



1202

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 SERVICE** 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 McLaughlin House and Garden
other names/site number _____

2. Location

street & number 97 Main Street N/A not for publication
city or town South Paris N/A vicinity
state Maine code ME county Oxford code 017 zip code 04281

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.)

Carol S. Fitzpatrick 9/1/00
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): _____

Carol S. Fitzpatrick 10/27/00
Signature of the Keeper Date of Action

McLaughlin House and Garden
Name of Property

Oxford, 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	
<u>1</u>		buildings
<u>1</u>		sites
		structures
		objects
<u>2</u>	<u>0</u>	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/Subsistence/Agricultural Outbuilding

Agriculture/Subsistence/Agricultural Field

Landscape/Garden

Current Functions
(Enter categories from instructions)

Recreation and Culture/Museum

Landscape/Garden

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival

Italianate

Materials
(Enter categories from instructions)

foundation Stone/Granite

walls Wood/Weatherboard

Wood/Wood Shingle

roof Asphalt

other Ell Connected To Barn

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

McLAUGHLIN HOUSE AND GARDEN

OXFORD, MAINE

Section number 7 Page 2

The McLaughlin House and Garden is comprised of a mid nineteenth century connected farm complex which is surrounded on three sides by an extensive specimen garden which was developed beginning in 1936. The property is located on Main Street in South Paris in a high traffic, largely commercial corridor.

House and Barn

Facing southeast (for ease of description the facade is referred to as the east elevation), the gable roofed house is composed of a two-story, three-bay main block and a recessed two-story wing that extends through an ell to the connected barn. The fenestration pattern of the principal elevation is comprised of a central entrance whose eight-panel door is framed by sidelights and a fanlight, the whole of which is sheltered by a broad overhanging hood supported by oversize Italianate brackets; a three sided bay window to the south and a six-over-six double hung window to the north; and a trio of symmetrically placed six-over-sixes on the second story. Narrow corner boards frame the facade and rise to a modest cornice. A pair of brick flues punctuate the roof behind the ridge. The wing contains a pair of six-over-six windows on its first story and a single six-over-six on the second story. A third flue is located behind the ridge of the wing.

The long south elevation of the wing and ell features an enclosed hip roofed porch that extends across the middle third of the first story with steps leading to it from both ends. The porch shelters a door and one window, and single six-over-sixes are located on either side. A track mounted door is located near the ell's northwest corner. There are four symmetrically placed six-over-six windows on the second story, and a smaller six-over-six in the gable peak of the wing. The narrow south elevation of the main block has a single six-over-six on each story. On the north side elevation, there are two six-over-sixes on both the first and second stories and a single window in the gable peak. The west elevation of the main block of the house has two windows and a double door on the first story and one window on the second story. In the ell, there are two first floor windows and two doors, and a trio of windows on the upper level. The west end of the ell is linked to the barn at both stories by way of a small gabled projection. There is also a single six-over-six window on the second story.

In plan, the main block is divided into four rooms of unequal size on both the first and second floors with a first story central hall that extends slightly more than half of the depth (this becomes an L shaped hall on the second story). The staircase has a transitional Greek Revival/Italianate design whereas the window and door surrounds have are Italianate in style. Trim in the wing and ell is much more modest in character.

The gable front barn is sheathed in clapboards on the east, south and north elevations, and wood shingles on the west end. Its two-leaf track mounted doors are surmounted by transoms, and the gable peaks contain a single six-over-six window. There are a number of small window openings on the south and north elevations, most of the former of which denote the location of the horse stalls.

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McLAUGHLIN HOUSE AND GARDEN

OXFORD, MAINE

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Garden

The 1994 landscape survey form of the property prepared by Theresa Mattor describes the garden in the following manner:

“The garden is entered through a large wooden gate which opens onto a wide swath of lawn bordered by informally arranged perennial beds. The garden is well maintained, with perennials as the focus after the lilacs and iris are finished blooming. There are areas devoted only to perennials as well as sections for woodland plants.”

“It includes over 500 varieties of plants: flowers, specimen trees and shrubs mixed with natives, vegetables, perennials, and especially iris and lilacs.”

Physical Development of Property

Several historic views and maps of the property help to illustrate its development since the late nineteenth century. The earliest image located to date is from an 1880 atlas map with an inset of South Paris. It shows the main block of the house including the wing and ell, as well as the barn with three appendages: two on the south side and one to the north. An 1894 bird's eye view reveals that by that time the barn had its cupola and the wing had a one-story porch. A c.1910 postcard shows that the front entrance -- which did not have sidelights, fanlight, or bracketed hood -- was sheltered by a porch not unlike the one on the wing. In addition, the bay window had been added. The 1913 edition of the Sanborn Fire Insurance map for Norway indicates the presence of the bay window, but not the front porch (although this is an omission as revealed by its presence in later photograph). It also shows a wraparound porch extending from the wing and along about one-half of the south side. Neither the south porch or the front bay window and porch are indicated on the 1924 Sanborn map, but this appears to be an omission since the bay window still exists. At some point thereafter (possibly after Bernard McLaughlin and his wife acquired the property in 1936), the present entrance and hood was added, the wing's porch was removed, and the remaining section of the south porch was enclosed.

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 # _____

Primary location of additional data:

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

Name of repository: _____

Areas of Significance

(Enter categories from instructions)

Architecture

Landscape Architecture

Period of Significance

c. 1851

1936-1950

Significant Dates

c. 1851

1936

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

McLaughlin, Bernard, Gardener

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

McLAUGHLIN HOUSE AND GARDEN

OXFORD, MAINE

Section number 8 Page 2

The McLaughlin House and Garden is comprised of a mid nineteenth century connected farmstead which is surrounded by an extensive specimen garden developed over several decades beginning in 1936. It is a property noteworthy not only for the local architectural significance of the transitional Greek Revival/Italianate dwelling and the barn, but also for the statewide importance of the garden which was the work of Bernard McLaughlin. The property meets National Register criterion C for architecture and landscape architecture.

Based on deed records and the value of the property at times of transfer, it appears that the existing house was constructed about 1851 during the ownership of John A. Holmes. In that year, Holmes acquired two parcels of land containing approximately eighteen acres for the sum of \$1,400. The following year he sold both parcels to John Bicknell and John Bicknell, Jr. of New Gloucester for the sum of \$2,500. The 1858 atlas map of Oxford County indicates that the house was occupied by J. Bicknell. Title to the property was subsequently held by various members of the Bicknell and Holmes family, and an 1880 map of South Paris shows that J. A. Holmes was the resident at that time. In 1890, Frederick Chipman Tribou (1842-1928) of New York paid \$4,600 for what was then a twenty-six acre farmstead with an additional fifteen acre river lot. It subsequently descended to his daughter and only child Rena E. Tribou (1896-1981) who married Bernard W. McLaughlin (1898-1995) in 1936.

According to the 1860 Agricultural Census, John Bicknell owned twenty-five acres of improved land on which he produced 200 pounds of butter, 100 pounds of cheese, 40 bushels of Indian corn, 30 bushels of oats, 2 bushels of peas and beans, 140 bushels of Irish potatoes and 7 tons of hay. He had 2 horses and 3 milch cows. By 1870, James A. Holmes had increased the size of the farm to seventy acres, although it is not entirely clear whether this was contiguous to the property on Main Street. He further augmented his holdings by thirty acres in the next decade, but throughout this period there appears to have been no significant change in the scale or type of farming conducted here. In fact, more than half of the acreage was unimproved woodland or forest land.

It appears that the intensive agricultural use of the property went into decline after it was acquired by Frederick Tribou. Family tradition holds that Tribou was a retired sea captain who purchased the house in South Paris for his retirement residence. The Population Schedule of the 1900 Census lists Tribou as a farmer, along with his wife of five years Carrie (Tribou) Tribou (1866-1935) and their daughter Rena. By 1910 Tribou was retired, and within the next several years he began to sell portions of the farm, a process which Rena (Tribou) McLaughlin's continued during her lifetime.

In the context of the recent history of development in South Paris, the survival of the nineteenth century connected farmstead developed by the Bicknell and Holmes families is noteworthy. Although the historic farm is no longer intact and several of the appendages to the barn have been removed, the architectural characteristics of the property as it existed during this period are still very much in evidence. The main block of the house exhibits a modestly stylish design, a fact which may reflect the importance of its proximity both to the village center and the newly constructed Atlantic & St. Lawrence Railroad. Its linkage to the barn -- whose public facades are sheathed in clapboards to match the house -- illustrates an important building pattern that began in Maine around 1830 and continued into the early twentieth century.

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McLAUGHLIN HOUSE AND GARDEN

OXFORD, MAINE

Section number 8 Page 3

The property's significance in the area of landscape architecture relates to the garden developed by amateur gardener Bernard McLaughlin after he moved here following his marriage to Rena Tribou in 1936. Over the next six decades, McLaughlin established one of the largest specialty plant collections in Maine that includes 100 different kinds of lilacs, 300 types of iris and 150 varieties of daylilies. According to an interview that appeared in the July, 1986 edition of *DownEast Magazine*, McLaughlin developed his garden in open fields that remained from the property's prior agricultural use. Evidence of this earlier landscape was still visible in a 1955 aerial photograph that shows a partially open landscape with several sections of the garden well established behind the house and barn.

Based on a statewide survey of designed residential landscapes undertaken in 1994, the McLaughlin garden is one of only three historic specialty gardens that exist in the state, although one of these was not actually established until the mid 1950s. This later example and the other one differ from the McLaughlin garden by virtue of their primary Japanese influence. Thus, although it was not professionally designed, Bernard McLaughlin's garden has gained importance as a collection of horticultural specimens.

The period of significance of the garden has, for the purposes of this nomination, been limited to the years between 1936 and 1950. It is possible that exceptional significance under Criteria Consideration G could be justified for this resource. However, since the garden continued to evolve without distinct design phases it is difficult to define a less than fifty year termination date, short of Bernard McLaughlin's death in 1995. Preliminary discussions with National Register staff suggest that extending the period of significance to this date would be problematic. On the other hand, it is important to recognize that the garden and the plant materials within it continued to develop and mature (as they do today) throughout the entire period of McLaughlin's stewardship.

Bernard McLaughlin's will stipulated that his property be sold and the proceeds divided among three designated charities. Concerned that the site would not be preserved (it very likely would have been redeveloped for commercial purposes), a group of private investors known as the "McLaughlin Garden Preservation Committee" secured a purchase option on the property with the pledge to keep it open to the public as a non-profit horticultural center. The non-profit corporation named the McLaughlin Foundation was subsequently formed to receive donations toward the purchase price and to manage the property in the future. Accomplishments to date include the successful fund raising campaign to acquire the site, the development of a variety of public programs including a children's guide to the garden, the institution of a tea room in the ell of the house, and the creation of a gift shop in a portion of the barn.

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McLAUGHLIN HOUSE AND GARDEN

OXFORD, MAINE

Section number 9 Page 2

Bibliography

Lamb, Jane. "Fifty Years A Gardener." *DownEast Magazine*, July, 1986.

MHPC/MOAPL Survey of Designed Historic Landscapes, Phase II, Residential Landscapes. On file at the Maine Historic Preservation Commission, Augusta.

Obituary of Bernard W. McLaughlin, *Portland Press Herald*, Tuesday, December 5, 1995.

Oxford County Deeds, Oxford County Registry of Deeds, South Paris.

Sixth, Seventh, Eighth, Ninth, Tenth, Twelfth Census of the United States. 1840, 1850, 1860, 1870, 1880, 1900: Oxford County, Maine. Population and Agricultural Schedules. Microfilm of National Archives manuscript copy. Maine State Archives. Augusta.

McLaughlin House and Garden
Name of Property

Oxford, Maine
County and State

10. Geographical Data

Acreage of Property 3.5

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	9	3	7	8	7	7	0	4	8	9	7	1	0	0
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Zone Easting Northing

3

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Zone Easting Northing

2

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4

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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 Kirk F. Mohney, Architectural Historian

organization Maine Historic Preservation Commission date July, 2000

street & number 55 Capitol Street, 65 State House Station telephone 207/287-2132

city or town Augusta, state Maine 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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McLAUGHLIN HOUSE AND GARDEN

OXFORD, MAINE

Section number 10 Page 2

Verbal Boundary Description

The nominated property of 3.5 acres occupies the Town of Paris tax map U-5 , lot 8.

Boundary Justification

The boundary embraces the entire village lot that is historically and presently associated with the McLaughlin House and Garden.

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MCLAUGHLIN HOUSE AND GARDEN

OXFORD CO., ME

Section number ____ Page ____

PHOTOGRAPHS

1 of 5

Kirk F. Mohny

July 3, 2000

Maine Historic Preservation Commission

View of property from S

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Kirk F. Mohny

July 3, 2000

Maine Historic Preservation Commission

Closeup view of house from S

3 of 5

Kirk F. Mohny

July 3, 2000

Maine Historic Preservation Commission

View of parlor and dining room

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Kirk F. Mohny

July 3, 2000

Maine Historic Preservation Commission

View of barn and garden from W

5 of 5

Kirk F. Mohny

July 3, 2000

Maine Historic Preservation Commission

View of garden standing W of barn looking N

