

United States Department of the Interior  
National Park Service

MAY 1993

### National Register of Historic Places Registration Form

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 Eastman Hill Rural Historic District

other names/site number n/a Eastman Hill Stock Farm

#### 2. Location

street & number Eastman Hill Road N/A not for publication

city or town Lovell  vicinity

state Maine code ME county Oxford code 017 zip code 04051

#### 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.)

*James H. [Signature]* 4/28/93  
 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:)

**Entered in the National Register**

Signature of the Keeper *Melony [Signature]* Date of Action 6/8/93

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Eastman Hill Rural HD  
Name of Property

Oxford, ME  
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	
8	0	buildings
1 (fields)	0	sites
1 (stonewalls)	0	structures
0	0	objects
10	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/Agricultural field
- Agriculture/Animal facility
- Agriculture/Agricultural outbuilding
- Landscape/Garden

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

- Domestic/Single dwelling

**7. Description**

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

- Early Republic/Federal
- Mid 19th Century/Greek Revival
- early Republic/Other: Cape

**Materials**  
(Enter categories from instructions)

- foundation Stone/Granite, Fieldstone
- walls Wood/Clapboard, Shingle
- Brick
- roof Asphalt
- other Glazed Veranda

**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.

**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 # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

Agriculture

Architecture

Entertainment/Recreation

**Period of Significance**

c. 1830-1932

**Significant Dates**

c. 1830-1833 c. 1847-1850

1912

1923 1932

**Significant Person**

(Complete if Criterion B is marked above)

n/a

**Cultural Affiliation**

n/a

**Architect/Builder**

Thorne, Fred Architect

(of Barn Remodeling)

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

National Trust for Historic Preservation

Name of Property

County and State

10. Geographical Data

Acreeage of Property 251 A

UTM References

(Place additional UTM references on a continuation sheet.)

1 [19] [350240] [4893220]
Zone Easting Northing
2 [19] [350760] [4892870]

3 [19] [350980] [4892380]
Zone Easting Northing
4 [19] [350860] [4892000]

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.) See Attached.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.) See Attached.

11. Form Prepared By

name/title Candace Jenkins, Shary Berg, Pamela Hawkes AIA
organization Ann Beha Associates date 8/92
street & number 33 Kingston Street telephone 617-338-3000
city or town Boston state MA zip code 02111

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 National Trust for Historic Preservation
street & number 1785 Massachusetts Avenue NW telephone 202-673-4159
city or town Washington state DC zip code 20036

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.

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### Introduction

**Location/Setting:** The Eastman Hill Rural Historic District is situated in Oxford County, a hilly inland area, that forms two-third's of Maine's western boundary with New Hampshire. It lies one mile southeast of Center Lovell, one of the three villages within the town of Lovell, Maine. The district takes its name from Eastman Hill, a low peak that reaches an elevation of 820', and is bisected by Eastman Hill Road. It consists of three nineteenth-century farmsteads, whose buildings and fields are clustered along the road at the highest elevations. Over half of the district is presently forested. Cleared areas, generally above 750', are gently rolling, while forested areas generally exhibit steeper slopes. Other natural features in the general vicinity of the district include the Kezar River (SW), Kezar Lake (NE), and Sabattus Mountain (NE) which is prominently featured in many early-twentieth-century views.

**Buildings:** The district includes three early to mid-nineteenth-century farmhouses and associated outbuildings, all of which contribute to the historic/architectural character of the district. The buildings are united in their rural agricultural function, but differ widely in their architectural styles and pretensions. Two, the c. 1830 John Charles House (#3) and the c. 1833 Phineas Eastman House (#1), exemplify the classic connected farmstead form that characterized this region in the mid-to-late-nineteenth-century. The Charles House is a simple one-and-a half story wood-frame Cape, while the Phineas Eastman House is an elaborate two-story brick dwelling. The c. 1850 Isaac Eastman House (#6) is a vernacular example of the side-hall gable-end Greek Revival style accompanied by detached outbuildings. All of the buildings received some modifications in the early-twentieth-century when the three farmsteads were united as the summer estate of Robert M. Eastman. The most notable of these changes are the glazed verandahs that encircle the Charles and Phineas Eastman Houses, and the elaborations to the barn of the latter. During that period, the Phineas Eastman House became known as the Brick House, while the Charles House was referred to as the Manager's House, and the Isaac Eastman House as the Assistant Manager's House.

**Landscape:** The Eastman Hill Rural Historic District retains the basic spatial organization of the three nineteenth-century farmsteads whose buildings and fields abut one another to form a cohesive and continuous visual whole. Eastman Hill Road runs through the center of the property and functions as a spine along which other elements are organized. It is a two-lane, asphalt road lined on either side by stone walls and planted rows of trees, primarily maples with some evergreens. The major change that has occurred in the district landscape is the

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reforestation of outlying fields, a process that occurred largely between 1880 and 1938. Agricultural census records for the period 1850-1860 indicate that over 150 acres were in active agricultural use on the two Eastman farms in contrast with only 50 acres of cleared land today. Nevertheless, the pattern of fields and forest which exists today is much as it was in the 1930's, the end of the period of significance (see 1938/1991 land use maps). Most of the fields are maintained in a rough turf. The major active agricultural use is the orchard located south of the Charles House (#3).

In contrast with the agricultural character of most of the cleared portion of the site, the area immediately surrounding the Phineas Eastman House (#1) is more closely associated with the period of recreational use (1912-1932). Evenly-spaced trees and finely-maintained turf clearly distinguish it from the surrounding landscape. Major features associated with this area are the flower garden opposite the house with its geometric beds; the wild garden known as "God's little acre" which is immediately east of the formal garden; the perennial plantings adjacent to the house; the row of spruces immediately to the west of the house; and the tennis court south of "God's little acre", of which only remnants exist. Only a few of the American elms originally located near the houses remain, and these are decayed.

In a heavily forested part of Maine, the extent of open fields that remain at Eastman Hill is the most important character defining landscape feature of the historic district. Thirteen fields contain approximately 50 acres of open land. It is the pattern of fields and forests that shapes the space and defines the perceived edges of the district. The fields themselves are visually important for the openness they provide rather than for cultivation of any specific crop. Most of the surrounding forest is second growth mixed woodland. A pine plantation is located north of the Isaac Eastman House (#6).

An extensive network of stone walls lines the roads and defines the field edges. Those nearest the Phineas Eastman House are of single wall construction, probably rebuilt in the 20th century, and are unusual in their state of preservation. Others are of double wall construction, some over ten feet wide. Many extend out into the woodland areas, providing some indication of the location and pattern of fields which are now grown up. These are typically less well preserved. Within the larger landscape defined by the forest and field patterns, the stone walls create the smaller scale spaces that tell the story of past land use.

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Views are another important element of the site. The primary external view is from the Phineas Eastman House west towards Mount Washington, with the Charles House and apple orchards in the foreground. A second external view is that from the Phineas Eastman House north towards Sabattus Mountain. This view appears frequently in early-twentieth-century photographs but has become largely obscured today by new forest growth. There are no important long distance views to the east.

### PHINEAS EASTMAN FARMSTEAD

#### 1. House and Barn, c. 1833 and c. 1845: contributing

This handsome and unusual brick dwelling house with attached barn is the single most important architectural element in the district, a fact highlighted by its siting on the crest of Eastman Hill. For purposes of reference, the front of the house has been designated west, though the actual compass direction is southwest. An architectural analysis of this house, including its origins and evolution as a connected farmstead, is included in Section 8 of this nomination.

Exterior: The "Brick House Complex" or Phineas Eastman House consists of three principal connected volumes: the brick house, the clapboard rear ell, and the shingled barn. The three structures are arranged perpendicular to the east side of Eastman Hill Road in a classic connected farmstead form that creates a protected dooryard on the southeast side.

The brick house rises two-and-a half stories from a full granite ashlar basement to an asphalt gable roof with ridge parallel to the road. Chimneys rise between the outer windows on the five-bay front (W) and rear (E) elevations; this unusual chimney placement is discussed in Section 8. The north elevation is four bays, while the five-bay south elevation adds a centered, secondary entry. The walls are laid up in Flemish bond on the front elevation with common bond on the sides and rear. A crown molding trims the projecting eaves on the gable and lower sides.

A one-story glazed sunporch, dating from c. 1915, wraps around the front and sides of the building, 15 bays wide on the front and 11 bays on the sides. The entry, centered on the west facade, is framed by sidelights, while a south side entrance is fronted by a wood trellis.

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Window sash are six lights high and four lights wide, framed by flat, narrow pilasters that are widened at the corners. The porch rises from a typical early-twentieth-century foundation of rounded fieldstones set in cement, to a wood shingle roof. A recessed basement entry, with wooden frame and door, is located at the east end of the north elevation.

The porch entrances are aligned with those in the house which they now obscure. The main entry displays a typical Federal period surround consisting of four-light sidelights framed by narrow panelled pilasters that rise to an entablature and louvered, elliptical fan. A flat fascia, with shallow grooves aligning with the louvered blades, trims the fan. A secondary entry with simple molded architrave and patera corner blocks is centered on the south elevation. It is headed by a semi-circular fanlight with similar grooved fascia. The fanlight is a characteristic Federal detail, while the prominence of the south entrance suggests a precursor of the archetypal gable-end Greek Revival form. Both entries contain six-panel doors.

Windows visible above the porch at the second story contain double-hung 12/8 sash, and are finished with wood shutters. Single windows light each of the gables at the attic level. All windows have granite lintels and sills. The simple three-quarter round molding trimming the window frame is similar to that illustrated in Plate 39 of Asher Benjamin's *American Builder's Companion* (6th edition, 1827). The sash at the attic level, the fanlight and front door sidelights all appear to be original, as they have consistent muntin profiles. Other sashes are early-twentieth-century replacements.

The rear elevation contains two windows at both the first and second stories; the three southernmost bays are taken up by the rear ell. The only exception is the second story window which remains in the outer southern bay. A shed roof, two window dormer, dating from c. 1912-20 lights the rear roof slope.

The rear ell extends eastward from the southern half of the rear (E) elevation. It is one-and-a-half stories high, and its informal character is consistent with the probably-additive nature of its construction and the less important spaces it contains. Its present appearance dates to c. 1912. Thicker walls and the example of similar front/rear wall chimney houses in New Hampshire indicate that the first two bays may be constructed of brick. Elsewhere, walls are wood-frame. The entire ell is sheathed with white wood clapboards (S) or painted shingles (N, E) set above foundation walls of stone. The gable roof is covered with asphalt shingles and interrupted by shallow shed dormers on both north and south slopes. Along the south



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side, the roof continues beyond the walls to cover a single-story open porch that runs from the main house to the barn. The porch is seven bays wide, with plain square columns, simple balustrade and stairs located in the bay to the east of the center. First floor windows contain 2/2 double-hung sash; dormer windows contain six-light casements. The three small "knee" windows below the eaves on the north elevation, as well as a 6/6 sash in the east gable appear to be original, matching original muntin profiles in the main house.

The rear (N) elevation of the ell, where the basement story is fully exposed, displays an asymmetrical fenestration pattern. Generally first story windows contain 2/2 double-hung sash, while basement and attic story windows are 6 pane casements. A simple entry is located at the basement story. The one bay east elevation displays a casement window at the basement story, with 6/6 double-hung sash at the first and attic stories.

The three-by-five-bay barn extends southeastward from the southeast corner of the ell. It dates to the mid-nineteenth-century, with substantial Colonial (exterior) and Medieval (interior) Revival detail added in 1923. It is two stories high above a stone basement which is covered by the driveway on the west side but fully exposed on the east side. The more important and visible west and south elevations are sheathed with painted clapboards, while painted shingles cover the north and east sides. The asphalt-shingle gable roof is broken by shed dormers which run almost the full length of each side. The central feature of the principal (W) facade is the entrance, which consists of a wood panelled door framed by sidelights and transom, and fronted by a pedimented Tuscan portico. Centered in the side bays are a garage door to the south, and an ornate trellis grid to the north, both framed with matching lintel shelves. At the second story a large Palladian window is located above the door, with windows containing 6/6 sash in the outer bays. A tall louvered vent, also framed with a projecting lintel, is centered in the gable. The rear elevation repeats the same second-floor details found on the front, and contains only a casement window on the north end of the first floor, with double barn doors at the basement level. On the side elevations, doubled twelve-light casement sash are centered in all but the easternmost bays on the first floor, with doubled eight-light sash on the second floor.

Interior: The main house is designed on a center hall/center stair plan. Some documentary and physical evidence, including an 1848 dower division and basement framing, suggests that it was originally a cross-hall plan with cellar stairs accessed from the south entry. One large room, which may be the ballroom referred to in early documents, is located to the north, with

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a sitting room occupying the southwest corner, and a kitchen with large cooking fireplace and bake oven at the southeast. Four corner bedrooms are ranged around the center hall at the second story.

Most of the details are typical of vernacular early-nineteenth-century architecture, with many similarities to plates in contemporary builders' guides by Asher Benjamin. The main stair has simple turned newels, a round handrail, and dowel balusters, with a simple scroll detail at the ends of the risers. In most cases, six-panel doors are framed by molded architraves with patera corner blocks. Fireplaces in all the rooms are framed by pilasters and mantels of varying design. In many areas, early-twentieth-century moldings, especially at the cornice, are interspersed with originals.

The interiors of the rear ell and former barn date to 1923. The former contains kitchen, pantry and storage room. The latter was converted to an elaborate "medieval" hall with assembly room and stage at the first story, and guest and billiard rooms ranged around the second floor balcony. It is finished with board-and-batten cypress panelling.

## 2. Ice House c. 1850: Contributing

To the rear of the barn is a freestanding shed that rises one story from a stone and concrete foundation. Walls are painted wood shingle, with a paneled door in the west end and a window with double-hung, 12/8 sash. Similar windows occupy the west bays of the north and south elevations. Its asphalt-shingled, gable roof is oriented on the same axis as the barn and ell.

## Evolution of the Phineas Eastman Farmstead

Various mid-nineteenth-century probate documents indicate that the brick house included a rear ell, two detached barns, and a shed clustered around a southeast dooryard with well at that time. A c. 1900 photograph reveals the brick house with late nineteenth-century 2/2 window sash, no porch, and a rear ell that appears to connect to the present gable-end barn which then displayed a simple entry arrangement. Soon after Robert Eastman's purchase of the property in 1912, the present 12/6 sash, and an open verandah were added to the front of the main house, the present dormers and full-length porch were added to the ell, and a transom was added above the barn door. A few years later, c. 1915, the porch was extended to the sides of

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the house and received its present glazing. It is likely that any changes to the plan, such as the removal of cellar stairs, or enlargement of the north first story room, occurred at this time. In 1923, Portland architect Fred Thorne remodeled the barn to its present exterior and interior appearance. A more detailed analysis of this evolution is provided in the 1992 Historic Property Plan prepared by Ann Beha Associates.

**JOHN CHARLES FARMSTEAD**

**3. House and Barn, c. 1830: contributing**

The John Charles Farmstead is located northwest of the Phineas Eastman Farmstead, on the opposite (W) side of Eastman Hill Road. It, too, is a classic connected farmstead, with the main house parallel to Eastman Hill Road, the barn aligned directly behind the main house and thus entered from the rear, and the barnyard organized on the south side of the complex. Various sheds are attached to the ell and barn.

The main house is a traditional five-bay, center chimney Cape that rises one-and-a-half stories from a foundation of large granite boulders to an asphalt gable roof. Shed dormers on both the east and west slopes that extend nearly the full width of the house created a liveable second story in the early-twentieth-century. The symmetrical east facade is centered on an entry framed with simple pilasters. Windows contain 6/6 double-hung sash. A single-story glazed verandah on a brick foundation wraps around the east and south sides of the house. It is similar in character to that on the Phineas Eastman House, though windows are smaller, twelve-light, with heavier pilasters between. Dating to the 1930's, this porch resulted from the enclosure of a c. 1910's verandah. The exposed north elevation displays two paired windows on the first floor, while paired windows fill the gables on both north and south sides of the second floor.

A one-and-a-half story rear ell connects the main house and barn which is roughly on axis with the main house. A gabled, single-story sunroom extends south from the ell. The barn is six bays long, and the roof extends from its three principal bays to enclose an open woodshed on the south side. The west elevation contains a large rectangular door, with a hoist and hay door at the upper level. Extending further to the west are single-story garage and greenhouse sheds.

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On the north side, a gabled workshop extends from the east end of the barn, while one-story sheds fill the space between the ell and the east side of the barn.

The main house and south side of the ell are covered with white-painted clapboards, while the sides of the ell, barns and sheds are covered with painted shingles. The house, ell and sheds are roofed with asphalt shingles, while the barn is roofed with corrugated, painted metal. Windows in the dormers are trimmed with shutters.

Interior: The interior finishes of the Charles House are very simple and appear to be a mix of original elements and Colonial Revival additions. A photograph of the dining room taken c. 1924 shows that trim in this area is largely unchanged. The space was dominated by a large fireplace, with a simple flat pilaster surround. Door surrounds have flat impost blocks and grooved trim, crude imitations of that in the Phineas Eastman House. The living room appears to have been originally two rooms, and is dominated by a large mantel with panelled pilasters. The kitchen is finished with linoleum, cupboards, and non-historic pressed wood ceilings similar to those in the Phineas Eastman House ell.

#### **4. Oat House, c. 1850: contributing**

The Oat House is located on the south side of the barn. It is a wood frame, wood shingle clad structure rising 1 and 1/2 stories from a stone foundation to an asphalt gable roof. A large garage door is centered on the north gable end. Two windows with 6/6 double-hung sash are located in the gable above.

#### **5. Orchard Shed, c. 1850: contributing**

Located well to the rear of the other buildings, the Orchard Shed is in deteriorated condition. It is a wood frame, wood shingle clad structure rising one story from a stone foundation to an asphalt shed roof. Three boarded windows and an entry are located on the east elevation. Another entry is found on the south gable end.

### **ISAAC EASTMAN FARMSTEAD**

#### **6. House, c. 1850: contributing**

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The Isaac Eastman House is located south of the Phineas Eastman House on the east side of Eastman Hill Road. It dates from sometime after 1847, when Isaac Eastman received title to the land after the death of his father, Phineas (see Section 8). It is a typical side-hall Greek Revival style farmhouse, two bays wide, two bays deep, and two stories high with the gable end facing the road. It is extended by a rear ell.

The gable end facade is articulated with simple Doric pilasters which support the eave returns. The main entry occupies the north bay of the main facade and consists of a four-panel door framed by sidelights and transom, in addition to tall, flat pilasters that carry an unusual scalloped frieze. Windows have architrave surrounds and pediments, and contain 6/6 double-hung sash. The first floor windows extend nearly to the floor. All openings on the west and south facades are trimmed with wood shutters. The main house and ell are sheathed on all sides with painted clapboards and roofed with asphalt shingles.

The ell is one-and-a-half stories high, with c. 1920's shed dormers added to both north and south sides to provide second story light. A similar dormer has been added to the rear part of the north facade of the main house, and a former opening at the front end, corresponding to the base of the stair, has been filled in, with the frame left in place. On the south side of the ell, the overshot roof extends beyond the walls to form a glazed porch. A lean-to wood shed is attached to the east end.

Interior: On the interior, the main house consists of the stairhall along the north side, the parlor to the south, and the kitchen across the back. Original trim remaining in the hall and parlor consists of a tall base with ogee and deep architrave surrounds, with pediments at the windows. The baseboard continues in the kitchen, which has been modernized. On the second floor, two bedrooms are located on the south side and a bathroom in the northeast corner. The ell has a non-historic pressed wood ceiling and cupboards similar to those in the kitchen areas of the Phineas Eastman and John Charles Houses. The upper level is finished with pine beadboard panelling.

### **7. Barn, c. 1850: contributing**

A freestanding wood frame barn is located south of the house. It is smaller than the barns at the other farmsteads, and consists of a single space on the main level. There are double doors

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centered in the west, north and east elevations, and a shed built onto the south side. The exterior is clad with painted wood shingles on the walls and asphalt shingles on the roof, while the interior is finished with tongue-and-groove pine boards.

### **8. Spring House, c. 1915: contributing**

The Spring House is located in a wooded area immediately to the west of Eastman Hill Road, and north of the Phineas Eastman House (#1). It is a small wood frame, wood shingled structure rising one story from a concrete foundation to an asphalt gable roof. A gabled entry is off-center on the west elevation.

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**Introduction**

The Eastman Hill Rural Historic District possesses integrity of location, design, setting, materials, workmanship, feeling, and associations. Consisting of three nineteenth-century hilltop farmsteads that were united as a single gentleman's estate in the early-twentieth-century, it is significant on several levels. Historically, the district reflects post-Revolutionary settlement patterns as well as the transition of the local economy from rural agriculture in the early to mid-nineteenth century to summer tourism in the early-twentieth century. The vernacular agricultural landscape, with its configuration of forests, fields, and stone walls, typifies the broad patterns of New England agriculture.

Similarly, the three dwelling houses and associated outbuildings are representative of the architecture of early to mid-nineteenth-century Oxford County. Both the Phineas Eastman House and the John Charles House are excellent examples of the connected farmstead, a unique New England building type whose development was centered in western Maine during the mid-nineteenth-century. The c. 1833 Phineas Eastman House is especially important as the first of several brick buildings to be erected in Lovell, and for its unusual front and rear wall chimney form. The Charles House of c. 1830 is a traditional five bay 1 and 1/2 story cottage, while the Isaac Eastman House of c. 1850 was built on the fashionable gable end plan with Greek Revival detail. Assemblage of these three properties as the Eastman Hill Stock Farm in the early-twentieth-century by an Eastman family heir reflects the interest of newly wealthy classes in renewing ties with their heritage. This well-documented and exceptionally well-preserved rural district represents a microcosm of Maine history, architecture, and land use patterns whose significance is enhanced by the continuity of land use within a single family. It meets criteria A and C of the National Register of Historic Places, and is significant on the local level.

**Period of Significance**

Ownership and occupation of the district by members of the Eastman family encompasses the broad period from 1816 to 1989. Within this time frame, there are two specific periods of important growth and development which dramatically shaped the character of the district. The three farmsteads were established and achieved their agricultural peak during the second third of the nineteenth-century, roughly the 1830's to the 1870's. The district entered a second

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period of significance as a gentleman's estate and summer residence in the 1920's and 1930's. Thus, the general period of significance for the district is c. 1830-1932, reflecting its long evolution from a collection of working farmsteads to a single country gentleman's estate.

Specific significant dates are c. 1830-33, when Phineas Eastman and John Charles constructed their dwelling houses; c. 1847-50, when the Isaac Eastman Farm was established; 1912, when descendant Robert Eastman began to reassemble the family estate; 1923, when the brick house, barn, and surrounding landscape were reshaped; and 1932, when Robert Eastman died. By that time the buildings and landscape had achieved much of their present form under his hand, while retaining a strong sense of their original nineteenth-century character and spatial organization. While Robert's wife Caroline and daughter Eunice made some improvements and additions after his death in 1932, the essential character of the family homestead remained intact in accordance with the desires expressed in his will.

### Narrative History

The Eastman Hill Rural Historic District is located in the Town of Lovell, a part of Oxford County which forms three-quarters of Maine's western boundary with New Hampshire. Interior sections of Maine were developed relatively late compared with other northeastern states, largely because of the threat of Native American attack which existed through much of the eighteenth-century. Although the township of Lovell was established in 1774, it was not incorporated until 1800, and Oxford County was not set off from the coastal counties until 1805. By the time Maine became a state in 1820, the threat from Native Americans had been extinguished, the industrial era was just beginning, and western expansion was not yet a serious threat. Establishing farmsteads between 1816 and 1833, Phineas Eastman and John Charles were typical of a whole generation of industrious men who literally carved their holdings out of the wilderness.

Phineas Eastman (1778-1847) and his wife Dorothy Charles (1799-1873) were married on November 23, 1813. The couple, who were held in high esteem by their neighbors, had nine children, all born in Lovell between 1815 and 1834 (Rix 1901: 367-68). They settled in the area now known as Eastman Hill when Phineas Eastman, yeoman, received a bonded right to the one hundred acre Lot 140 of the Third Division from John Wood, Esquire on June 5, 1816. Wood and several others had been empowered by the town to entice new settlers, and often advanced funds for the purchase of land. The purchase of lot 140, which is the core of the present district, was formalized on May 20, 1831 with a deed for \$850.00 (15/555).



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There are several indications that Phineas began farming Lot 140 soon after 1816, even though the 1831 deed does not refer to any existing buildings. Birth, deed, and tax records reveal that he was a resident of Lovell at this time, and no other homesite is suggested for him. One of the most compelling pieces of evidence to suggest that he lived on Eastman Hill at the time, is the 1828 deed to John Charles for a portion of the adjacent Lot 139. That deed cites as a reference point: "the road that is now trodden from Phineas Eastman's to the meetinghouse" (27/160). Thus, Eastman Hill Road, which appears on the 1858 map, appears to date to the 1820's. It seems likely that Phineas built a simple wood-frame dwelling to house his family while they worked the land to earn sufficient funds to complete its purchase, and to build more commodious living quarters. John Charles, who was Dorothy Eastman's nephew, built a simple 1 and 1/2 story wood-frame dwelling house(#3) across the road on his newly purchased land which consisted of approximately 60 acres (27/160).

By 1837, Phineas had clearly prospered and his farm was well on its way to becoming one of the most substantial in the community. In May of that year, he mortgaged his land and buildings to John Wood and John Wood, Jr. for \$4,100 (18/308). This mortgage instrument demonstrates that Lot 140 was developed with more than one building and that Phineas had almost quintupled the worth of his property, indicating numerous improvements, as well as a high valuation for the buildings. The instrument also refers to Phineas as a gentleman rather than a yeoman, in contrast to the 1831 deed. The most important addition to the farmstead was the ambitious brick house (#1), traditionally dated at 1833.

Thus, by the 1830's, the Phineas Eastman and John Charles farmsteads were taking shape on the crown of the hill, following the accepted practice that favored hilltop sites. Eastman Hill was not important enough to be labeled on nineteenth-century maps. but it was designated on the 1911 topographical map. According to the Dictionary of Maine Place Names, it was named for Noah Eastman in 1789. Noah was not one of Phineas' immediate progenitors.

The second third of the nineteenth-century was an important period in the history of Maine agriculture when frontier life was giving way to a more established agrarian society, and significant improvements were being made in all aspects of agricultural practice. As a result, the state's population and agricultural productivity reached a peak in 1860. This period of state-wide agricultural development coincided almost exactly with the prime farming period in the district. Fortunately, the nature and extent of the Phineas Eastman Farm, which is the core

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of the district, is well documented in the mid-nineteenth-century by town valuation records, state agricultural records, and various probate records occasioned by Phineas' death on February 20, 1847. It thus provides a well-documented look at rural life in Oxford County's peak period of agricultural prosperity.

All of the documents describe a substantial farmstead of more than 150 acres, valued at over \$2,000. The William Hutchins Farm was the only farm in Lovell that was significantly larger in acreage and value. Among the structures were a brick house, a wooden house, two barns, and several other outbuildings. The dower description makes it clear that a connected farmstead of "big house, little house, back house, barn" sited to form a sheltered southeast dooryard was already taking shape. Livestock included numerous cows, pigs, and lambs, as well as a mare and a colt. The 1850 agricultural census indicates 150 acres of improved land including an apple orchard, fields, pasture land, and a ten acre woodlot. The dower description places the orchard on the north side of the road near the house.

Through several complicated transactions, two of Phineas' sons inherited his farmstead. Eldest son Isaac (1817-1895), received eighty acres of land and built a new gable-end Greek Revival house (#6) for himself. Fourth son Daniel C. (b. 1825), received the remaining land and the brick homestead along with responsibility for their mother's care. The other children left Lovell, some for surrounding towns and some for the Midwest. Soon thereafter, in 1858, John Charles died, leaving his farmstead to his sons Elbridge G. and Erastus. Erastus sold his interest to Elbridge in 1862 for \$1,500.00 (48/175, 176).

Although Daniel and Isaac Eastman, and Elbridge Charles continued to farm the land in the district, they lived in a very different economic and social climate than their fathers had. By the mid-nineteenth-century, the industrial era was in full swing, the transportation network had been vastly improved, and Maine farmers faced serious competition from more productive mid-western farms. For many, especially for younger sons unlikely to inherit property, there was little to look forward to on the family homestead. The lure of city life and the challenge of farming the richer soils of the Midwest and West were compelling. Lovell, like many other farming communities, reached its peak population in 1860 with 1,339 inhabitants. The number of residents dropped gradually over the next 40 years; by the turn of the century the town included only 693 citizens, a decline of nearly fifty percent (1919/1944 Registers).

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While Isaac Eastman remained at Eastman Hill and passed his farm on to his son Mellen (b. 1852), Daniel sold his property around 1880 and moved away to seek his fortune as their other siblings had done. Once again the Eastman family was typical of a national trend as well as local one. For every brother who stayed in Lovell, there were several, like Daniel, who left rural Maine to seek opportunities elsewhere. By 1880 the total amount of improved land was still approximately what it had been at mid-century but a greater proportion was meadow, indicating less intensive use of the land. Agricultural statistics indicate fewer animals and less diversity of crops with a substantial increase in the number of potatoes, possibly produced for sale in urban areas. There are no agricultural censuses after 1880 but we know that by 1938 there were only about 50 acres of cleared land. Presumably unused outlying pastures were allowed to grow up into forest during this period, a pattern that was typical throughout New England. Thus for the Eastman and Charles farms, as for New England farms in general, the latter part of the nineteenth-century and the beginning of the twentieth-century was a period of decline.

The introduction of railroads in the mid-to-late-nineteenth-century, while initially planned to serve the existing economy, provided the foundation for a profound reorientation of Maine's economy. Railroads provided rapid, dependable, and comfortable travel for the first time between remote areas and established population centers. This, combined with the late-nineteenth-century's romantic interest in nature and the out-of-doors, created a new industry in many areas: seasonal tourism. The breathtaking mountain scenery and unspoiled rural character of Oxford County began to attract urban dwellers seeking relief from the congestion of the city in the late-nineteenth-century. By the early-twentieth-century, with the new freedom offered by automobile travel and a prosperous national economy, substantial numbers of city dwellers began to spend the summer months in Maine hotels or their own summer cottages. Tourism began to rival farming as a major industry.

This is the trend that is represented by Robert Maurice Eastman (1869-1932), who reassembled his paternal grandfather's estate, and added other properties at Eastman Hill in the second two decades of the twentieth-century. Robert was the third son of Job Eastman, who seems to have been the most adventurous of Phineas Eastman's nine children, quitting Lovell for the mid-West as a young man. Robert settled in Chicago where he entered a successful partnership with W. Franklin Hall, owner of a small printing company. Eastman was instrumental in building the W. F. Hall Company into the world's largest catalogue and

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magazine printing concern, counting Montgomery Ward, Sears & Roebuck, Playboy Magazine, and National Geographic among his clients (Forbes 1992).

Robert married Caroline (Carrie) Evers of Jamesville, Wisconsin, and together they created a summer estate that renewed Robert's ties with his heritage. Recreation was certainly a major factor in his purchase of a summer home, but it was no accident that he returned to the town from which his family had come, and purchased his grandfather's farm. Within a decade, Robert turned what had become a subsistence farm into a well capitalized hobby that was intended as a showcase for farming practices, especially livestock breeding. Though reshaped by Robert's hand, Eastman Hill retained much of the character and spatial organization of the nineteenth-century farmsteads. Unfortunately, the nature and extent of Carrie's involvement in the process is undocumented.

The venture began on April 4, 1912, when Robert bought the old brick Phineas Eastman House (#1) and remaining acreage (86/103). A year later, on August 1, 1913, he bought the old John Charles Homestead (#3) on the opposite side of the road (103/456) for use as a property manager's house. In neither case was the exact acreage specified, although earlier deeds indicate that the Phineas Eastman estate had been reduced to approximately 45 acres. Over the next several years, as World War I raged, Robert and Carrie Eastman contented themselves with improvements to the brick house including electricity, running water, and a glazed verandah. Exterior photographs of this period show an agricultural landscape surrounding the house with a vegetable garden located immediately across the road and cows grazing in an adjacent field. At this point the landscape was still relatively open with good views of Sabattus Mountain from the house and views of the town poor farm from the apple orchard.

A major enlargement and transformation of the emerging Eastman Hill estate took place in 1922, when Robert Eastman purchased the town poor farm north of the Charles House (128/381). He relocated his stock farm operation there and began to impart a purely ornamental, domestic character to the brick house and its immediate surroundings. The following year, Portland Architect Fred H. Thorne (1878-1929) was hired to turn the old attached barn into a medieval hall with a great assembly area, sitting and game rooms, and guest bedrooms.

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That same year the Breck-Robinson Nursery Company of Lexington, Massachusetts was employed to design planting beds to replace the vegetable garden across the street from the brick house. The tennis court was probably built around this time, areas around the brick house cleared and leveled by dynamiting, the stone walls along the road rebuilt to a standard appropriate to a gentleman's farm, and the row of maples along the road and the spruce trees west of the brick house planted. Beyond the several acres immediately surrounding the brick house, the landscape retained its earlier agricultural character with fields maintained in rough turf. Although the hilltop property was no longer a working agricultural enterprise or stock farm, there was still an extensive orchard, and corn and other vegetables were grown for family use.

Robert Eastman made his final major acquisition on October 26, 1926, when he bought the Greek Revival house (#6) and barn (#7) built by his uncle Isaac Eastman from his cousin Mellen. The homestead, which by then was reduced to eighteen acres, included buildings on the east side of the road and two fields nearly enclosed by stonewalls (128/382). During this period, Robert Eastman and his family spent happy, seemingly carefree summers filled with swimming, fishing, tennis, motor jaunts, boating, horseback riding, church, movies, and dances (Gratman Bulletin 1920-22). Robert was also busy with his stock farm, where he raised prize-winning Holstein cattle and thoroughbred horses. According to the New York Herald, he "began raising pure bred cattle for recreation and with the hope and belief that Maine's livestock industry could be stimulated" (11/1/1922). At this time, Oxford County Registers referred to the estate as the Eastman Hill Stock Farm, and to Robert as its proprietor, probably following his lead. Knowledge of the stock farm comes primarily from registration certificates and other documents found in the Phineas Eastman barn. They do not indicate the overall size of the herd.

Robert and Carrie Eastman also acquired several other parcels of undeveloped land that make up the present district. These are detailed in the boundry description/section 10 of this nomination.

Following Robert's death in 1932, the stock farm, located on the former poor farm, was transferred to his son William Evers Eastman, who eventually sold it. His wife Carrie and daughter Patty (Eunice; 1905-89) inherited and cherished the three hilltop farms and dwelling houses of Phineas Eastman, John Charles, and Isaac Eastman. The depression of the 1930's, the advent of World War II, and post-war inflation permanently altered recreational patterns in

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Maine and brought an end to many of the great estates created during the early-twentieth-century. Unlike many other estates that were sold or sub-divided, the portion of Robert Eastman's estate that was inherited by his wife and daughter has seen remarkable stability over the past fifty years. Although no longer a working farm, Eastman Hill is unusual in its high degree of integrity, reflecting both the nineteenth-century agricultural period and the subsequent twentieth-century use as a gentleman's farm. The property has retained its overall spatial organization to a remarkable extent.

### Architectural Significance

The Phineas Eastman House (#1), which is the centerpiece of the district, possesses substantial architectural significance. Constructed c. 1833, it was the first of approximately one dozen brick buildings constructed in mid-nineteenth-century Lovell (Bennett 1984: 236-237). As might be expected of the first masonry building in town, the Phineas Eastman House was one of the most elaborate residences of its period. Deeds indicate that Phineas Eastman had graduated from yeoman farmer to gentleman about the time he constructed the brick house (18/308), and the house is said to have been designed with a ballroom for "the daughter's dancing parties and the wife's prayer meetings" (Moore 1970: 102). Town valuation records, mortgages, and probate records dating from 1837 to 1847 all place an unusually high value on Phineas' estate. Under Daniel C. Eastman's ownership in the 1850's, the building is said to have served as one of the town's first hotels (Bennett 1984: xvi).

Stylistically, the house is an example of the transition between the Federal style that characterized the post-Revolutionary period and the Greek Revival style that predominated in Oxford County from 1835-1850. Its symmetrical, five-bay facade displays the center entry with elliptical louvered fan that is a principal feature of the county's finest Federal period dwellings. The trabeated windows with their heavy granite sills and lintels are more typical of the Greek Revival style, and are similar to those seen on later mid-nineteenth-century brick buildings in Lovell. The interior also displays elements of both styles, combining Greek Revival moldings with earlier Federal paint schemes.

The Phineas Eastman House is built on a typical double-pile (two-room deep) center-hall plan combined with highly unusual front and rear-wall chimneys. A limited number of similar houses, dating from the first half of the nineteenth-century, have been identified in coastal

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New Hampshire. The Phineas Eastman House may be seen within the general context of experimentation with plan and chimney location that occurred in the late-eighteenth and early-to-mid-nineteenth-centuries. During that period, the hegemony of the old center-chimney plan, with a single masonry core providing fireplaces for all rooms, was disrupted by the growing popularity of several other forms that allowed for fashionable center entrance halls. One of the most common of these forms was the double-pile house with paired interior chimneys rising through the roof ridge that had been introduced in the Colonial period. Paired rear-wall chimneys became popular for single-pile (one room deep) houses, while end-wall chimneys were used for both single and double-pile houses. As might be expected, innovations involving plan and multiple chimneys were most commonly employed for elaborate two and three-story houses, and were facilitated by the increasing availability of brick. The front and rear-wall chimneys at the Phineas Eastman House, the most important house of its period in Lovell, are best understood within this context of innovation and elaboration.

The Phineas Eastman House is also important as an example of the connected farmstead form. The connected farmhouse and barn is a phenomenon which was characteristic of northern New England in the period from 1830 to 1860. As documented in *Big House, Little House, Back House, Barn*, this building type had its greatest concentration in Oxford County in the area around Lovell and evolved in response to both the climate and the mixed character of the nineteenth-century New England agricultural economy. That publication notes that it was usually the most prosperous farms that were updated in this manner. Mid-nineteenth-century probate records and late-nineteenth-century photographs reveal that the Phineas Eastman House developed this classic connected farmstead form with a one-story rear ell connecting to a gable-end barn with a sheltered south-facing dooryard quite early in its history.

The other two farmhouses on Eastman Hill, serving as the homes of yeoman farmers, represent the most prevalent dwelling types of their respective periods in Oxford County and elsewhere in rural New England. The c. 1830 John Charles House (#3), located to the north and across the road from the brick house, is a traditional one and one-half story, five-bay, center-entry, center-chimney dwelling. Popularly referred to as a "Cape", this dwelling type predominated in the late-eighteenth and early-nineteenth-centuries, and was often recycled as the rear kitchen ell for a newer, larger, and more elaborate house. This house also exhibits the attached ells and barn of a connected farmstead. The c. 1850 Isaac Eastman House (#6) to the

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south is an example of the one-and-a-half-story, gable-end, sidehall Greek Revival style houses that were popular between c. 1835 and 1850 (Bennett 1984: xiv-xvi).

Purchased by Robert M. Eastman in the early-twentieth-century, and developed as a substantial summer residence associated with a prize winning stock farm, the estate also represents the transition of Lovell's economy from agriculture to summer tourism. Bennett notes that "As agriculture declined (in the late nineteenth century), many farmsteads became summer boarding houses and the county, like the rest of northern New England, began to market its environment." (Bennett 1984: xii-xxii). The most prominent character-defining architectural features of this period are the glazed verandahs of the John Charles and Phineas Eastman Houses, and the elegant Palladian windows of the former barn attached to the latter.

**Landscape Significance and Integrity**

The Eastman Hill Rural Historic District represents a microcosm of Maine land use history. Like many New England hill farms, its components were created in the early nineteenth-century, reached an agricultural peak around mid-century, and then gradually declined. Unlike many nineteenth-century farms however, the Phineas Eastman, John Charles, and Isaac Eastman farms were not abandoned, but entered a new era as a gentleman's agricultural estate. Robert Eastman's acquisition of the three farmsteads reflected a regional transition from an agricultural economy to one based on tourism and recreation. The district remains intact and reflective of its entire history and evolution.

While nineteenth-century farmsteads were once common throughout Maine, they are rapidly disappearing from the modern landscape. The district's primary landscape significance derives from its association with land use patterns that have shaped the character of the Maine landscape from the early nineteenth-century to the present day. On one level, the district is important as a vernacular landscape, a collection of nineteenth-century hill farms that typify the broad patterns of New England agriculture, and Oxford County in particular. The configuration of fields, stone walls, and structures, which are the primary organizing elements of the landscape, still reflect the functionalism their nineteenth-century origins. This quality of the district is best illustrated by the small field enclosures, utilitarian outbuildings, and minimal ornamental plantings of the John Charles and the Isaac Eastman farmsteads.



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Eastman Hill is also significant for its evolution into a gentleman's farm which preserved elements of the earlier working agricultural landscape, while introducing new features associated with the more ornamental and recreation-based twentieth-century use. The landscape which exists today reflects the basic spatial organization of the nineteenth-century hill farms, overlaid with improvements made by Robert and Carrie Eastman. Their influence is most strongly felt in the area immediately surrounding the Phineas Eastman House, and dates primarily to the 1920's after Robert's stock farm operations were relocated to the nearby poor farm. The action provided the opportunity to create an ornamental landscape around the house. After 1922, they used dynamite to level the land and introduced features such as the tennis court, flower gardens, formal rows of trees, and upgraded stone walls. The fields were kept open primarily for aesthetic reasons, and to preserve important views from the Phineas Eastman House, such as that looking southwest towards the White Mountains and north towards Sabattus Mountain. Robert and Carrie were also responsible for initiating estate-level landscape maintenance near the Phineas Eastman House, especially the fine even turf and carefully tended flower beds. This meticulous maintenance has remained an important characteristic of the site from the 1920's to the present and creates a very distinctive landscape in this part of rural Maine.

Gentleman's farms were common in Maine during the early part of the twentieth-century, and many survived until mid-century, but changing economics after World War II forced many families to sell their estates. Eastman Hill Stock Farm is unusual in having remained in the same family for most of the twentieth-century and in looking today remarkably like it did in the 1920's.

### Archaeological Significance

The Eastman Hill Rural Historic District was the subject of a preliminary archaeological survey conducted by the National Trust for Historic Preservation in the fall of 1991. That survey noted a surprising paucity of artifacts recovered. Their research indicated that this might have been caused by early trash removal practices that transported trash away from the immediate vicinity of residences, and the fact that areas immediately around the brick house were cleared by dynamite in the 1920's. "When discarded material was found in any appreciable concentration during the survey, it was usually found near the corner of stone walls on the opposite side of the wall from the residential building..."

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The survey identified four potential archaeological sites in the district. EH.1 encompasses the Phineas Eastman House and Barn, adjacent ice house, shed foundation, stone fence enclosed lawn immediately to the south, and the formal garden across the street. EH.2 encompasses the John Charles House and Barn, the dooryard, and the terraced garden to the north. EH.3 encompasses the Isaac Eastman House, barn, shed, and surrounding yard. "EH.4 is a feature of cut stone slabs which probably represents a quarrying site." It is near the northwest corner of the district, in the vicinity of a cranberry bog operated by the Charles family.

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**Boundary Justification**

Over the years the Eastman family has owned as much as 600 acres in Lovell. The earliest purchases date back to the early-nineteenth-century and the most recent purchase was in 1963. The boundaries of the Eastman Hill Rural Historic District are drawn to include the 251 acres deeded to the National Trust by Eunice Eastman Carroll as the "Home Lot" in 1989. All of the major parcels that make up the "Home Lot" were part of the farmsteads owned by Phineas Eastman, John Charles and their heirs. Most was acquired by Robert M. Eastman between 1912 and 1928. Two small parcels, currently known as 6 and 7, were acquired by his daughter Eunice after the period of significance. At some time future date, the former poor farm that was acquired in the 1920's to expand the stock farm operations, should be considered for addition to the district; it is presently under private ownership after being sold by Carrie Eastman in 1948. The area of primary historical interest is represented by the cleared land, and is defined by forest edges as shown on the 1938 and 1991 land use maps. The reforested fields contribute to the historic character of the district, but are of secondary interest because they are less evocative of the district's nineteenth-century agricultural history. Reforestation has effected a reversible change to their integrity.

**Boundary Description**

The boundary is shown on the attached map (scale 1"=200') prepared by Ann Beha Associates for the Eastman Hill Stock Farm Historic Property Report. According to title searches conducted by attorneys for the NTHP, the land is made up of the following parcels:

Parcels 1-4: Map R-8, Lot 38; 182 acres

Parcel 1: includes Phineas Eastman House; acquired by Robert Eastman on 4/25/1912 as recorded in book 103/page 86.

Parcel 2: includes John Charles House; acquired by Robert Eastman on 9/25/1913 as recorded in book 103/page 456.

Parcel 3: field acquired from Mellen and H. Walter Eastman by Robert Eastman on 9/20/1922 as recorded in book 116/page 555

Parcel 4: includes Isaac Eastman House; acquired by Robert Eastman on 10/26/1926 as recorded in book 128/page 382.

Parcels 5-6: Map P-7, Lot 38; 40 acres (actual acreage verified by NTHP)

Parcel 5: 3 acres of land acquired from Mellen and Nellie Eastman by

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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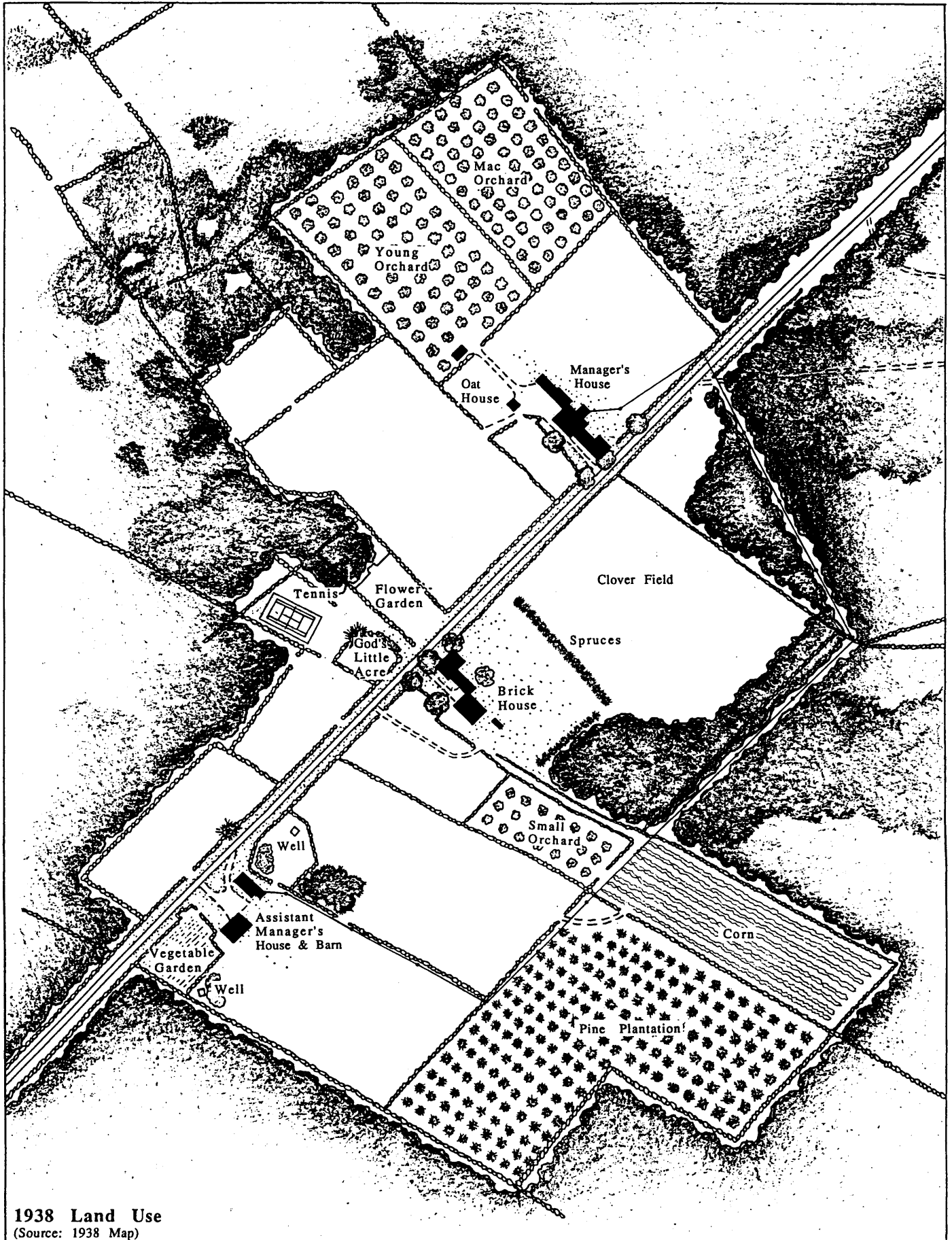
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Robert Eastman on 9/26/1928 as recorded in book 124/page 315.

Parcel 6: 28 acres of land acquired from Lester Walker and Nellie Eastman by Eunice Eastman on 8/2/1952 as recorded in book 160/page 434 and on July 29, 1952 as recorded in book 152/page 364.

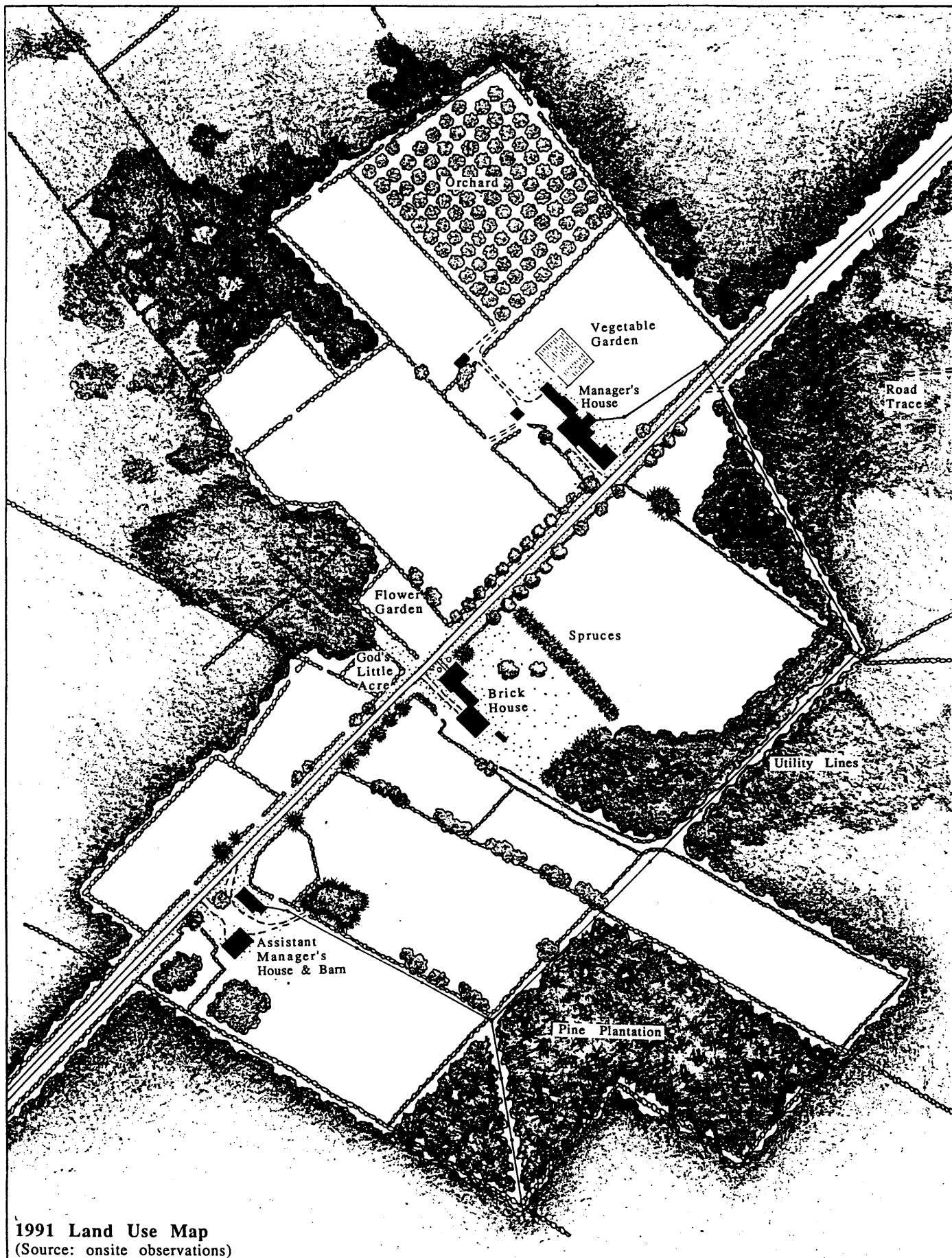
Wilson Lot: Map R-7, lot 35; 29 (actual acreage verified by NTHP although the deed says 22) acres acquired by Eunice Carroll in 1963 as record in book 183/page 497.

Eastman Hill Rural Historic District  
Lovell, Oxford County, Maine



1938 Land Use  
(Source: 1938 Map)





1991 Land Use Map  
(Source: onsite observations)