

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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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 Higgins Barn
other names/site number _____

2. Location

street & number 256 Oak Hill Road N/A not for publication
city or town Indian Point vicinity
state Maine code ME county Hancock code 009 zip code 04609

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.)

Edward Shepard 12/18/03
Signature of certifying official/Title Date
SHPD

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): _____

Edson H. Beall 1/28/04
Signature of the Keeper Date of Action

HIGGINS BARN
Name of Property

HANCOCK CO., 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

_____ buildings

_____ sites

_____ structures

_____ objects

_____ 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

NONE

6. Function or Use

Historic Functions

(Enter categories from instructions)

AGRICULTURE / SUBSISTENCE: Animal Facility

Current Functions

(Enter categories from instructions)

AGRICULTURE / SUBSISTENCE : Agricultural outbuilding

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE

Materials

(Enter categories from instructions)

foundation STONE

walls SHINGLE

roof ASPHALT

other _____

Narrative Description

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

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Continuation Sheet

HIGGINS BARN

HANCOCK CO., MAINE

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DESCRIPTION

The Higgins Barn is a one and one-half story, high-posted English style barn located on a homestead lot that previously was at the heart of an extended family farming community. Constructed circa 1810, the thirty by forty foot, east-facing structure is supported by a low fieldstone foundation, and roofed with asphalt shingles. All four sides of the building are clad with at least some wood shingles, many of which are patterned and feature clipped corners. The front facade of the building contains an asymmetrically placed (off center to the north) exterior sliding door consisting of two leaves of vertical boarding. The overhead door rail is sheltered under a wide enclosure placed approximately three feet under the slight roof projection. To the north of the door a fixed six-light sash is positioned on the ground floor level, while to the south is located a similar window at loft height. The north elevation of the barn is shingled only in the gable, and contains a three-light sash for ventilation near the ridge, and an unfilled window jamb towards the west.

The west, or rear, of the structure reveals that the front elevation conceals an open bottom bay with enclosed upper floor at the southern end of the structure. Only the lower half of this side of the barn is shingled: two sash and a tarp fill in the former rear barn door in the center and the only other opening is an empty window sash towards the south. Finally the southern end of the barn, which is mostly shingled, contains two boarded up windows, one in the peak and one in the southeast corner of the hayloft. The top or hayloft story on this elevation extends out beyond the southern wall of the lower section of the barn, and is supported on posts. This overhanging bay is camouflaged on the facade of the building by a continuous application of roof and wall shingles, however on the south and west sides this overhang forms a wood storage area and a poultry yard. Three fixed-sash windows and one pedestrian door are located on the lower wall at the back of the overhang.

On the interior, the Higgins barn is a good example of an late 18th century English style agricultural building. The barn door opens to a wide central aisle with a threshing floor. The blocked rear door is straight ahead. The north side of the barn contains a large stall (probably for oxen) in the northeast corner, over which is a hay loft. In the northwest corner is a floor-to-rafter open bay for hay storage. To the left of the center aisle are three partially dismantled horse stalls in the southeast corner, behind which a board partition encloses a four stanchion milking parlor. A door on the south wall of the milking parlor leads to the wood storage and poultry area under the overhang. Each of the spaces on the ground level have very low ceilings to provide the maximum overhead space for hay storage, which continues into the overhang on the south end of the building.

The frame of the Higgins barn is of traditional hand hewn, timber frame construction. The major structural members include primary and secondary girts supported on upright posts and mortised and tenoned into the plates and nailers. The tall perimeter posts are all gunstock in shape in order to accept the

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HIGGINS BARN

HANCOCK CO., MAINE

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major rafters, girts and plates. All joints are fastened with oak pegs, and angle braces are utilized at each post-plate or post-girt connection. The roof system was originally comprised of major rafters and minor purlins, however many of the roofing boards have been replaced and additional strapping has been installed parallel to the rafters. The joists for the hay lofts consist of bark-encased natural logs, either fastened to the girts (on the south), or lightly placed on the nailers (in the north). An un-secured high loft is positioned over the threshing floor on the west side of the building.

The framing components at the interface between the southern end of the milking parlor and stalls and the overhanging hay loft indicate that the open bay and loft were added to the original three bay barn: two sets of posts are joined together in the southern corners of the milk room and horse stalls. In addition, the presence of the windows in the milking parlor and stalls indicate the location of the earlier exterior southern wall. Due to the presence of the patterned (Queen Anne-style) shingles on each of the exterior walls, the overhang would have been constructed by the time these shingles were applied, probably in the last three decades of the nineteenth century.

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)

- ARCHITECTURE
- EXPLORATION / SETTLEMENT
- AGRICULTURE

Period of Significance

C. 1810-1953

Significant Dates

C. 1810

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown, possibly Ichabod Higgins (1774-1810)

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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STATEMENT OF SIGNIFICANCE

The Higgins Barn is a significant example of the English Barn form that the earliest settlers on Mount Desert Island brought with them from their homes in coastal Massachusetts. The one and one-half story timber framed barn is located on the former Higgins farm in the Indian Point area of Bar Harbor, Maine. Indian Point was a small agricultural settlement at the western edge of Bar Harbor, near the northern shore of the western lobe of Mount Desert Island. The three bay, center aisle barn was constructed by 1810 in conjunction with the first English settlement at Indian Point; it is one of the earliest structures, and the only significant and intact example of the English barn form, in this area. The Higgins Barn is nominated to the National Register of Historic Places under Criterion A, as a resource connected to the initial exploration and settlement of Bar Harbor, and as an agricultural outbuilding utilized on a family farm for over 200 years. The Higgins Barn is also nominated under Criterion C, in recognition of its architectural significance as an regionally early, intact English Barn with exceptional integrity and above average craftsmanship.

The first European to sight the mountainous and rocky shores of Mt. Desert Island was Samuel de Champlain, the year after the King of France granted the entire Acadia region to Sieur de Monts in 1603. The vastly unsettled and fairly inhospitable island remained in control of the French until it was ceded to the English in 1713, who in turn granted the land to Sir Francis Bernard, Royal Governor of Massachusetts. The first permanent settlers arrived on the island in 1763, and by 1796 two townships had been formed, Mount Desert in 1789 and Eden, now Bar Harbor, in 1796. Scattered settlements arose around the principal harbors at Somes Sound, Pretty Marsh, Northeast Harbor, Clark's Cove, Seal Harbor, Bar Harbor and Hull's Cove.

“Thus, the settlement of Mount Desert Island was well under way before 1800, and had taken on the character that still persists on the western side of the island, despite an overlay of tourist and summer-colony interests. By 1860 or 1880 almost every square rod of land that could be improved for cornfield, hayfield or pasture, and every possible site for a saw or gristmill had been taken up. The settlers came largely from Cape Ann, Cape Cod, and southern Maine.....Most of them, like the Manchesters, Kimballs, Someses and Higginses were of English stock.....” (*Morison, p. 40-41*).

Indeed, the family of Jesse Higgins and his son, Ichabod, moved to Clark's Cove on Mt. Desert Island from Eastham on Cape Cod in 1778 to join other members of the Higgins family that had migrated in 1763. Jesse Higgins and his brother David settled on the west side of Clark's Cove where they obtained a fair amount of land. John Barnard, the son of Francis Barnard obtained his father's grant in 1785; he in turn made property available to settlers. The younger Barnard died prior to 1808 at which time a survey was undertaken and his lands plotted. Three years later, in May of 1811, Ichabod Higgins purchased lot 66,

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consisting of 100 acres at Indian Point, near the southern terminus of Clark's Cove, for \$140.34.¹ Higgins died before the deed was filed, but his probate inventory indicates that his estate contained a dwelling house, one barn, 106 acres of land, as well as 2 oxen, 3 cows, 2 horses, one steer, 5 sheep and four tons of hay. It is probable that Higgins had occupied the land for many years before the deed was executed, lending credence to the family tradition that Ichabod occupied the land in about 1800.

Part of Higgins' land was sold to his wife's father, Daniel Richardson, to cover his debts, but in time his son Royal took over the rest of the farm. Several other members of Ichabod's family lived at Indian Point, including his brother Jesse and sister Eunice, each with their own neighboring farms. Over the next 190 years their heirs worked the land, traded and exchanged lots, and divided and recombined the properties that stretched along Indian Point and Oak Hill Roads. The small farming community supported its own school, and for a while even had a post office. Inasmuch as they were located far from the summer resort of Bar Harbor, Indian Point continued to hold onto its rural character well into the twentieth century. Until 1981, the heart of lot 66 contained approximately 40 acres. This was finally subdivided into five large lots at that time, at least one of which remains in the Higgins family still.

Without a doubt agriculture was the economic focus of the Higgins family at Indian Point. In 1850 there were 44 farmers listed in the Federal Agricultural Census for Eden (Bar Harbor): thirteen of them had the surname 'Higgins'. In 1860, the family accounted for 23 out of 133 farms in the town. This cluster of farms is clearly seen on the Coast and Geodetic Survey maps of 'Blue Hill Bay and the Western Part of Mount Desert Island' which were based on topographic surveys from 1871-1880. On this map the Indian Point area is the largest of only three sizable inland clusters of cleared land west of the town of Bar Harbor. Two other small regions of farm land are seen on the northern coast of the island. The map of Mount Desert in the 1887 Colby Atlas clearly shows five additional Higgins farms in the immediate vicinity of the Indian Point school, as well as the Pray farm and Richardson Farm, which were owned by extended family. The enclave at Indian Point was unusual on Mt. Desert Island for both its longevity and its relative size: agriculture was not an easy undertaking on the island. The farms were not large - cleared land was measured in the tens of acres - but they were resilient.

"The agriculture of Mount Desert Island is necessarily poor. The soil, as a rule, is thin and lacking in the elements of fertility. Formed of the detritus of the rocks composing the skeleton of the Island, its constituent elements are few and mostly of a siliceous kind. There is not much level surface, and what there is is either sandy or marshy and wet. Nature never intended this as an agricultural region. The climate is also unsuited to high farming.....The change from winter to summer and from summer to winter is very gradual, and the period of

¹There is some confusion about the timing of the land purchase. The deed between Higgins and George W. Ewing is dated 8 May 1811, however Ichabod Higgins died in April 15, 1810. This suggests that the deed was never formalized (it did not require Higgin's signature) until after his death, when the estate was being probated in the spring of 1811.

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uncertain weather is long, much longer than at other points in the same latitude away from the coast where farming is made a success. This period of irregular alternating of summer and winter days is the ruin of agricultural prosperity. Agriculture has always received some attention here, but the employment of the early settlers was chiefly lumbering and fishing. The ice business, granite quarrying, and catering to the wants of summer residents are the chief employments of the inhabitants of this Island to-day, and will be in the future." (*Lapham, p. 53-54*).

Indeed, throughout the entire island, members of the family were well represented in each of these industries, as well as becoming the owners of several hotels and stores.

The Higgins barn is a singular remnant of the agricultural history and early settlement of Indian Point. Although there is no firm date ascribed to the building, its framing style, materials and craftsmanship suggest no reason that it could not be the barn referred to in Ichabod Higgins probate inventory. Associated with the barn is a high posted cape that appears to have been built in the 1830s or 1840s, as well as a family cemetery. Additional outbuildings seen in photographs from 1927 (on file) are gone, and the house had undergone several periods of expansion and renovation thus severely compromising its integrity. In the immediate neighborhood one other family property (the B[enjamin] H. Higgins Jr. property on the 1887 Colby map) contains an early cape and a barn. However early this structure may be, it has been greatly changed, although oddly, it too has the patterned shingles found on the subject property. Down the road to the south two other properties retain their barns and some fields, however neither of these barns appear to be as early as that on the Higgins property, nor significant examples of the type. Overall, the neighborhood has lost its agricultural associations due to substantial in-fill with twentieth century houses which have replaced the once continuous farm fields that defined this section of the island. However, the Higgins barn remains as a testament to the early settlement of the area, and to its long history of agriculture. In addition, it is an excellent example of the 18th century English Barn form that was prevalent on the settlement landscape. The integrity of this barn, even with the addition of the late 19th century overhang, is superb, and its condition remains good after 200 years of continual use.

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BIBLIOGRAPHY

Hale, Richard Walden Jr. The Story of Bar Harbor. (New York: Ives Washburn, Inc.), 1949.

Hansen, Gunnar, ed. Mount Desert: An Informal History. ([Bar Harbor, Maine]: Town of Mt. Desert), 1989.

Lapham, W.B. Bar Harbor and Mount Desert Island. (New York : Press of Liberty Printing Co.), 1886.

Morison, Samuel Eliot. The Story of Mount Desert Island, Maine. (Frenchboro, Maine: Islandport Press Inc.), 2001.

Street, George Edward. Mount Desert. (Salem, Massachusetts: Higginson Book Company), 1905.

Maps

"Blue Hill Bay and Western Part of Mt. Desert Island Maine." (Washington, D.C.: Coast and Geodetic Survey), July 1906.

Colby, Geo. N. 'Mount Desert' in Atlas of Hancock County Maine. (Ellsworth, Maine: Geo. N. Colby), 1881.

Colby George N. 'Mount Desert' in Atlas of the State of Maine : including statistics and descriptions of its history, educational system, geology, railroads, natural resources, summer resorts and manufacturing interests. Third edition. (Houlton, Maine: Colby & Stuart), 1887.

Raynes, Robert. "Plan Showing Property Division for Hoyt & Delma Richards at Bar Harbor, Maine." March 1981. Plan on file at the Hancock County Registry of Deeds, Ellsworth, Maine: file 17, number 128.

Town, Salem, Jr. "Plan of the moiety...of Mount Desert granted by the Legislators of Massachusetts 1785...to John Barnard". 1808. Plan on file at the Hancock County Registry of Deeds, Ellsworth, Maine: rolled map #6.

Additional Resources

Deeds, various years. Hancock County Registry of Deeds, Hancock County Courthouse, Ellsworth, Maine.

Probate records, various dockets. Hancock County Probate Office, Hancock County Courthouse, Ellsworth, Maine.

United States Federal Agricultural Census, 1850, 1860, 1870, 1889. 'Eden, Maine.' Records available on microfilm at the Maine State Archives, Augusta, Maine.

HIGGINS BARN
Name of Property

HANCOCK CO., MAINE
County and State

10. Geographical Data

Acreeage of Property Less than one acre (1200 square feet)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>19</u> <u>550716</u> <u>4914047</u>	3	<u>19</u> _____
	Zone Easting Northing		Zone Easting Northing
2	<u>19</u> _____	4	<u>19</u> _____
	Zone Easting Northing		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 CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 29 October 2003

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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VERBAL BOUNDARY DESCRIPTION

The nominated property consist only of the barn and the land upon which it sits. The Higgins Barn is located on the Town of Bar Harbor tax map 13B, lot 3, which is also referenced as Parcel #2 on the attached *Plan Showing Property Division for Hoyt and Delma Richards, 1981*. The barn is situated approximately 325 feet west of Town Hill Road and 275 feet south of the property's northern boundary line.

BOUNDARY JUSTIFICATION

The Higgins Barn is nominated to the National Register as an individual building; although there are additional historic structures and features on the Higgins Farm they have lost their integrity of style, association and craftsmanship and no longer convey the sense of time and place that is inherent in the Barn. Thus this nomination is limited to the Barn and its immediate footprint, as located on the above referenced lot.

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Section number

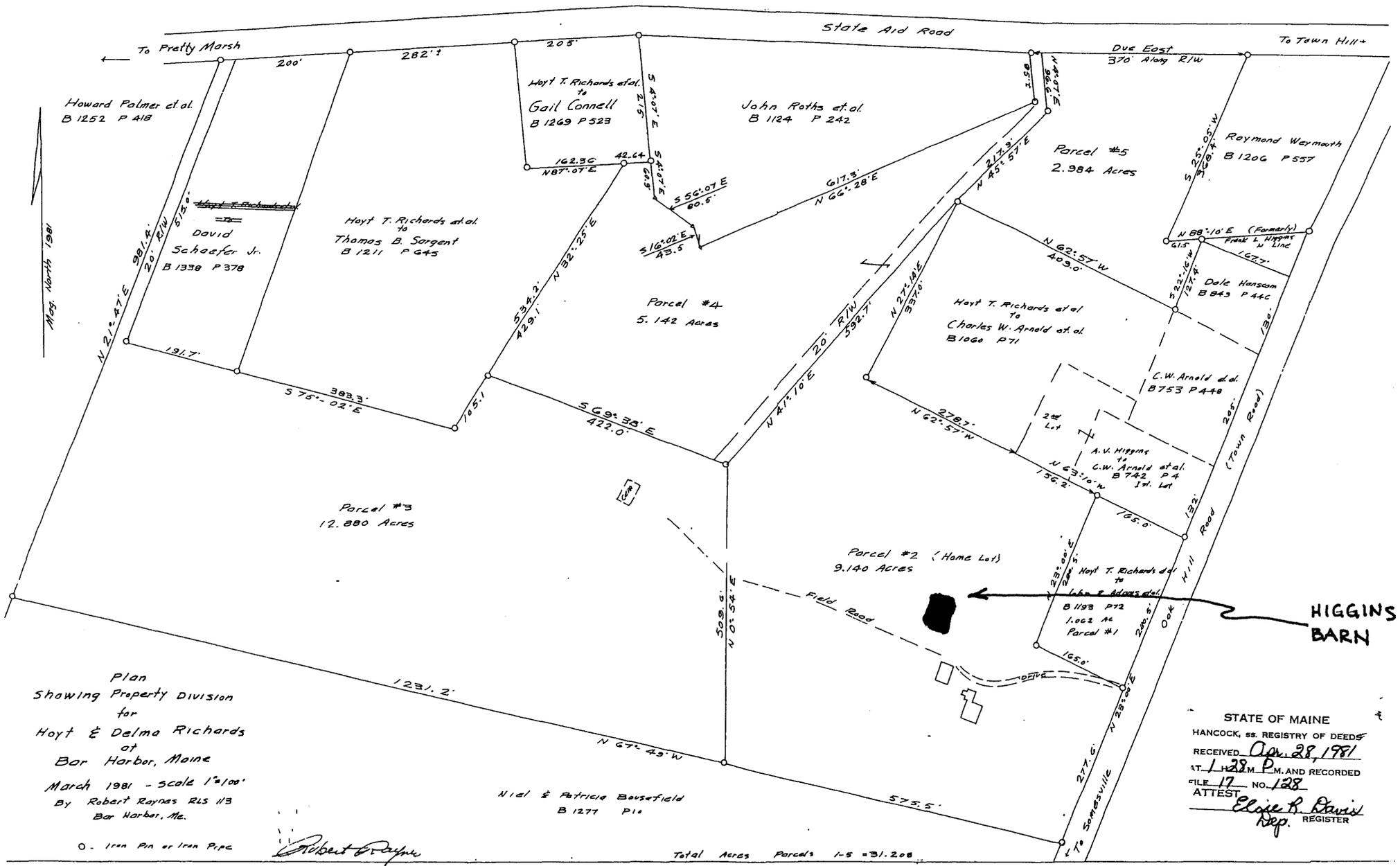
Page

PHOTOGRAPHS

Photograph 1 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
3 November 2003
East elevation and south gable end; facing northwest.

Photograph 2 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
3 November 2003
West elevation; facing east.

Photograph 3 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
3 November 2003
Interior, north barn bay; facing northwest.



Plan
 Showing Property Division
 for
 Hoyt & Delma Richards
 at
 Bar Harbor, Maine
 March 1981 - scale 1"=100'
 By Robert Reynolds RLS 113
 Bar Harbor, Me.

Robert Reynolds

Niel & Patricia Bousefield
 B 1277 P 116

STATE OF MAINE
 HANCOCK, ss. REGISTRY OF DEEDS
 RECEIVED Apr. 28, 1981
 AT 1:28 P.M. AND RECORDED
 FILE 17 NO. 128
 ATTEST
Eloise R. Davis
 REG. REGISTER

Total Acres Parcels 1-5 = 31.208

Howard Palmer et al.
 B 1252 P 418

David
 Schoefer Jr.
 B 1338 P 378

Hoyt T. Richards et al.
 to
 Thomas B. Sargent
 B 1211 P 645

Hoyt T. Richards et al.
 to
 Gail Connell
 B 1269 P 523

John Roths et al.
 B 1124 P 242

Parcel #4
 5.142 Acres

Parcel #3
 12.880 Acres

Parcel #2 (Home Lot)
 9.140 Acres

Parcel #5
 2.984 Acres

Raymond Waymouth
 B 1206 P 557

Dale Hanson
 B 843 P 446

Hoyt T. Richards et al.
 to
 Charles W. Arnold et al.
 B 1060 P 71

C.W. Arnold et al.
 B 753 P 448

A.V. Higgins
 to
 C.W. Arnold et al.
 B 742 P 4
 1st. Lot

Hoyt T. Richards et al.
 to
 L.H. & Adams et al.
 B 1193 P 72
 1,062 Ac.
 Parcel #1

HIGGINS
 BARN

Map, March 1981