

123

United States Department of the Interior
National Park Service

MAY 14 1990

National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hubbard-Cotton Store
other names/site number _____

2. Location

street & number Route 5 & 113 not for publication
city, town Hiram vicinity
state Maine code ME county Oxford code 017 zip code 04041

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
[Signature] 5/7/90
Signature of certifying official 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.

Signature of commenting or other official Date

State or Federal agency and bureau

5. 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] 6/14/90
Signature of the Keeper Date of Action

Entered in the National Register

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade/Department Store

Current Functions (enter categories from instructions)

Commerce/Trade/Department Store**7. Description**Architectural Classification
(enter categories from instructions)Greek RevivalItalianate

Materials (enter categories from instructions)

foundation Stone/Granitewalls Wood/Weatherboardroof Asphaltother Shallow pediments above
windows & doors

Describe present and historic physical appearance.

The Hubbard-Cotton Store is a tall two-and-a-half-story, gable front wooden frame building sheathed in weatherboards. It features modest Greek Revival style detailing. The nearly square main block has gable and shed roofed additions at the rear. Granite is used in the foundation as well as for the steps and hitching posts at the front.

The building's front (east) elevation is distinguished by a fenestration pattern consisting of four openings on the first story, three on the second, two in the half story, and a single window in the gable peak. On the lower level, a wide two-leaf door and a large six-over-six window are located on the south half of the wall and a pair of similar windows are equally spaced to the north. These openings are surmounted by shallow triangular pediments. A trio of smaller six-over-six windows are arranged across the second story; the two immediately above are positioned over the wall panels separating the lower course; and the pattern is repeated with the gable unit. Each of these upper level windows contains six-over-six sash and the pediments. Narrow pilasters rise to short returns and the raking cornice.

Both the north and south side elevations are more modestly detailed. The former has a door leading to the basement, a larger opening on the first floor which serves as a loading door, and a single six-over-six window whose header meets the cornice. The south side features a large window (now closed) at the east corner, two adjacent doors at the junction of the gabled and shed eaves and a trio of two-over-one windows across the second story. A parapet frames the shed's south side, its edges delineated by a frieze board and narrow corner boards. A pair of large two-pane windows have been inserted into the wall above the first floor door.

The building's rear elevation is enriched by the collection of additions and variety of roof forms. Chief among these is a narrow two-story gabled block which appears to be an early addition. It extends from the southwest corner of the main block such that the roof and cornice are matched to it. The shed addition at the rear is of later nineteenth century origin whereas the one that spans the north side is thought to have been added about 1910.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Inside, the store retains a high degree of integrity. The first story store/lunch counter area features exposed painted beams and sheathing with wooden support posts. As originally built the upper levels were unfinished although the second story was used to store grain. This was converted to an apartment in the late 1800s after the store was acquired by the Cotton family. The arrangement of the numerous rooms is not significant and the finishes are typically modest in detail.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)
Architecture

Period of Significance
c. 1850

Significant Dates
c. 1850

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hubbard-Cotton Store is an unusually intact, mid-nineteenth century frame commercial structure which occupies a conspicuous place in Hiram's roster of historic buildings. Probably constructed in the 1850s for general merchant John P. Hubbard, it was operated for about one-hundred years by three generations of the Cotton family. It is eligible for nomination to the National Register under criterion C for its local architectural significance.

Although Hiram possesses a number of historic buildings, in particular a group concentrated in the village itself -- including a pair of National Register-listed houses, few of these are non-residential in character. Among this latter group is a public library, a former fraternal hall, and a church. The store is, in fact, the most significant of the town's commercial buildings, and of some note when compared to like structures in the area. Its transitional Greek Revival-Italianate appearance is conveyed through the shallow pedimented window hoods and rather narrow cornice and corner boards. The unusually broad facade and rather short main block are particularly unusual in the context of its narrower, longer contemporaries that survive in widely scattered locations in the state. These architectural features and the overall scale combine with its prominent siting at a river crossing to make the building an important part of Hiram's townscape.

According to tradition, the present building occupies a site which was first developed about 1816 for a commercial business by Simeon Chadbourn. While there is no record of the destruction of this early building, the detailing of the existing structure is clearly of later origin, although conceivably there are older elements within. The property came into the possession of John P. Hubbard in 1842, and members of his family were associated with the business with the exception of two years until 1886. On January 1st of that year Noah B. Hubbard sold the business to Lemuel Cotton and Son. The grandson of Cotton operated the store until 1987 when it was acquired by the present owner.

See continuation sheet

9. Major Bibliographical References

Bennett, Randall H. Oxford County, Maine: A Guide to Its Historic Architecture.
Bethel, ME: Oxford County Historic Resource Survey. 1984.

Interview with Raymond Cotton, 9/28/89. Notes on file at the Maine Historic
Preservation Commission, Augusta, Maine.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

10. Geographical Data

Acres of property Less than 1

UTM References

A

1	9
---	---

3	5	4	9	4	5
---	---	---	---	---	---

4	8	5	9	3	1	0
---	---	---	---	---	---	---

Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

Zone Easting Northing

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The nominated property occupies the Town of Hiram tax map U-9, lot 1.

See continuation sheet

Boundary Justification

The boundary embraces the building and entire lot historically associated with
this property.

See continuation sheet

11. Form Prepared By

name/title Kirk F. Mohny, Architectural Historian
organization Maine Historic Preservation Commission date 3/90
street & number 55 Capitol Street telephone (207) 289-2132
city or town Augusta, state Maine zip code 04333