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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 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 Moses Hutchins House

other names/site number Kimball - Stanford Homestead

2. Location

street & number Intersection of State Route 6 and Old Stage Road N/A not for publication

city or town Lovell N/A vicinity

state Maine code ME county Oxford code 017 zip code 04016

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.)

Ede S. [Signature] 3/10/03
Signature of certifying official/Title Date

Maine Historic Preservation Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain): _____

[Signature]
Signature of the Keeper

4-22-03
Date of Action

HUTCHINS, MOSES, HOUSE
Name of Property

OXFORD CO., MAINE
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC / Single Dwelling

AGRICULTURE / SUBSISTENCE / Agricultural outbuilding

Current Functions
(Enter categories from instructions)

RECREATION AND CULTURE / Museum

7. Description

Architectural Classification
(Enter categories from instructions)

EARLY REPUBLIC / Federal

Materials
(Enter categories from instructions)

foundation Granite

walls Weatherboard

WOOD / Shingle

roof METAL / TIN

other Brick

Narrative Description

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

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HUTCHINS, MOSES, HOUSE

OXFORD CO., MAINE

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DESCRIPTION

The Moses Hutchins house is a Federal era, center chimney, two-story structure with an extended ell and connected barn located at the crossroads settlement known as Number Four, in Lovell, Maine. The double-pile, south western facing building has a side-gabled tin roof with slightly overhanging eaves which terminate in cornice returns on the side elevations. (For the ease of description the facade direction is shortened to "south-facing" in this document.) The house's clapboard exterior is framed by a water-table above the granite foundation, narrow corner boards and a boxed cornice. The two stage ell is set back approximately fifteen feet from the facade of the structure, and then stretches over forth feet before connecting to the north-south oriented New England barn. Two sheds, one open and the other enclosed, are located on the western side of the 30' x 40' barn and complete the connected complex. The property is located on a flat, wedge shaped ½ acre lot at the junction of Route 5 and Route 5a (Unwitted Road) and Number 8 Road. Young maple trees grace the front of the house, while the backyard contains several upright granite hitching posts, mature hardwood trees and a small well house.

Presently the five-bay facade is fenestrated with symmetrically placed twelve-over-eight windows to on either side of the center door. Historic photographs indicate that prior to the 1920s the original windows were replaced with two-over-two sash, only to be replaced again by the current sash, sometime after 1952. The eight panel front door with applied molding, is set in a Federal-style door surround comprised of four-light side-lights above raised panels, reeded pilasters, and an arched wooden fan set in an entablature with overhanging cornice. Although the muntin profiles of the side-lights suggest an 1830s-1850s installation date, the oddly scalloped frieze and chip-carved trim on the exterior suggest the surround was altered during a period of Colonial Revival renovation.

The ell facade contains a pair of two-over-two windows on either side of a wagon door. An entrance to the kitchen is enclosed inside a small entry hood at the far eastern edge of the ell. Four similar windows are located above each of these four bays, but as with the main house, photographs depict that twelve-over-eight sash were previously installed in the ell. Finally, the front elevation of the barn contains a pair of six-over-six sash on either side of a sliding barn door mounted on an interior track. Two additional windows are centered under the gable roof.

The east wall of the main house contains four twelve-over-eight windows on the first floor and three on the second; evidence on the interior shows that a fourth window was removed. Similarly, on the back of the house is a first floor door on the north east corner, next to which are four windows on the first floor, with only three on the second floor. The rear of the ell contains four evenly spaced two-over-two windows on the second floor and three windows and a door below. The top of a chimney protrudes from just above the eaves on this north wall, between the first and second window bays. On the rear of the barn, one interior track sliding door and one hinged barn door access the interior spaces from the north side, and two six-over-six windows are located under the gable peak.

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The interior of the Hutchins house follows a fairly standard center chimney plan. Two front parlors and a winder stair occupy the front half of the house, while the original kitchen is centered on the rear of the structure, adjacent to an unheated room in the NE corner. A staircase installed in the 1870s to the second floor is sandwiched between two hallways that lead from the kitchen to the ell in the space that was formerly a north west corner room. The northern hall serves as a pantry and is outfitted with built-in cupboards, china closets and drawers with late Victorian hardware including drawer pulls and glass knobs. On the first floor, the southeast and southwest parlors and the kitchen each contain wide pine floors, wide board wainscot with plaster above, chair rail and six panel doors. The moulding profiles found on the first floor draw on both the late Federal period and the Greek Revival periods. The truly transitional nature of the house is best seen in the fireplaces that circle the center chimney. As is to be expected, the kitchen fireplace is larger than those of the front parlors to accommodate a bake oven and crane; both the hearth and the lintel are of granite. The surrounds in the front parlors are comprised of pilasters, and chip-carved ellipses under a narrow entablature with a flaring, compound cornice. While the form and dimensions of all the surrounds are Federal, they utilize Grecian rather than Roman mouldings. However, the detailing in the front entry is thoroughly Federal. A two panel closet door with brass turnbuckles is located under the three-turn winder stair. Gently tapered balusters support a gracefully and subtly arched railing that drops effortlessly between each of the tapered newel posts. A granite threshold links the interior of the entry to a set of three exterior granite steps.

The second floor plan is essentially the same as below, with fireplaces located in the center rear room and southeast chamber. As with their counterparts below, the fireplace surrounds are a transitional Federal- Greek Revival style, albeit simpler in their elaboration. The trim on the windows and doors in these rooms is Federally inspired and features a cove, bead and ogee. In contrast, the southwest chamber does not show any evidence of having had a fireplace; the walls contain an inset picture rail and the doors are in a Greek Revival five-panel configuration. The full size attic is reached via a staircase in the northwest corner of the house, and contains a finished room, plastered with accordion lath on the eastern end. The roof framing utilizes sawn common rafters which abut a ridgepole.

The cellar, which extends under the main portion of the house, reveals a cut granite block foundation with granite top stones. The large center chimney base is constructed of rectangular brick piers, fronted with granite pillars and topped with granite lintels. Shelves line the back of the arches, and old batten doors affixed to the front of the piers contain hand-forged nails in the turnbuckle latches. The batten door from the cellar to the bulkhead is hung on hand-forged, foliated strap hinges, and was built using hand-wrought clinch nails.

The ells that reach between the main house and barn were constructed in two stages as evidenced by the presence of a clapboarded exterior wall on the western side of the woodshed wall. Beginning at the western end of the main house, the first section of the ell contained a tin dry sink located on the north wall adjacent to a large set kettle and chimney which has two stove pipe holes in the masonry. A trap door in

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the floor accesses a cistern in the cellar. Above this portion of the ell are two small chambers, the northern of which has been converted to a modern bathroom. West of the set kettles, the wall to the next section of ell has been removed; this area originally functioned as a pantry, and several of the Victorian era cupboards and bins remain in tact. The next section of the ell is that of the wood shed. Accessed from a door in the western edge of the kitchen, or through the arched wagon door on the facade, the majority of the woodshed has a ground-level dirt floor. Raised above grade is a walkway that leads from the kitchen to a staircase in the front of the shed, or along the rear wall to the next segment of the ell. The second floor of the woodshed is a workshop which still stores a loom, cobbler's bench and work benches. Graffiti on the walls include signatures by members of the Kimball family and the date 1876, suggesting that this segment of the ell was constructed by that time. The final segment of the extended ell connects the wood shop to the barn. On the first floor a privy is located in the northwest corner, and a sliding door along the west wall enters the front bay of the barn. There are no signs that this section was used for animals, rather, the second story is referred to as the 'corn chamber'.

The two-and-a-half story barn appears to have started its life as a three bay English barn with a roof line running from east to west. The original girts, and exterior posts and braces on the original southern wall are still present. A southern bay, stretching all the way across the front of the English barn was attached to the earlier structure and the roof re-oriented to run from north to south. This change can also be seen in the walls of this southern bay, which are stud framed, with two story wind braces rather than timber framed with angel braces. The framing members are a combination of hewn and sawn timbers. Except for a single post, the front of the expanded barn is spatially undivided, however, the rear half is divided into three aisles (corresponding to the three bays of the English Barn). The eastern aisle is actually an enclosed room with plastered walls and simple trim, and closed off from the rest of the barn by a large sliding door. Information provided by the current owners indicate that this was used as a generator room. The middle aisle leads to a back door, while the western aisle may have functioned as a calf shed at one time. The second level is u-shaped, excluding flooring only in the bay directly in front of the front barn door.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

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)

ARCHITECTURE

Period of Significance

C. 1839 - C.1910

Significant Dates

C. 1839

C. 1867

C. 1910

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Unknown

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

On the exterior, the Moses Hutchins house is an attractive, well proportioned, late Federal era farm house with a series of ells connecting the house to the New England style barn. Set on an attractive crossroad and surrounded by fields and other older farmhouses, the c. 1839 house displays a comfortable dignity that befits its location and style. At a passing glance, an observer might be forgiven to imagine that this structure has descended unchanged as a relict of a simpler, easier, pastoral past. But under the skin of clapboards and shingles, this house, as with so many in rural Maine, is an example of an evolving architectural approach that echoed the agricultural challenges and trends of the nineteenth century. The Moses Hutchins House is being nominated to the National Register of Historic Places under Criterion C as an excellent example of a New England connected farm complex.

Local tradition and available documentation asserts that Moses Hutchins built the main structure and barn in 1839. The center chimney form of the house and a few of the features in the cellar suggest that the current structure may have had an earlier precedent, however the overall style and finishes do not conflict with the 1839 date. The first ell, and possibly the wood shed, was probably added shortly. Elbridge Kimball purchased the building in 1867. The upstairs of the ell became sleeping space and a workshop, while the downstairs included a new pantry and a kitchen with a cookstove. A new staircase was installed in the old kitchen to reach the chambers over the ell. The second section of the ell was added after the kitchen and wood shed, yet it is not known if the front section of the barn predates this small connecting ell, or whether this was the final link in the complex. Oddly enough, although the upstairs section is labeled the "corn chamber" it is not convenient to the storage or delivery of corn, except through a first floor door to barn.

The earliest incarnation of the barn was as a separate, three-bay English barn that faced the road. This barn would have been ample in size and plan to house Moses Hutchins' 2 cows, 2 horses, 2 sheep and 2 oxen. Over time however, the barn evolved from the English form to the gable fronted New England form. Even at that time it was probably a mixed use barn, with horses, cows and hay, but on a larger scale. Additional remodeling in the early twentieth century reflect additional technological changes. A post was removed, possibly to allow for the parking of vehicles and carriages. The northwest corner of the barn was insulated and plastered either to provide a place to run the generator, or possibly to store the car. The first car in the house came in between 1909 and 1915, although Sumner refused to give up his horse and carriage. Electricity was installed in the area by 1929. Additional vehicle storage facilities were added to the west side of the barn, the front shed for a car and the open rear shed for other agricultural implements.

The agricultural census for Elbridge Kimball shows spikes of production in different crops or livestock in different years: 1850 his most valuable products were butter and potatoes; in 1860 it was sheep, wool, and butter (but in half the quantity of the previous decade); in 1870 it was cattle, more corn, but no sheep; and finally, in 1880 it was cattle first, and then apples, and butter, with a moderate production of oats, potatoes and another increase in corn. But as he tried out new products he likewise moved from farm to

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farm, owning as many as four in the neighborhood at one (many farms throughout the state were outright abandoned in the decade after the civil war). It is very difficult to trace Kimball's movements around the neighborhood, but his other neighbors, including the Hutchins, the McCallister and the Swain families, were also juggling farms and stores, fields and fortunes.

Regardless of the particular dates and names its occupants, the evolution of the Hutchins house and barn from separate and functionally disparate structures to a connected complex can be seen as the embodiment of a overall strategy that Hubka identifies for gaining the upper hand, or at least a level playing field, in the quickly changing agricultural environment. One of Kimball's strategies was to juggle the farms and fields with new crops and breads; another strategy was to adapt his house and barn to meet the new challenges.

"During the nineteenth century New England farmers did not passively accept the results of western competition, but reacted quickly and consistently to develop new crops and techniques, such as pressed hay for Boston markets and a world-famous sweet corn canning industry. Consequently the history of New England's agricultural productivity is simultaneously the record of declines and the elimination of major agricultural and home-industry products, and the record of a determined effort to readapt and diversify in response to these changes. The connected farm building arrangement was just one of the most striking and visible examples of this concerted effort to adapt to these changing conditions. The organization of the connected farm allowed farmers to absorb the vagaries of agricultural and home-industry production in a flexible, adaptive spatial framework." (Hubka, p. 190.)

Interestingly, one of the later adaptations to the Hutchins farm was the addition of what is labeled the 'corn chamber.' Although, as mentioned earlier, this second floor space is devoid of any features that would specifically link it to the storage or processing of corn, if it was connected to corn canning industry it could have been installed anywhere between 1890, when the Lovell canning factory was in existence through the 1940s. Immediately after the Civil War Oxford County was among the state leaders in the production of corn for livestock, but over time sweet corn canneries developed in several towns, including Lovell and Fryeburg and the area farmers adapted their crops to participate in this relatively long-lasting local agricultural boom. Perhaps it is telling that the nomenclature 'corn chamber' is used to designate this small section of the connected complex, even after some of the other spatial functions in the ells and barn have been obscured. The effect of a continually viable market was to help slow the perpetual pace of adaptation and change.

"[The] sweet corn enterprise in Maine had become fairly well stabilized as far as growers were concerned, and it continued on the more or less even tenor of its way throughout the period before World War Two. During the eighties there were perhaps sixty canning plants scattered throughout the corn growing area of the state and the number did not vary greatly through the succeeding decades. The acreage per farm was always small, a ten-acre field being among the largest ones. Few farmers made sweet corn their principal crop, although it provided a small but steady cash income over the years." (Day, p. 32.)

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The ultimate value of a farmer's specialty crops, livestock, and staples varied according to market conditions, soil fertility, availability of transportation, and weather. Periodicals such as *The Maine Farmer*, *The Cultivator* and other became the voice of progressive farming and agricultural science, offering alternatives and suggestions on everything from manure disposal to machinery, seed varieties to the arrangement of the farmstead. Connected farmsteads, although never gaining an overwhelming endorsement from the agricultural press, nonetheless gained the favor of a large number of farmers who were looking for any improvement in efficiency. That by connecting the house and barn, and adorning both with similar decorative elements the structure became more 'stylish', did not hurt either; it expressed a farmer's pride, asserted his or her knowledge of the trends, and if worse came to worse and they had to sell, the connected farm looked progressive and forward thinking, even if the fields were barren.

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BIBLIOGRAPHY

Day, Clarence A. Farming in Maine 1860 - 1940. University of Maine Studies Second Series, No. 78. (Orono, Maine: University of Maine Press), 1963.

Hubka, Thomas c. Big House, Little House, Back House, Barn. (Hanover, NH: University Press of new England), 1984.

Moore, Pauline W. Blueberries and Pusley Weed: The Story of Lovell, Maine. (Kennebunk, Maine: Star Press), 1970.

Oxford County West District Registry of Deeds, 12 Portland Street, Fryeburg, Maine.

United States Federal Census , 1830 - 1920. Viewed on microfilm at the Maine State Archives, Augusta, Maine.

Visser, Thomas Durant. Field Guide to New England Barns and Farm Buildings. (Hanover, NH: University of New England Press), 1997.

United States Federal Agricultural Census, 1850, 1860, 1870, 1889. Viewed on microfilm at the Maine State Archives, Augusta, Maine.

HUTCHINS, MOSES, HOUSE
Name of Property

OXFORD CO., MAINE
County and State

10. Geographical Data

Acreage of Property .5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9	3	4	9	3	3	9	4	8	8	9	7	8	1
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Zone Easting Northing

3

1	9													
---	---	--	--	--	--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

2

1	9													
---	---	--	--	--	--	--	--	--	--	--	--	--	--	--

4

1	9													
---	---	--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title CHRISTI A. MITCHELL, ARCHITECTURAL HISTORIAN

organization MAINE HISTORIC PRESERVATION COMMISSION date 22 January 2003

street & number 55 CAPITOL STREET, STATION 65 telephone (207) 287-2132

city or town AUGUSTA state ME zip code 04333 -0065

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION

The nominated property is most clearly described by Town of Lovell property tax map number R1, lot 73, located in the Lovell Town office, Lovell, Maine.

BOUNDARY JUSTIFICATION

The nominated property boundaries are consistent with the historic boundaries of the Moses Hutchins house lot as conveyed by the 1865 deed from James Hutchins to Elbridge G. Kimball, in book 46, page 416 at the Oxford County Registry of Deeds in Fryeburg, Maine.

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PHOTOGRAPHS

Photograph 1 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
17 September 2002
South facade; facing north.

Photograph 2 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
17 September 2002
South facade of house, ell and barn; facing northwest.

Photograph 3 of 3
Christi A. Mitchell
Maine Historic Preservation Commission
17 September 2002
Interior: front entrance hall, facing west.