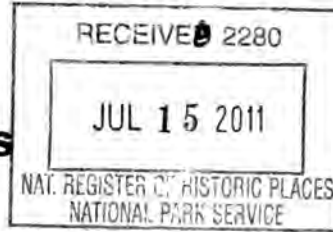


United States Department of the Interior
National Park Service



584

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Kennebunk High School (former)

other names/site number Park Street School

2. Location

street & number 14 Park Street

n/a Not for publication

city or town Kennebunk

n/a vicinity

state Maine code ME county York code 031 zip code 04043

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 at the following level(s) of significance:

national statewide local

James S. Heathwood
Signature of certifying official/Title

7/8/11
Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Jon Edson H. Beall
Signature of the Keeper

8.24.11
Date of Action

KENNEBUNK HIGH SCHOOL (FORMER)
Name of Property

YORK COUNTY, MAINE
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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
		district
		site
		structure
		object
1	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

EDUCATION/School

Current Functions
(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19th AND 20th CENTURY REVIVALS/
Colonial Revival

Materials
(Enter categories from instructions.)

foundation: STONE/Limestone
walls: BRICK
STONE/Limestone
roof: OTHER/Gravel/tar
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The former Kennebunk High School is a two-and-a-half story flat roofed Colonial Revival brick building 100 feet long and 65 feet wide with a projection in the rear of 20 feet by 37 feet for the gymnasium. Constructed in 1921-1922, with Mid-Century Modern additions in 1954 and 1962, the school is located in a residential neighborhood in the York County town of Kennebunk. It is set on the south side of Park Street with the front façade facing north. A narrow driveway creates the east boundary of the property and there is a moderately sized, slightly sloped, lawn with fourteen trees in front of the north and west elevations. The walkway adjacent to the front of the building has an intersecting walkway leading from the front entrance to the Park Street sidewalk. There is another driveway with a turn around on the west side of the property. Diagonally across the street is a large open area with multiple playing fields.

Narrative Description

Original building (1921-1922)

The façade of the original building has a symmetrical seven bay composition with slightly projecting end wings. Set on an elevated basement with stairs leading up to a center entrance, the first floor is distinguished by five soldier course brick arches with limestone keystones on the first floor and six, two story Doric pilasters delineating the five bays of the middle section. The end bays are wider and project from the façade. A substantial water table of limestone separates the basement level from the first floor. There are two small windows, currently boarded up, on either side of the entrance in the basement. On the first floor, the middle three bays have two windows and a door set within brick arches. The center entrance has multi-light double doors and a transom set under a shallow hood with decorative consoles. The twelve-over-twelve windows which flank the center entrance have wooden surrounds with head moldings and molded base panels. A single small bathroom window is set in each of the end middle section bays, and the projecting east and west end bays are articulated with a blind brick arch. The five large second floor windows have 15/12 sash. Set directly on the stringcourse, these windows have a single brick soldier course above them, on top of which sits the wide limestone architrave of the entablature. Each bay of the middle section is defined by a pilaster with a Doric capital. The end bays are articulated only by a single roundel centered above the first floor blind arch. A limestone cornice, currently wrapped in metal, with a brick parapet completes the building.

The northeast elevation is eight bays wide. The first, second and third bays are comprised of four closely spaced double-hung windows at the basement, first, and second stories. The fifth bay contains the ground-level double-door entry in a slightly projecting brick bump-out below a tall arch-top double-hung window in the stair well. An original 12-light transom remains in place above the modern aluminum and glass doors. The sixth, seventh, and eight bays have closely spaced windows at the basement level, and an expanse of blank wall on the upper floors. On this elevation, all of the wood windows appear to be original. Several windows have had panes removed and are partially covered with plywood to accommodate modern air vents. First and second story windows are twelve-over-twelve basement level windows are eight-over-eight, and the arched window in the stair well is twenty-four-over-twelve.

The southwest elevation is a mirror image of the northwest elevation except that there is only a single window opening in the rear portion of the basement level (below the expanse of blank wall on the upper floors). The doors and windows on this elevation match those on the northeast elevation except for one basement level window that has been replaced with a modern vinyl sliding window and another at the same level that is in-filled with plywood to accommodate fill pipes and vents for the oil tanks in the basement.

The southeast (rear) elevation is composed of thirteen bays, with groups of four closely spaced bays at either side of the gymnasium bump-out, with windows at the basement, first, and second floors. Above the gymnasium projection (between the two four bay groups), there is one group of three large windows, a much smaller bathroom window, and another bay containing a single large window. The wood double-hung windows match those on the side elevations. Several of the basement level windows have been covered or removed by later additions on southeast side of the gymnasium projection.

The portion of the gymnasium that projects beyond the main block of the building currently has no windows, as the original openings in the upper portion of the walls have been in-filled with brick.

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1954 and 1962 additions

Attached to the south end of the gymnasium is the connector and entrance to the 1954 addition. This one story flat roofed portion of the building is clearly modern, with solid brick end walls and sidewall bases, above which an aluminum storefront type window and spandrel panel wall system has replaced the original wooden Pella window wall system. The west and east sides of the 1954 entrance vestibule have been filled in with vertical boards and small single light windows. Attached to the south end of the 1954 addition is the connector to the 1962 addition, which serves as the primary entrance for the mid-20th century rear wing of classrooms. The flat roofed 1962 addition is constructed with solid brick masonry end walls, and a single brick pier marks the interior partition wall between classrooms. The aluminum window and spandrel panel wall system extends from the ground to the roof. Behind the 1962 addition is a temporary modular classroom structure.

Interior

When the original building was completed, it housed four classrooms, a teacher's room, and superintendents' office on the first floor and four classrooms, a small laboratory, principal's office and an assembly hall on the second floor (see attached cover page of article from *The Architectural Forum* July, 1925). In the daylight basement were a gymnasium, toilets, locker room, boiler room, coal pocket, laboratory and the domestic science room.

The basement floor plan has not been significantly altered, although the functions have changed. The music room was originally the boy's locker room, the teacher's room was originally the girl's locker room, the kitchen was originally the domestic science room, and the shop was originally the coal bunker. The boy's and girl's bathrooms are intact. The gymnasium, which extends into the first story from the basement, is unaltered other than the infill of a number of windows on the portion of the gym that projects beyond the main block of the building. The first floor is entirely in its original configuration with four classrooms, two offices and upper open space of the gymnasium. A U-shaped corridor connects the classrooms and wraps around the upper portion of the gymnasium. The four original classrooms on the second floor have not been altered over time, but the middle portion of that floor that was originally the assembly hall, stage and two offices was altered in 1960. This alteration created the current center double-loaded hallway connecting the east and west stairways. Office space and one classroom were added on the north side of the corridor in the former assembly hall, and one large classroom with two doors was constructed on the south side of the corridor. All original trim is intact in the 1920s building, the only significant alterations to the interior date from the 1960s second floor renovation and the recent installation of a dropped ceiling which resulted in the top portion of many classroom windows being covered on the interior side. Plaster ceilings are in place above the recent dropped ceilings throughout the building.

Classrooms

All of the original classrooms feature one exterior wall with four large windows grouped together; two plaster walls with chalk boards; a wall with recessed closets for coats and boots (originally with doors that opened by sliding up like window sash) and a supply closet. Most of these features remain intact in the original classrooms. Carpeting now covers the hardwood floors and dropped ceilings have been installed. Insulated window shades are fixed over the upper sash, with aluminum framed sliding insulation panels to cover the lower sash. These slide in aluminum tracks and have been installed in a way that did not require the removal of any original trim elements. The simple wood trim is painted and the majority of original doors have a single panel at the bottom and twelve-light glazing in the upper portion. A few doors have a single large pane of glass above a lower wood panel. The chalk boards are wood framed and have wood chalk trays. These are integrated with the window sills and chair rail on the other walls to form a continuous wainscoting around the rooms. Some of the chalk boards have been covered over with pressed paperboard for tack boards. Within the coat closets, brass coat hooks are attached to horizontal wood poles and the floor is formed into a sloped trough to contain water from boots. The classrooms created during the 1960 renovations on the second floor have many of the same features as the older rooms (multiple windows, chalk boards, coat closets) and also have carpeted floors and dropped ceilings. The doors on these rooms are light colored wood (birch?) with a clear finish and have a single large wired-glass panel in the upper portion of the doors. The basement level rooms that most recently served as classrooms have plaster walls, dropped ceilings, and carpeted floors. Most of these rooms have solid two panel doors.

Gymnasium

The gymnasium is a utilitarian space with painted brick walls, a carpeted floor, and a dropped ceiling. The upper portion of the walls in the northwest end of the gym have interior double-hung windows opening on to the first floor corridors. These windows have heavy wire screens in metal frames on the gym side to protect them from basket balls.

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Corridors and Stairs

The first floor corridors form a "U" around the gymnasium and are intact except for dropped ceilings. They have plaster walls and wood trim at the doors and interior windows, which look down into the gym. Several water bubblers are located in the corridors. The stair wells are also largely intact, again with plaster walls and wood trim. The iron framed stairs and railings remain as built except for the installation of modern vinyl "non-slip" treads. The underside of the slate landings (exposed between the iron framing) have been painted but are clearly visible where large sections of paint have peeled off. The floors at the three entrances are terrazzo. The stair wells are separated from the corridors by doors with large glass panels and transoms above. In most locations, original paired wood-framed two panel doors have been replaced with a single glazed wood-framed door and a fixed side panel. The second story corridor was created when the assembly hall was converted to classroom space in 1960. It has gypsum board walls, wood trim, carpeted floor, and a dropped ceiling. Above the dropped ceiling is a large plaster cornice molding that steps out approximately 1" where the two sides of the stage in the assembly hall (removed 1960) were located.

Offices

The first floor offices remain intact, with plaster walls, wood trim, and paneled wood doors. Dropped ceilings and carpeting have been installed. New office space (a teacher's lounge) was created on the second floor as part of the 1960 renovations. It has more recently had a portion partitioned off to make small boy's and girl's restrooms on this floor, leaving an awkwardly shaped space as a vestibule to the bathrooms. A portion of the adjoining classroom was partitioned off to create a new teacher's lounge, probably at the time the restrooms were added.

Restrooms

The original girl's and boy's bathrooms in the basement are little changed, with terrazzo floors, wall tile, wood stall partitions and doors, and plumbing fixtures in place. Several of the fixtures have been replaced in recent years.

Mechanical Systems

Modern for its time, the school had up-to-date heating, lighting, ventilation, and sanitation systems at the time it was constructed. Walls between classrooms contain chases for ductwork and piping providing heat, ventilation. Evidence of these features is visible throughout the building.

Additions

The interiors of the 1954 and 1962 additions have been altered by the replacement of the original wooden window wall with an aluminum storefront type system, the installation of a dropped ceiling and the filling in of the entrance vestibules. On the interior the brick end walls remain exposed and unfinished and the 1954 cement block corridor and partition walls are painted white. The corridor of the 1962 addition is wider and has been finished with a modern interpretation of an historic configuration including a wood panel wainscot with painted wall board above, glazed wooden door with transom and a new feature, a broad "sidelight" with transom on the left side of the door. The classroom partition walls are exposed block painted white, and all of the trim is wood that is light colored with a semi-gloss clear coat finish, including doors and assemblies, cabinets and original windows where they are still in place in interior partitions.

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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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

EDUCATION

Period of Significance

1921-22

Significant Dates

1921-22

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hutchins and French, architects (active 1910-1929)
D. Knowlton, contractor

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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance is limited to 1921-22, the years in which the school was constructed and achieved significance in education for a new facility to meet State regulations and promote quality education in the community, and architecture for the notable use of the Colonial Revival style.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The former Kennebunk High School of York County, Maine is eligible for individual listing in the National Register of Historic Places at the local level of significance under Criterion C, Architecture, as a noteworthy example of early twentieth century Colonial Revival design and construction and Criterion A, Education, for the construction of the new high school as a direct response to new state requirements and the inadequacy of existing school facilities. Designed by the Boston architecture firm of Hutchins and French, the 1921-1922 building retains integrity of location, design, setting, material, workmanship, feeling and association. Two Mid-Century Modern style additions have been added to the original building, a 1954-1955 classroom addition by Perley F. Gilbert Associates, and a 1961-1962 addition by Wilbur R. Ingalls. Both additions have been significantly altered by the replacement of their original wooden window wall systems with an aluminum window and spandrel panel system. As a result of this alteration, neither addition has sufficient integrity of design, material or workmanship to contribute to the historic significance of the former Kennebunk High School. The period of significance is 1921-22, the date in which the school was constructed and obtained significance in the area of architecture and education for the town of Kennebunk, Maine.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A: Education

Settled in the mid-seventeenth century and with an established shipbuilding industry by the mid-eighteenth century that lasted into the second decade of the twentieth century, Kennebunk was incorporated as a town in 1820, the same year that Maine separated from Massachusetts and achieved statehood. Thirteen years later the Baptist Society built Union Academy on the present day location of the former Kennebunk High School. The Academy was sold in 1850 to a private owner who operated it as a private school until 1855. That year the School District of the Town of Kennebunk voted to purchase the land and the Academy building for a grammar and high school. In 1870 this building was destroyed by fire, and the town built a brick Italianate structure on the same property to again house both the grammar and high school. The school was enlarged in 1899 following the design of William E. Barry, an architect who had worked in Boston before returning to Kennebunk in the 1880s. In 1908, a study committee determined that the high school was inadequate for many reasons, and recommended that a new school be built. This recommendation was not acted upon, but throughout the next ten years the building remained the topic of much discussion. In 1918 the principal wrote that "the high school building (was) a serious health menace and a dangerous fire hazard" to students. By 1920 the school building no longer met state requirements for physical education or domestic science. Additional concerns about inadequate daylight and ventilation led the School Committee to recommend that a new building be constructed.¹

The existing building had no ventilation, very poor lighting, and insufficient heating system. Eye examinations of the students revealed that twenty-five percent of the Kennebunk High School students had defective eyesight compared to the ten percent average of the rest of the state of Maine, which was directly attributable to the poor lighting throughout the building. The cost of remodeling the building to upgrade the necessary building systems and provide additional space was nearly the same cost of constructing a new building.² Furthermore, the existing high school did not have room to provide physical training as required by the State and domestic science was taught in a separate building at the corner of Green and Summer Streets because of inadequate space in the main school.³ In previous years, the curriculum used in Kennebunk had never been approved by the state, but a new law required the implementation of the State Course of Study to help regulate education and provide equality of education for villages and rural communities. The standardization of schools was also promoted by the replacement of text books.⁴

The Superintendent of Schools believed that a new school building would attract additional tuition students from nearby towns due to the central location of Kennebunk within York County. Tuition from additional students would be beneficial to providing a higher quality education and allowing Kennebunk High School students to get into the best colleges of New

¹ Rosalind Magnuson, *Learning Is an Ornament, Education in Kennebunk From its Earliest Settlements To the Formation of SAD #71*. (Kennebunk, Maine: The Brick Store Museum), 2009, 24-27.

² *Kennebunk Annual Report 1920-21*, 61-62.

³ *Ibid.*, 79.

⁴ *Ibid.*, 55.

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England. A committee was formulated by the Town to study the options available for constructing a new high school.⁵ In 1921 the School Committee selected the Colonial Revival school design submitted by the firm Hutchins and French of Boston for the new Kennebunk High School. The new high school included eight classrooms for thirty-five students each, an auditorium with seating for 300, and the superintendent's office. Meeting the State requirements for physical education, the basement had a standard gymnasium with toilets, locker rooms, showers, the laboratory and domestic science room, as well as coal pocket and boiler room. The school first opened on September 11, 1922 and enrolled 101 students.⁶

By 1935-36, high school enrollment had increased to 134 with an expected enrollment of 168 the following year. The annual report stated the need for an additional teacher, classroom or laboratory, and library space. Considering the number of students that did not continue on to higher education in the Kennebunk school system, it was recommended that the new teacher be Industrial Arts for the greater number of students to gain necessary experience for jobs after graduation.⁷

Within fifteen years of its construction, the Kennebunk High School was acutely overcrowded and in 1938 at a special town meeting, the citizens of Kennebunk voted to construct a new six year high school on Fletcher Street. Completed in the fall of 1939, the new high school, yet another example of Colonial Revival architecture in Kennebunk, included the first cafeteria in area schools, as well as commercial and industrial classroom space. With the opening of the new high school containing six grades beginning with the seventh, three other schools were closed. The former Kennebunk High School (1921-22) was renamed Park Street School.

The school building underwent multiple additions and alterations in the mid-twentieth century to accommodate the changing needs of the curriculum and growing enrollment of students. Beginning in 1954, a four classroom addition was constructed at the rear of the former Kennebunk High School, then known as Park Street School. The boilers were changed from coal to oil for both the new addition and main building; a new electric water heater and new water service were installed for both buildings.⁸ At the same time as the four-room addition, the boys' and girls' toilet rooms were renovated in the main building.⁹ With enrollment of nearly 400, the addition added much needed classroom space and allowed for the division of grades by classroom. The ability to accommodate more students facilitated consolidation of area schools and provided students the advantage of the facilities at Park Street School including the auditorium, gym, library, and hot lunches.¹⁰

In 1960, Park Street School, (former Kennebunk High School) contained grades three through six. The 1960 alteration of the second floor auditorium into two classrooms allowed the gymnasium to function as a multi-purpose space. The additional rooms alleviated the crowded conditions of the classrooms and returned each class to a more favorable ratio of 25-30 students per teacher.¹¹ The town voted to purchase three parcels of land behind Park Street School in 1961. Portland architect, Wilbur. R. Ingalls prepared plans for yet another four-room addition for a total of eighteen classrooms.¹² More recently, modular classrooms were added until Park Street School was closed in 2006 with the construction of a new elementary school. Currently the building is owned by the Town of Kennebunk and is unoccupied. Alterations to the mid-century additions compromise the integrity of the building so that the additions do not contribute to the educational significance of the property. The additions represent a period of growth in school enrollment for which many early twentieth century buildings were altered or enlarged throughout the state to accommodate the changing needs of education.

Criterion C: Architecture

The former Kennebunk High School is significant in the area of architecture as an example of a Colonial Revival style school in Kennebunk, Maine. The school contributes to a built environment consisting of public buildings and historic

⁵ Ibid., 59.

⁶ *Kennebunk Annual Report 1922-23*, 88.

⁷ *Kennebunk Annual Report 1935-36*, 94, 102-103.

⁸ *Kennebunk Annual Report 1954*, 22.

⁹ *Kennebunk Annual Report of Officers, Report of School Building Committee 1954*, 22.

¹⁰ *Report of the Principal of Park Street School, 1955*, 19.

¹¹ *Kennebunk Annual Report 1959*, 35, 38.

¹² *Kennebunk Annual Report 1961*, 43.

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homes designed principally in Colonial, Federal, and Colonial Revival style. The Colonial Revival was a collaboration of many designers and draftsmen in numerous offices in Boston at the end of the nineteenth century into the mid-twentieth century.¹³ The Boston architects who came to the Kennebunks in the 1870s and 1880s, such as William Ralph Emerson and William E. Barry set the precedent for later architects.¹⁴ Colonial and Federal period architecture embody an innate classicism, once thought to have been the intuition of master builders of the period, but is now attributed to the widespread availability and use of pattern books by Asher Benjamin and Robert Adam depicting classical details and proportions.¹⁵ Many nineteenth century architects encouraged sketching as a way to document architectural forms through travel. William E. Barry's collection of drawings in *Pen Sketches of Old Houses* reveals his inclination to classically-derived design through the representation of numerous buildings and details throughout New England. Neoclassical, Colonial, and Federal period designs of Kennebunk are well documented in Barry's sketches.¹⁶ The sketchbooks of the nineteenth century helped inspire the early twentieth century Colonial Revival Design by young architects.

With Kennebunk's architectural roots firmly planted in the eighteenth and early nineteenth centuries, it is not surprising that interest in the architectural legacy of this period, and highlighted by the Philadelphia Centennial Exposition of 1876, would strike a chord with the collective identity of this well preserved southern Maine town. As a result, Kennebunk developed a cohesive architectural character with its early twentieth century public buildings, almost all of which were designed in a classically inspired Colonial Revival style including the 1921 Town Hall, and the 1939 Post Office, now the Town Police Department, and High School. Central to this collection is the Colonial Revival style work of Hutchins and French, including the Free Library built in 1906-07, the former Kennebunk High School of 1921-22, and the Kennebunk Savings Bank 1928-29.

The Colonial Revival was rooted in the rejection of mass production and the loss of taste, craftsmanship and design of buildings and furnishings of previous periods. Architects were concerned about the mass production of overly decorative consumer goods for the middle class that developed in the mid- to late nineteenth century.¹⁷ Rapid industrialization of the nineteenth century facilitated urbanization with denser populations and building. Urbanization led to increased destruction of cities by fire and demolition of historic buildings for more modern structures. Craft and design were devalued by standardization and mass production, and buildings were increasingly at risk due to changing tastes, especially wood-framed buildings which could more easily be removed or altered.¹⁸ The state of Maine, however, was particularly safe from change due to its more remote location from the industrialized cities of New England and periods of financial instability, resulting in the preservation of Colonial and Federal period architecture. "The fragility of the built environment as a result of all these factors impressed young Boston architects and, in various ways, motivated them to contribute to the preservation of historic American architecture."¹⁹ In his book entitled *The Colonial Revival in Maine*, Kevin D. Murphy examines and outlines the genesis and development of the colonial revival phenomenon in the built environment in Maine:

The Boston architects who trained in the city's historicist firms during the 1870s and 1880s were united by their interest in the refined architecture of the colonial and federal periods. Their careers brought them to the Kennebunks and subsequently to surrounding towns. . . Those urbanites who commissioned Maine cottages from architects they knew in the places where they lived in the winter, or who patronized one of the well-known designers practicing in Maine's seacoast resorts, supported – however unconsciously – the development of colonial revival architecture. Members of Maine's year-round communities also contributed to the colonial revival as they built museums, libraries, and primary residences that made visual reference to the surviving architecture of earlier periods.²⁰

Arthur E. French and Franklin H. Hutchins entered into a partnership in Boston, Massachusetts in 1910. French was born in Wayland, Massachusetts and was architecturally trained in the office of Cabot, Everett & Mead. French later worked for Boston firm Shepley, Rutan & Coolidge specializing in civic and collegiate buildings in Richardsonian Romanesque style. Prior to his partnership with French, Hutchins worked in the firm of Shepley, Rutan & Coolidge, as well as Parker, Thomas

¹³ Kevin D. Murphy, *Colonial Revival in Maine* (New York: Princeton Architectural Press) 2004, 29.

¹⁴ *Ibid.*, 39.

¹⁵ *Ibid.*, 19.

¹⁶ William E Barry, *Pen Sketches of Old Houses, Reprinted from the 1874 edition* (Portland, ME: Maine Preservation),

2002.

¹⁷ Murphy, 30.

¹⁸ *Ibid.*, 15.

¹⁹ *Ibid.*, 14.

²⁰ *Ibid.*, 39-40.

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& Rice, which specialized in Classical Revival and American Renaissance architecture.²¹ Hutchins had family ties to the area since his father grew up in Kennebunkport and vacationed in the Kennebunks as a child with his family. Hutchins continued to work under the firm name after the death of French in 1929. The architectural firm of Hutchins and French was very well known throughout New England for their schools, banks and public buildings; generally Classical or Colonial Revival in style, a number of which were constructed in limestone and many were brick with limestone trim.

Hutchins and French designed the Kennebunk High School in the Colonial Revival style typical of the area, creating a new building that harmonized with the surroundings and predominant architectural context. The building is significant for architecture due to the integrity of the original colonial revival portion of the building. Mid-century modern additions lack sufficient integrity to contribute to the architectural significance of the additions frequently added on the earlier buildings of the same period due to increased enrollment, changes to the school curriculum, and upgraded building systems.

The former Kennebunk High School displays many notable Colonial Revival characteristics. The overall plan of the building is symmetrical, and the main door is centrally located within the five bay recessed entrance pavilion. Two-story high pilasters accentuate the entrance pavilion. The original windows are wide, multi-pane wood double-hung sash painted white, primarily twelve-over-twelve except for the five second floor bays on the façade that are fifteen-over-fifteen. On the façade, recessed arched brick panels accentuate the three center bays. The door surround of the main entry is comprised of wood pilasters and a bracketed entablature below the recessed brick arch panel. Each bay beside the entry has a wood window surround with wood panels below the sash. The classroom wings on each side of the entrance pavilion project slightly from the plane of the exterior wall. In keeping with the design of early twentieth century schools, at least one wall in the classrooms was left blank without any window openings to provide surface area for the interior chalkboards. At the former Kennebunk High School the blank walls flank the entrance pavilion and are embellished with Colonial Revival brick panel detailing in the form of a recessed arched panel on the first floor. Each brick arch is accentuated with a key stone made of limestone. The side entrances are accentuated with projecting brick and crowned with a wood cornice. Centered above the side entrances is a single-hung wood multi-light sash with semicircular fanlight.

Other early twentieth century buildings by Hutchins and French contribute to the Colonial Revival aesthetic of Kennebunk. The repeated use of the style and specific details suggests the familiarity and sensitivity of the architects to the historic context. The Kennebunk Free library was designed by Hutchins and constructed in 1907, several years before the high school, and shortly before Hutchins and French established a partnership. The library exhibits many similarities to the design of the school by the firm nearly fifteen years later. Smaller in scale, but embodying symbolic civic importance, the library has more refinement in its details. Hutchins won the commission through a design competition. Commissioned by George Parsons, a wealthy businessman from New York City who spent his summers in Kennebunk, the proposed new library for the town was conceived to have the form of "a serviceable good building – nothing extravagant."²² The library is a symmetrical building with brick exterior and limestone accents. Unlike the former high school, the library has a full portico at the entry. Hutchins employed the arched masonry motif at the entrance and adjacent bays as later incorporated in the high school, but the opening is filled with a Palladian window on wooden pedestal with balustrade in the library. The Palladian window is repeated in the center of each side of the building. The cornice is denticulated. The library design is simple and rational, exhibiting the principals of the Colonial Revival and setting the precedent for the later design of the former Kennebunk High School.

The Kennebunk Savings Bank designed by Hutchins and French Architects was constructed in 1928-29. Similar to the library and high school, the bank is comprised of brick exterior walls with limestone trim and accents. The building is symmetrical with center entry accentuated with a broken scroll pediment with dentils and wood pilaster door surround. The door and windows have semi-circular fan lights. The window openings are articulated by brick arches with key stones and impost blocks in limestone. Unlike the high school and library which incorporate limestone band courses, the bank is detailed with limestone quoins at the corners of the building.

²¹ Henry F. Withey, AIA and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: Hennessey & Ingalls, Inc.), 1970.

²² Joyce Butler, "Building a Library for Kennebunk," York County: Coast Star (18 October 1995): 3E in *An Historical Scrapbook of the Kennebunk Library, Celebrating 100 Years of Wonder: 1907-2007*, Constance Ketchum with Debbie Burns (June 2007).

KENNEBUNK HIGH SCHOOL (FORMER)
Name of Property

YORK COUNTY, MAINE
County and State

The body of work by Hutchins and French in Kennebunk exhibits sensitivity to the architectural context with the use of the Colonial Revival style for multiple buildings that complements the Colonial, Federal, and Neoclassical architecture of the area. The former Kennebunk High School, like the Kennebunk Free Library and Savings Bank, is a notable example of Colonial Revival architecture, but also contributes to a cohesive architectural context rooted in the traditions of Kennebunk.

Developmental history/additional historic context information (if appropriate)

The establishment of railroad service mid-century resulted in the dramatic expansion of industrial and manufacturing enterprises and accompanying population growth for many communities in Maine, but it had the opposite effect on communities that were not transformed by major industrial complexes. Some coastal communities, like Kennebunk, experienced a retraction of their smaller scale manufacturing and shipping industries in the face of growing competition from their increasingly industrialized neighbors. As a result there was less pressure to redevelop the existing building stock. Once these preserved coastal communities were re-discovered by rusticators and historicists, tourism became a new source of economic activity. Ironically, the same improvements in rail service that enabled industrial expansion in communities with mills and factories also enabled vacationers to reach Maine's coastal resort communities including Kennebunk.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Barry, William E. *Pen Sketches of Old Houses, Reprinted from the 1874 edition.* Portland, ME: Maine Preservation, 2002.

Burr, Steven. *Images of America: Kennebunk Main Street.* Dover, NH: Arcadia Publishing, 1995.

"High School Building, Kennebunk, ME. Hutchins & French Architects." *The Architectural Forum* (July 1925): 53-54.

Kennebunk, Town of. *Annual Reports of the Several Boards of Town Officers Together With the Vital Statistics and List of Taxes of the Town of Kennebunk.* Kennebunk: Star Print, 1921-1922, 1922-1923, 1935-1936, 1936-1937, 1938-1939, 1939-1940, 1940, 1953, 1954, 1955, 1959, 1960, 1961, 1962.

Ketchum, Constance, with Debbie Burns. *An Historical Scrapbook of the Kennebunk Library, Celebrating 100 Years of Wonder: 1907-2007.* June 2007.

Magnuson, Rosalind. *Learning Is an Ornament, Education in Kennebunk From its Earliest Settlements To the Formation of SAD #71.* Kennebunk, Maine: The Brick Store Museum, 2009.

Maine Historic Preservation Commission, architect file: Hutchins & French. Augusta, Maine.

"Maine Work of Hutchins & French, Boston." Maine Historic Preservation Commission collection. Augusta, Maine.

Murphy, Kevin D. *Colonial Revival in Maine.* New York: Princeton Architectural Press, 2004.

Ostrander, Kathleen. *Images of America: Kennebunk.* Portsmouth, NH: Arcadia Publishing, 2005.

Withey, Henry F., AIA and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased).* Los Angeles: Hennessey & Ingalls, Inc., 1970.

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository: **Maine State Library**
Maine Historic Preservation Commission

KENNEBUNK HIGH SCHOOL (FORMER)
Name of Property

YORK COUNTY, MAINE
County and State

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.98
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>19</u>	<u>375641</u>	<u>4804501</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the nominated parcel are described by the Town of Kennebunk tax maps 45 and 52, Lot 61.

Boundary Justification (Explain why the boundaries were selected.)

The boundary includes the original parcel on which the 1921-22 school was constructed and the three additional parcels that were purchased in 1961 to accommodate the second building addition.

11. Form Prepared By

name/title Amy Cole Ives; Scott Hanson; Melanie Spreen
organization Sutherland Conservation & Consulting date 2/10/2011
street & number 295 Water Street Suite 209 telephone 207-242-2480
city or town Augusta state Maine zip code 04330
e-mail melaniespreen@sutherlandcc.net

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

KENNEBUNK HIGH SCHOOL (FORMER)
Name of Property

YORK COUNTY, MAINE
County and State

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Kennebunk High School (former)
City or Vicinity: Kennebunk
County: York **State:** Maine
Photographer: Scott Hanson, Sutherland Conservation & Consulting
Date Photographed: March 22, 2011
Location of Digital Files and Negatives: Maine Historic Preservation Commission, 55 Capitol Street, 65 State House Station, Augusta, ME 04333

- 1. ME_York County_Kennebunk High School (former)_0001**
Looking south at Kennebunk High School from Park Street showing main entrance.
- 2. ME_York County_Kennebunk High School (former)_0002**
Looking northeast at Kennebunk High School from parking lot, showing rear elevation and gymnasium projection, and a portion of later additions.
- 3. ME_York County_Kennebunk High School (former)_0003**
Looking southeast at Kennebunk High School from driveway, showing side entrance and later additions.
- 4. ME_York County_Kennebunk High School (former)_0004**
Looking east at Kennebunk High School from driveway.
- 5. ME_York County_Kennebunk High School (former)_0005**
Looking northeast at Kennebunk High School from parking lot.
- 6. ME_York County_Kennebunk High School (former)_0006**
Looking northwest at Kennebunk High School from service drive.
- 7. ME_York County_Kennebunk High School (former)_0007**
Looking south at Kennebunk High School from front walk, showing main entrance.
- 8. ME_York County_Kennebunk High School (former)_0008**
Kennebunk High School, typical classroom.
- 9. ME_York County_Kennebunk High School (former)_0009**
Kennebunk High School, typical classroom.
- 10. ME_York County_Kennebunk High School (former)_0010**
Kennebunk High School, second story, east stairwell.
- 11. ME_York County_Kennebunk High School (former)_0011**
Kennebunk High School, first story corridor around gymnasium.
- 12. ME_York County_Kennebunk High School (former)_0012**
Kennebunk High School, gymnasium looking north.
- 13. ME_York County_Kennebunk High School (former)_0013**
Kennebunk High School, gymnasium looking southwest.

KENNEBUNK HIGH SCHOOL (FORMER)
Name of Property

YORK COUNTY, MAINE
County and State

Property Owner:

(Complete this item at the request of the 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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kennebunk High School
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MAINE, York

DATE RECEIVED: 7/15/11 DATE OF PENDING LIST: 8/08/11
DATE OF 16TH DAY: 8/23/11 DATE OF 45TH DAY: 8/30/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000584

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.24.11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



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KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



KENNEBUNK HIGH SCHOOL (FORMER), YORK CO., ME



KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME 7 OF 13

1234567890

KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



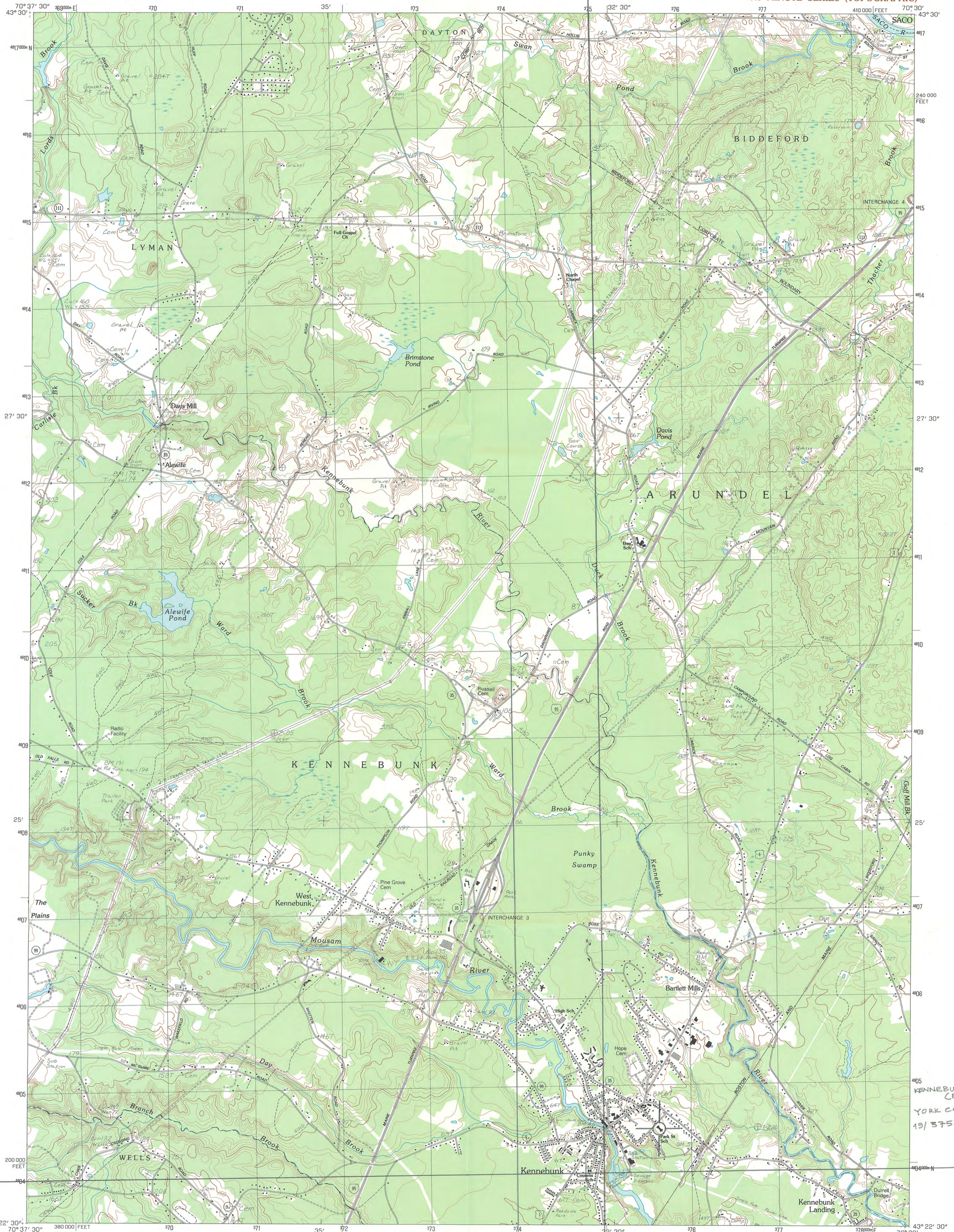
KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME

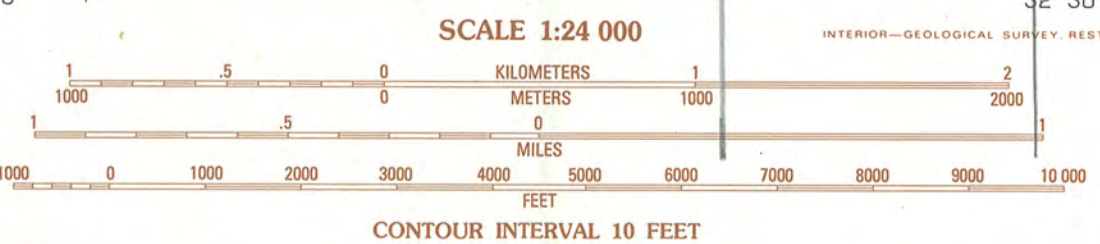


KENNEBUNK HIGH SCHOOL (FORMER); YORK CO., ME



PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
CONTROL BY USGS AND NOS/NOAA
COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1978 AND 1979
FIELD CHECKED 1981. MAP EDITED 1983
PROJECTION TRANSVERSE MERCATOR
GRID 100-METER UNIVERSAL TRANSVERSE MERCATOR
10,000-FOOT STATE GRID TICKS
UTM GRID DECLINATION 1°04' WEST
1983 MAGNETIC NORTH DECLINATION 17° WEST
VERTICAL DATUM NATIONAL GEODETIC VERTICAL DATUM OF 1929
HORIZONTAL DATUM 1927 NORTH AMERICAN DATUM
To place on the predicted North American Datum of 1983, move
the projection lines as shown by dashed corner ticks (5 meters
south and 42 meters west).
There may be private inholdings within the boundaries of any
Federal and State Reservations shown on this map

PROVISIONAL MAP
Produced from original
manuscript drawings. Infor-
mation shown as of date of
field check



QUADRANGLE LOCATION

1	2	3	1 Waterboro
4	5	4 Alfred	2 Bar Mills
6	7	6 North Berwick	3 Old Orchard Beach
		8 Kennebunkport	5 Biddeford

ADJOINING 7.5' QUADRANGLE NAMES

ROAD LEGEND

Improved Road
Unimproved Road
Trail

Interstate Route U.S. Route State Route

KENNEBUNK, MAINE
PROVISIONAL EDITION 1983

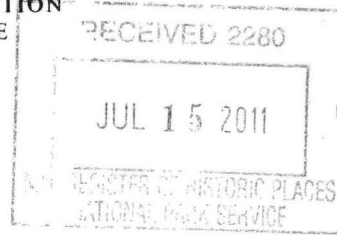
KENNEBUNK HIGH SCHOOL
(FORMER)
YORK CO., ME
191 375641/4804501





PAUL R. LEPAGE
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333



EARLE G. SHETTLEWORTH, JR.
DIRECTOR

11 July 2011

Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, NW,
Washington D.C. 20005

To Whom It May Concern:

Enclosed please find four (4) new National Register nominations for properties located in the State of Maine:

Barn on Lot 8, Range G; Franklin County
Waterford Historic District Boundary Increase, Oxford County
Kennebunk High School (former), York County
E.C. and M.I. Record Homestead, Oxford County

The photographs for the Kennebunk High School and the E.C. and M.I. Record Homestead were printed on an Epson Stylus Photo R 1900 printer using Epson UltraChrome High Gloss 2 Ink for the R1900 series on Epson Premium Photo Paper Glossy. The photographs for the Barn o Lot 8, Range G and the Waterford Historic District Boundary Increase were printed using Hewlett Packard Premium Plus Photo Paper and Vivera Inks on a Hewlett Packard Photosmart C7280 printer. These combinations of printer, ink, and paper were tested by Wilhelm Imaging Research and found to meet the archival standards of the National Register.

If you have any questions relating to these nomination, please do not hesitate to contact me at (207) 787-2132 x 2.

Sincerely,

Christi A. Mitchell
Architectural Historian

Enc.