply recessed ell. It is certain, however, that Hill never organized his buildings into a true connected farm complex linking house and barn as was typical during this period. The lithograph of the property published in the 1880 History of Cumberland County shows the house and ells, but the existing barn is a detached English style building. It was not until this barn was destroyed by fire in 1883 and its replacement built onto the end of the ell, that the present connected arrangement appeared.

As enumerated in the 1850 Agricultural Census, William Hill's farm contained 20 acres of improved land and 30 acres of unimproved land. This small farm supported five cattle of all types and six sheep. Among the wide variety of products reported were 21 pounds of wool, 200 pounds of butter, 100 pounds of cheese, and 9 tons of hay. During the following decade Hill's land holdings had been enlarged to 75 acres, but only 10 of them remained improved. The reduced size of the tilled acreage was accompanied by a drop in both the diversity of the farm products and output of others. In addition, his sheep herd was cut in half, and those left produced only eight pounds of wool.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetWatkins House & CabinsCumberland, MaineSection number 8 Page 3

Standing at the northwestern part of the property is the one-story cape built by Clark Watkins on land which he acquired in 1837 from Daniel and Sally Murch. He is presumed to have built the house shortly thereafter since he married Mary Jane Jackson the following year. In 1876, three years after Clark's death, his widow purchased the adjoining Hill farm from George Dyke including the two-story house, thereby uniting the parcels. At this time the property included the approximately thirteen acres that it presently contains. Mary Jane (Jackson) Watkins and her children Sumner and Josephine removed to the large house, and subsequently rented the smaller one. This pattern of use continued in the twentieth century when her grandson Charley Watkins incorporated it into his summer rental properties, naming it the Clark Cabin.

The acquisition of the Hill homestead by Mary Jane Watkins signaled a point at which, if it was not already underway, the central agricultural focus of the property appears to have changed. This process is most evident in Sumner Watkins' establishment of a small-scale carriage manufactory in 1877. Located on a site (10) diagonally across the road from the main house, this wooden frame building housed an active business until Sumner's death in 1907. The Industrial Schedule of the 1880 census reports that this enterprise was operated on a year-round basis employing upwards of five men with a payroll of \$800. Its product was valued at \$2,000. According to tradition, the family's income during the late nineteenth century was also supplemented by a cottage industry in which coats were made for the local Dingley Brothers store. This economic pattern is noted in the 1880 History of Cumberland County which states in its description of Casco that the F. A. Dingley Clothing manufactory (established in 1859) had "...50 operatives, many of whom receive the work at their homes." Although non-agricultural sources of income were of prime importance by the late nineteenth and early twentieth centuries, the agricultural component was not entirely displaced. For example, until the mid-1930s, an orchard on the property containing some fifty Tolman Sweet apple trees produced a crop that was marketed in Portland and sold to summer tourists. Likewise, chickens, eggs, butter, milk, and cream were sold to augment the cash income.

The break from the property's early agricultural history is most striking in the cabin rental business which Charley Watkins (1889-1974) established in the 1920s. Like many of his contemporaries, Watkins filled an important niche in the rapidly developing post World War I tourism industry. As Maine's system of roads was improved in the period and the automobile became the transportation method of choice, the State's recreational amenities, many of which had not previously been developed, became far more accessible. As a result, roadside compounds of small frame cabins such as those on the Watkins property sprang up all along the principal highways to meet the new source of demand for lodging. The A.L.A.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Watkins House & Cabins

Cumberland, Maine

Section number 8 Page 4

---

automobile club's 1937 Directory of Tourists Homes and Cabin Camps, for example, lists no fewer than ninety cabin camps in practically every corner of the State. Charley Watkins' own listing in this directory notes the availability of "6 heated cabins, also rooms and bath. \$1 per person, chemical toilets, electric lights, running water. Trailer camping \$1. Open all yr." The rooms referred to in this description were located in the main dwelling, onto which Watkins had also built one small cabin. Family tradition holds that the cabin rental business probably began to wane in the late 1950s with the advent of motels and when the reconstruction of Route 302 forced the moving of one of his cabins and the office and eliminated the well which served them. Four of the surviving cabins were pulled down in the 1980s, but the other three (including the former office) are still in use.

Upon the death of Charley Watkins in 1974, the property devolved to his niece. She has recently placed it under a conservation easement held by a local land trust which includes specific provisions to protect the stone walls and the architectural integrity of the historic buildings. Thus, the property's future seems reasonably assured.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Watkins House & Cabins

Cumberland, Maine

Section number   9   Page   2  

---

Clayton, W. Woodford. History of Cumberland County, Maine with Illustrations and Biographical Sketches of Its Prominent Men and Pioneers. Philadelphia: Everts and Peck. 1880.

Directory of Tourists Homes, Cabin Camps. ALA. 1937.

Nute, Alice G., "South Casco Property of Alice G. Nute; Referred to Locally as the Charley Watkins Home." Typescript copy on file at the Maine Historic Preservation Commission, Augusta.

Seventh, Eighth and Tenth Census of the United States, 1850, 1860, 1880. Cumberland County, Maine. Agricultural and Industrial Schedules. Microfilm of National Archives copy. Maine State Archives, Augusta.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Watkins House & Cabins

Cumberland, Maine

Section number 10 Page 2

---

Verbal Boundary Description:

See map.

Boundary Justification:

The boundary embraces the remaining parcels of land historically and presently associated with the various buildings on this property. Excluded is a small wedge of property on the north side of Route 302 which is now effectively isolated from the balance. The property included contains the significant buildings, sites and structures that illustrate the historic development of this compound.

US ROUTE 302

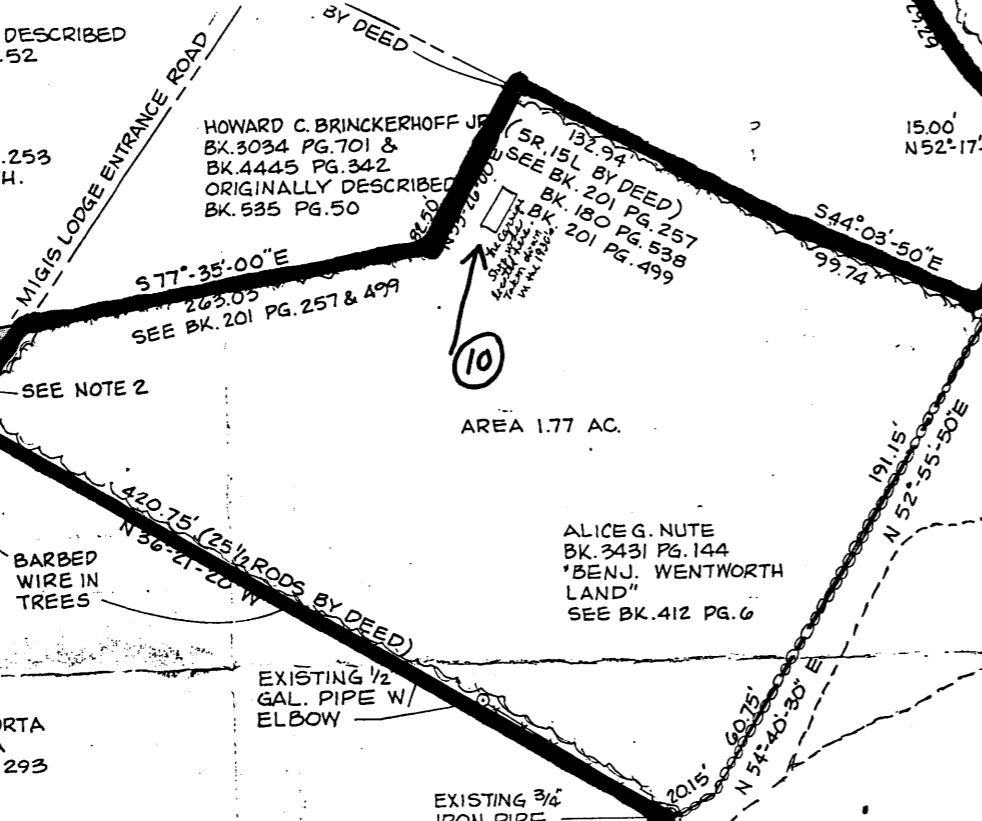
L=469.93

ALLY DESCRIBED  
PG. 52

PG. 253  
HAS. H.

HOWARD C. BRINCKERHOFF JR.  
BK. 3034 PG. 701 &  
BK. 4445 PG. 342  
ORIGINALLY DESCRIBED  
BK. 535 PG. 50

(SR. 151 BY DEED)  
SEE BK. 201 PG. 257  
BK. 180 PG. 538  
BK. 201 PG. 499



AREA 1.77 AC.

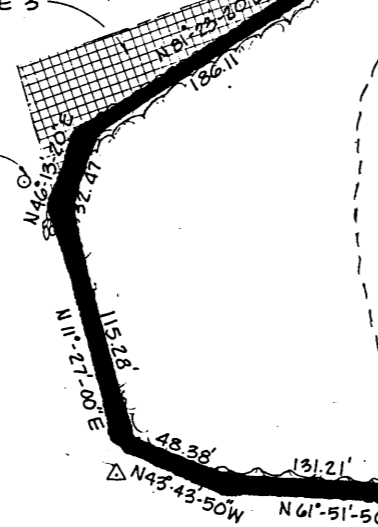
ALICE G. NUTE  
BK. 3431 PG. 144  
"BENJ. WENTWORTH  
LAND"  
SEE BK. 412 PG. 6

PORTA  
PG. 293

SEE NOTE 3

EXISTING 1/2 GAL. PIPE W/  
ELBOW

EXISTING 3/4 IRON PIPE



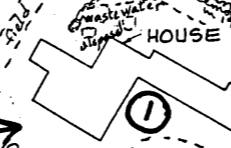
EXISTING 6"x6" GRANITE MON.

CURVE DATA AT R/W LINE

$\Delta = 49^{\circ}23'10''$   
 $D = 38.11.50$   
 $R = 150.00'$

ALICE G. NUTE  
BK. 3431, PG. 139  
1ST. PARCEL  
"PORTION OF WM HILL  
HOMESTEAD"

AREA 5.79 ACRES



BARN

Field

No. 2 Cabin  
Removal  
1980's

Fire Place  
Cabin  
Removal  
1980's

PHOTO 4

Cabin  
This was known as  
the 'Moose' Cabin  
early years

Cabin  
This was called  
Wentworth's Cabin  
out house  
(shed)

Cabin  
This was the office  
Karpis and Loretta  
met

ALICE G. NUTE  
BK. 3431 PG. 142  
"CLARK WATKINS  
HOMESTEAD"

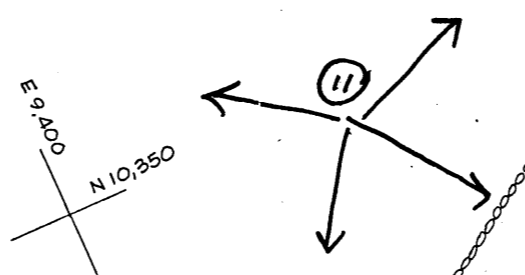
Field

Field

PHOTO 1

PHOTO 2

PHOTO 3



ALICE G. NUTE  
BK. 3431 PG. 139  
3RD OF 3 PARCELS  
ALSO SEE BK. 410 PG. 407  
AREA = 5.81 AC.

EXISTING 3/4 IRON ROD

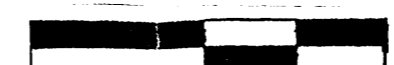
ERNEST THORPE LORRAINE THORPE  
BK. 4506 PG. 303

ERNEST THORPE LORRAINE THORPE  
BK. 13-

EXISTING 3/4 IRON RODS

42' OAK

WATKINS HOUSE + CABINS  
SOUTH CASCO, MAINE



SCALE: 1" = 80'

