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### 1440

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

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and assisted. Some instructions 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 o	of Property						
historic nam	e <u>Lt. Robert And</u>	rews House					
other names	s/site number	Governor Clea	ves Birthpla	ce			
2. Location	n						
street & nun	nber <u>428 South</u>	Bridgton Road			.,		N/A not for publication
city or town_	Bridgton						N/A_vicinity
state Ma	ine	code ME	county	Cumberland	cod	le <u>005</u>	zip code <u>04009</u>
3. State/F	ederal Agency Ce	ertification					
☐ requestion in the comme	designated authority unest for determination of Places and meets the Islands and meets the Islands are of certifying official/ The Historic Preser Federal agency and the Islands are of certifying official/ The Preserve of Certifying official/ The Preserve of Certifying official/ The Preserve of Certifying official/ The Off	f eligibility meets to procedural and procedural and procedural and procedural Register ocally. ( See control See control Compoureau	he documentat rofessional requ criteria. I recor ontinuation shee	ion standards for requirements set forth in mend that this profet for additional completed by Sate	gistering propertion in 36 CFR Part 60 perty be consider ments.)	es in the Na ). In my opi red significa	tional Register of nion, the property ant
State of	Federal agency and b	ureau					
4. Nationa	I Park Service Ce	rtification		pr	1 1		· · · · · · · · · · · · · · · · · · ·
entered determi Natio determi Natio remove Regi	in the National Registree See continuation sheed eligible for the nal Register. See continuation sheed eligible for the nal Register. See continuation sheed not eligible for the nal Register. and from the National ster. explain):	et.		Signature of the Kee	per	15/	Date of Action

ANDREWS, LT. ROBERT, HOUSE Name of Property	CUMBERLAND COUNTY, 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 1 buildings sites			
	structures			
	objects			
	11 Total			
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)	Number of contributing resources previously listed in the National Register			
N/A	None			
6. Function or Use				
Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)			
DOMESTIC / SINGLE DWELLING	DOMESTIC / SINGLE DWELLING			
DOMESTIC / MULTIPLE DWELLING				
AGRICULTURE / AGRICULTURAL OUTBUILDING				
	· · · · · · · · · · · · · · · · · · ·			
7. Description				
Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)			
EARLY REPUBLIC / Federal	foundation <u>Granite</u>			
	walls Wood / Weatherboard			
	Wood / Shingle			
	Wood			
	roof Steel other Brick (chimneys)			

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

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#### **DESCRIPTION**

The Lieutenant Robert Andrews house is located on South Bridgton Road, just north of the center of the village of South Bridgton, Maine. Facing west towards the road, the house overlooks Adams Pond towards the west, and is surrounded by fields now dotted sporadically with twentieth century homes. On the other side of the street and slightly to the south is the South Bridgton cemetery which sits on property that once belonged to Andrews. On the present 3.4 acre lot, Andrews' house (1805-06) is a two-story, five-bay frame dwelling that stands at the center of a tangle of 19<sup>th</sup> century building campaigns which include ells, wings, sheds, a barn and several attached porches. Steel roofs cap all the buildings, and the foundations are a mixture of granite and fieldstone. Immediately to the south of the structure a granite retaining wall separates the driveway from the edges of the fields, and east of this is a small timber-framed barn with an attached equipment shed.

Like many Federal style houses in Maine, the Andrews house has a symmetrical (west) facade consisting of a centrally-located entrance with flanking double-hung sash windows. The entryway is composed of a six-panel door framed by tapered pilasters and a leaded segmental fanlight, topped with an un-common denticulated cornice on the entablature. There are four twelve-over-twelve windows on the first story and five twelve-over eight windows on the second story, while a finely executed denticulated cornice underlines the slightly overhanging eaves. Narrow corner boards, painted clapboards, and wide granite steps complete the building's facade.

The south elevation of the main house is two bays wide on the first floor, the eastern bay consisting of a bay window that protrudes on to a one-story porch that stretches the length of this wall. The shed-roofed porch is supported by fluted Doric columns. Both the porch and bay windows were added after Andrews' death in 1845. Attached to the southeast corner of the structure is a roughly square, one story ell with a pedimented dormer containing a pair of two-over-two sash windows projecting from the gabled roof. (The ridge line of this structure is perpendicular to that on the main house.) Two six-over-six sash are set in the south elevation of the ell, and another narrow porch with lattice-work supports runs along the eastern wall of the ell. Another long appendage commences at the northeast corner of the ell. This structure, which contains only a single nine-oversix-light sash and a hinged batten door on its lengthy elevation, connects the domestic space to the barn in the north. The latter of these buildings is a gable-roofed, timber-framed three-bay New England Style barn oriented along an east-to-west axis. It is built of hand-hewn timbers and features gunstock joinery and a rafter purlin roof. The interior has been altered to some degree, however, two animal stalls, a small livestock pen and a hay mow remain intact. The grade surrounding the barn is lower on the south side of the structure and massive, horizontally laid granite slabs and interior granite pillars provide a solid foundation for the structure. Currently, only the south and east elevations of the ell, shed and barn are clapboarded. The rear (north) wall of the ell is clad in cedar shingles, while the other two buildings have exposed vertical sheathing boards.

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The Andrews house also extends to the north. The first of these extensions is the four bay addition that Andrews built in which to spend his last years. One-and-one-half stories tall on the facade, the building has a salt box form and the gable roof slopes to only one story on the east side of the building. In contrast to the symmetrical and measured facade of the 1805-06 structure, the Andrews addition is only four bays wide. The door is located at the center of the elevation, directly in front of the brick chimney. To the south are a pair of two-over-two windows on the first floor, and a horizontally oriented two-light sash in the half story above. A single two-over-two sash is centered on the clapboarded wall north of the window. Although the Andrews ell is covered with clapboards, roofed in metal and supported on a granite foundation, the vernacular nature of the addition is accentuated by its proximity to the finely styled main house.

Affixed to the northern edge of the Andrews ell is another small string of buildings, containing from south to north, a timber-framed woodshed, with a screen porch placed on its western facade, followed by a stud-framed workshop. This latter building has a sliding equipment door on its western facade that is accessed by a rubble stone ramp, while on its eastern wall is a low-pitched lean-to shed. Both the wood shed and the workshop are clad in cedar shingles although these are painted on the west and north elevations to match the clapboards. None of the additions to the north of the main house line up in terms of height or width, and their facades stagger towards the northeast, giving the impression (probably rightly so) that each section was added as needed rather than planned as a whole. With the exception of the Andrews ell, it is likely that the other main components of the house (i.e. the woodshed, workshop and southeastern ell) were recycled buildings relocated onto the Andrews property.

Inside, the main house has a floor plan that is typical of the period. The front door opens into a narrow hall containing an open string stair with a graceful, ovoid handrail and tapered balusters. The stair rises abruptly to the second floor through two inter-story landings. The ends of the stair risers are ornamented with a pendant and cove profiled panel applied against the rake of the stairs. Immediately to the north and south of the entry are the front parlors, while the rear pile is occupied by the original kitchen, and a bathroom in the northeast corner. This pattern is repeated on the second floor, however, on this level the northeast corner is occupied by two matching, unheated rooms, while the southeast corner contains one room. Each of the front rooms contains original trim around the doors and windows, original chair-rail and mop boards, plaster and wide pine floors. An unusual two-panel door fronts a closet in the interior corner of the northwest parlor; the closet projects through the paneled partition wall and sticks out into the kitchen, next to the hearth. Due to the removal of the center chimney c. 1917, the chimney stack, fireplaces, mantles and surrounds, as well as the front staircase had to be re-constructed. Fortunately, many pieces of the woodwork for these features survived in the house, and the original arch in the basement had not been altered.

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As originally designed the rear ranks of rooms on each floor featured a pair of back rooms on the north and south walls and a large central space in the middle; on the first floor this was the kitchen, but it's function on the second floor is unknown. Feather edge board partition walls separated the corner rooms from each other and from the central space. On the first floor the south western set of partitions were removed, and the original kitchen elongated when the bay window was installed. This orientation is reflected in the plan currently. The southeastern pair of rooms on the first floor have been turned into bathrooms, one of which is now accessed from the Andrews ell. On the second floor, the interior partition wall was removed from between the southwestern corner rooms, however the southeastern pair of rooms retain their original configuration and doors.

The interior of the Andrews addition, on the north side of the main house consists of two main front rooms on either side of a central chimney stack (no fireplaces, only stoves), and one long room across the rear. In the southeast corner of the addition is a stairwell for accessing the unfinished garret above. Presently a door has been cut into the south wall of the stairwell providing a means of getting to one of the first floor bathrooms mentioned previously. The northernmost of the two front rooms contains a modest kitchen outfitted with kitchen furniture rather than modern cupboards, counters and built in appliances. Vertical bead-board wainscoting ornaments the kitchen wall; other than this feature the addition is characterized by plain plaster walls and worn hardwood floors.

Name of	Property	County and State		
8. Sta	atement of Significance			
(Mark "x"	able National Register Criteria in one or more boxes for the criteria qualifying the property anal Register listing.)	Areas of Significance (Enter categories from instructions)		
□ <b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.	_ ARCHITECTURE		
⊠ B	Property is associated with the lives of persons significant in our past.			
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.				
□ <b>D</b>	Property has yielded, or is likely to yield, information important in prehistory or history.	Period of Significance		
Criteria (Mark "x"	Considerations in all the boxes that apply.)	1780 - 1845		
Property	y is:	Significant Dates		
<b>□ A</b>	owned by a religious institution or used for	1805-06		
	religious purposes.	1835-41		
□В	removed from its original location.			
□ <b>C</b>	a birthplace or a grave.	Significant Person (Complete if Criterion B is marked above)		
□ <b>D</b>	a cemetery.	Andrews, Lt. Robert (1753 - 1845)  Cultural Affiliation		
□ <b>E</b>	a reconstructed building, object, or structure.	N/A		
□ <b>F</b>	a commemorative property.			
<b>G</b>	less than 50 years of age or achieved significance within the past 50 years.	Architect/Builder		
	within the past 50 years.	Kilborn, John Jr., Builder		
	re Statement of Significance ne significance of the property on one or more continuation sheets.)			
9. Maj	or Bibliographical References			
<b>Bibliogr</b> (Cite the b	raphy looks, articles, and other sources used in preparing this form on one or	more continuation sheets.)		
Previou	s 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

(Information about the career of John Kilborn, Jr. and the restoration of the Andrews House in the following statement of significance draws heavily from a narrative developed by Thomas Johnson, preservation consultant and member of the Maine Historic Preservation Commission, who was personally involved with restoration and documentation activities at the property. A copy of his full narrative description of the project is on file at the Maine Historic Preservation Commission, Augusta, Maine.)

The Lt. Robert Andrews House is a center-chimney Federal style home, sandwiched within a century of additions, in South Bridgton, Maine. Built by one of the most influential and benevolent men to live in the town during the late-eighteenth and early nineteenth century, Andrews is remembered for his lifelong dedication to military, philanthropic and civic service in his community. Twenty five years after settling in town, Andrews built a large home on his land across from Adams Pond. The imposing, but restrained structure was constructed by another South Bridgton resident, John Kilborn Jr, and the details of the building contract are recorded in the 'Articles of Agreement', which still exists. The contents of this document, of which few survive in Maine, helps to identify Kilborn as the builder of several other extant buildings in the area, and also provides a lens through which to study early nineteenth century building practices. The Lt. Robert Andrews House is nominated to the National Register of Historic Places at the local level of significance under Criterion B, for its association with a man who politically and socially was very important in the early years of Bridgton's history, and under Criterion C, as the first documented commission by the local builder John Kilborn, Jr..

The man for whom the house was built, Lieutenant Robert Andrews (1753 - 1845) was a veteran of Bunker Hill and served in the Continental Army through 1780 before arriving in South Bridgton later that year. Here he joined several other veterans from Boxford, MA, who received tracts of land granted to them by the Massachusetts Legislature. Andrews purchased of Thomas Porter, from Topsfield, Massachusetts, a full share interest in three full divisions of land, totaling several hundred acres. Andrews settled on lot #3 in the 22<sup>nd</sup> range of the first division of the town, near the shores of Adams Pond.

The location of Andrews' first house is not recorded, however, in 1805 he contracted with John Kilborn, Jr., a fellow Massachusetts veteran, to build a large 'mansion house'. Remaining unmarried throughout his life, Andrews shared the house with his sisters, until they married, and later with more distant relatives and friends who cared for him as he aged. This arrangement became increasingly formalized. In 1835 Andrews deeded over an undivided half of his property to his niece Sophia

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Cleaves and her husband Thomas.<sup>1</sup> During the next six years Andrews constructed a one-and-one-half story center-chimney wing on the north side of the house. When the Cleaves family deeded the property back to him in 1841, and Andrews subsequently sold that interest to Hugh Bennett later the same year, he reserved the sole use of this section of the house. Not long after, anticipating his own death, Andrews sold the other undivided half of the house to John Kilborn, Jr. (the son of the builder), but reserved "however to the said Robert Andrews during his natural life the occupancy, use and income of the premises hereby conveyed."<sup>2</sup> Shortly after Andrews' death in 1845 Bennett and Kilborn formally divided the premises, and the structure remained a two-family house until the early 1990s. While the division that Bennett and Kilborn agreed upon contained provisions for sharing the front door and stairs, in 1917 these features were removed and twin entrances and staircases were inserted, physically separating the two sets of living quarters for the first time. With the exception of the aforementioned cape, each of the other attached structures were added after the house was divided in 1845 in order to provide adequate outbuildings for the two families.

The house, as originally built, was a typical early 19<sup>th</sup> century two-story, center-chimney, gable-roof house with Georgian massing and Federal detailing. The original "Articles of Agreement" detailing the specifications and costs for the house, dated October 1805, survive. The master carpenter of the project, John Kilborn, Junior was evidently esteemed for his talents, because Andrews specified in the contract that "...said Kilborn is onely [sic] to do the Carpenters and Joyners work on said House." Like Andrews, Kilborn was a Massachusetts native who served both in the Militia and the Continental Army before coming to Bridgton after the war. His military career continued in the War of 1812 when he raised a militia company in Bridgton. Whether he had any formal training as a joiner or housewright remains to be learned, but it is evident that among the respected citizens of South Bridgton Kilborn's abilities were noted and utilized, and several of the structures he built are extant today. In the surrounding communities at least three additional houses built between the last decade of the 18<sup>th</sup> century and the first decade of the 19<sup>th</sup> century can be attributed

¹An interesting note is that Henry Bradstreet Cleaves was born to Thomas and Sophia Cleaves while they shared the Andrews farm. Henry Cleaves, a lawyer, later served in the Union Army during the Civil War, was a member of the Maine state House of Representatives in 1876-77, served as the state Attorney General between 1880 and 1884, and was elected to one term as the Governor of Maine in 1893. While technically the Andrews house is the birthplace of the Governor, his association with the house is not recognized in this nomination due to his very brief (and, by virtue of his age, unproductive) association with the property.

<sup>&</sup>lt;sup>2</sup> Both Capt John Kilborn, the builder, and John Kilborn, his son are referred to in various legal documents as 'Jr.' The elder Kilborn could not have purchased the half interest in the Andrews farm as he died in 1842, while the younger would not have been old enough to construct the house in 1805.

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to Kilborn based on the building contract and extant woodwork in the Andrews House: the Sam Perley Farm in Naples (NR: 79000143), the John Perley House, South Bridgton; and the Peabody-Fitch House in South Bridgton (NR: 89000254). Other attributions in the area are tentative and require more research. Among the craft work that links Kilborn to these properties are the denticulated molding on the Sam Perley House and the covetto profiled entablature exposed in the south-west parlor, which matches that found in the Peabody-Fitch House.

Kilborn's career spans a period of time when the newly developing town of Bridgton was emerging from a period of frontier clearings towards a settled and prosperous agricultural and commercial center. The men who contracted Kilborn's services were either among the immediate post-Revolutionary settlers, or those settlers' sons, and the homes that Kilborn built for them were not their initial houses, but homes that reflected their success and prominence in the community. Certainly Lt. Andrews was counted among this group.

In the immediate years after Andrews arrived in South Bridgton the settlement was involved with securing town incorporation, which finally occurred in 1794. Immediately thereafter, Andrews was elected Town Selectman, a post he held again in 1796, 1798, 1799 and 1804-05, and later served as town treasurer. He took on the responsibility of organizing the First District school in 1795, and donated to the town the land on which the school house was constructed. He also served on numerous town committees, including leading the charge to convince various land holders to acquiesce to the construction of a second sawmill in the town. When a second parish of the Congregational Church was being established in South Bridgton, Andrews donated \$1,000 towards its construction; years later he made a gift of the same amount to the First Parish Church, to demonstrate his equal support of both congregations. In 1813, "in view of the public good, and for the benefit and convenience of the inhabitants of the Southerly part of said Bridgton" Andrews conveyed to the town a quarter-acre lot across from his home for use as a burying ground. Ever practical, however, Andrews was certain to "reserve the right and privilege of pasturing the same with small cattle and sheep." (Vol. 69, p. 344, Cumberland Registry of Deeds). Andrews' military service did not cease after the Revolution for he continued to muster arms in the Bridgton Light Infantry, which was organized in 1792.

According to historian Eva Shorey, who wrote extensively on the life of Robert Andrews, his service to the community also included sending young men to Bridgton Academy after it opened in 1808, and starting an endowment of \$1000, "the interest on which is to be used for the worthy and industrious poor of the town of Bridgton." (Shorey, 1916, p. 247). Although employed primarily as a farmer, he also invested heavily in land and timber, and acted as a local financier.

Robert Andrews was the money lender of the town and whenever he had any on hand had a peculiar way of wearing his hat cocked on one side. Every would-be borrower knew this and never dared approach him on the subject unless his hat gave the proper signal. He charges a very small rate of interest, and the notes which he took were rarely ever

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presented. It is said that after his death a number were presented which he never intended should be collected. (Eva Shorey, p. 246).

Another local tradition asserts that Robert Andrews gave a cow to any family who named their son after him, and that in turn, many of these young men assisted Andrews on his farm. Between the documentary record that registered Andrews' political and military service to his town and country, and the traditional accounts of his benevolence, it is evident that Andrews played a significant role in laying the civic, financial and governmental foundations of the town of Bridgton.

As described earlier, after Andrews' death his 'mansion house' underwent a period of expansion and division. However, commencing in the early 1990s the Andrews house was restored to its original configuration. After photographic documentation, the circa 1917 wall partitions and staircases were removed and a replacement center chimney was built on the surviving support arch in the basement. Under the direction of a preservation consultant and restoration carpenter the dimensions of hearths and other missing elements were ascertained and reproduced. The original kitchen, which had been divided into four separate spaces about 1917, was returned to its original dimensions, and original feather edged sheathing on the fireplace wall was uncovered and restored from under twentieth century plaster. The front staircase and mantles were reproduced from surviving fragments found on the property, and by ascertaining that the original were identical to those still surviving in the Samuel Perley House. All surviving evidence for these restorations was retained. More than 80% of the original interior work survives, and what was restored was rigorously based on the Secretary of the Interior's Standards for the Treatment of Historic Properties. The new work is clear discernible as such to a trained eye (and was marked on its reverse during installation), but reproduces the missing or damaged original work.

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ANDREWS, LT. ROBERT, HOUSE Name of Property	County and State
10. Geographical Data	
Acreage of Property  3.4 acres  UTM References (Place additional UTM references on a continuation sheet.)  1 1 9 3 6 3 0 9 7 4 8 7 2 5 3  Zone Easting Northing  2 1 9  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.)	Zone Easting Northing 4 1 9  □ See continuation sheet
11. Form Prepared By	
name/title CHRISTI A. MITCHELL, ARCHITECTUR organization MAINE HISTORIC PRESERVATION Co street & number 55 CAPITOL STREET, STATION 65 city or town AUGUSTA Additional Documentation	OMMISSION date 8 July 2005
Submit the following items with the completed form:	
Maps A USGS map (7.5 or 15 minute series) indicating A Sketch map for historic districts and properties Photographs Representative black and white photographs of Additional items (Check with the SHPO or FPO for any additional items)  Property Owner Complete this item at the request of SHPO or FPO.)	having large acreage or numerous resources.
name	
street & number	telephone
sity 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 boundaries of the nominated property are denoted on the Town of Bridgton property tax map number 3, lot 42.

#### **BOUNDARY JUSTIFICATION**

The above described boundaries contain all the property that is currently directly associated with the Lt. Robert Andrews House.

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#### **PHOTOGRAPHS**

Photograph 1 of 6 Christi A. Mitchell Maine Historic Preservation Commission 5 July 2005 Main House and north ell, west elevation; facing east.

Photograph 2 of 6 Christi A. Mitchell Maine Historic Preservation Commission 5 July 2005 Main House, east ells, and barn, south elevation; facing northwest.

Photograph 3 of 6 Christi A. Mitchell Maine Historic Preservation Commission 5 July 2005 Shop, woodshed, north ell and main house; facing south.

Photograph 4 of 6 Christi A. Mitchell Maine Historic Preservation Commission 5 July 2005 Barn, main house and appendages, east

elevation; facing west.

Photograph 5 of 6 Christi A. Mitchell Maine Historic Preservation Commission 5 July 2005 Interior; feather-edge boarding in kitchen; facing west.

Photograph 6 of 6 Christi A. Mitchell Maine Historic Preservation Commission 5 July 2005

Interior: front staircase detailing (reproduced from existing fragments); facing east.